

**MINUTES OF MEETING  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District was held Wednesday, August 20, 2014 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Michael Cline	Chairman
Brian Shahin	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary (Via Telephone)
James Bovis	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Andrew Cohen	District Attorney
Sheila Diaz	Operations Manager
Cindy McCrary	ARC/DRC
Dana Sanchez	DRVC
Deputy Troy Benson	Pasco County Sheriff's Department
Cliff Morgan	Operations
Numerous Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

Mr. Cline called the meeting to order.

**Call to Order**

**SECOND ORDER OF BUSINESS**

Supervisors and staff introduced themselves.

**Roll Call**

**THIRD ORDER OF BUSINESS**

The Pledge of Allegiance was recited; a moment of silence was held.

**Pledge of Allegiance/Moment of Silence  
for our Fallen Service Members and First  
Responders**

**FOURTH ORDER OF BUSINESS**

**Changes or Additions to the Agenda**

None.

**FIFTH ORDER OF BUSINESS**

**Public Comment on Agenda Items Only**

- Ms. Tabitha Holden commented on the DRVC.

**SIXTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. **Minutes of the July 2, 2014 Meeting**
- B. **Minutes of the July 16, 2014 Meeting**
- C. **July 31, 2014 Financial Statements**

Mrs. Glassman MOVED to approve the Consent Agenda; and Mr. Shahin seconded the motion.

- Ms. Diaz will investigate Page 5 of the July 16, 2014 Minutes regarding the pond accidentally damaged by a staff member.
- On Page 3 of the July 2, 2014 Minutes, *Ms. Glassman suggested clubhouse maintenance; such as painting* should be changed to *Mrs. Glassman suggested a Reserve Study to be done on the clubhouse.*

On VOICE vote with all in favor, the prior motion was approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for Fiscal Year 2015**

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2015 Budget was opened.

- Ms. Tabitha Holden was told Special Counsel was needed for certain issues.

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the Public Hearing to consider adoption of the Fiscal Year 2015 Budget was closed.

**A. Consideration of Resolution 2014-5 Adopting the Budget for Fiscal Year 2015**

Mr. Bovis MOVED to adopt Resolution 2014-5, the Annual Appropriation Resolution of the District Relating to the Budget for the Fiscal Year Beginning October 1, 2014; and Ending September 30, 2015; and Mr. Shahin seconded the motion.

*Mr. Aleo joined the meeting via telephone.*

On MOTION by Mr. Cline seconded by Mr. Bovis with all in favor, Mr. Glen Aleo was authorized to attend this meeting and exercise his voting rights via telephone.

- *ProfServ-Legal Services* will remain at \$25,000.
- *Printing and Binding* should be increased from \$1,500 to \$3,000, with funds to be transferred from *Reserve-Renewal and Replacement*.

On VOICE vote with all in favor, Resolution 2014-5 was adopted as amended.

**B. Consideration of Resolution 2014-6 Levying Assessments for Fiscal Year 2015**

On MOTION by Mr. Cline seconded by Mrs. Glassman with all in favor, Resolution 2014-6 Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted.

**EIGHTH ORDER OF BUSINESS**

**Non-Committee Reports**

**B. Sheriff**

- Mr. Cline asked Deputy Benson to check on the issue of vehicles being parked on the grass in Wrencrest and Iverson.

**A. Residents Council**

- The Council has taken on the lending library as a project.
- The Halloween Fun Fest is on Saturday, October 25, 2014.
  - Mrs. Cline is asking for \$1,000 for the immunization clinic and Halloween Fun Fest.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, contribution of \$1,000 to the Residents Council for the immunization clinic and Halloween Fun Fest was approved.

**NINTH ORDER OF BUSINESS**

**Committee Reports**

**A. Deed Restrictions**

- Mr. Cline requested delaying any Deed Restrictions regarding painting of mailbox posts until the Board makes a decision at the next meeting after looking at the different colors.

Mrs. Glassman MOVED to use the present paint colors for the mailbox posts going forward; and Mr. Shahin seconded the motion.

On VOICE vote with none in favor, the prior motion failed.

Mrs. Glassman MOVED to approve painting of all mailbox posts which were given the incorrect color to the correct color.

There being no second, the prior motion failed.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, suspension of fining residents for mailbox violations until the Board resolves the issue concerning post colors at the next meeting was approved.

Ms. McCrary proceeded with the Deed Restrictions violations.

- 2014-239 – Weeds/grass – DR-14.
- 2014-249 – Trash/items in driveway – N/A.
- 2014-265 – Grass – N/A.

- 2014-267 – Weeds/bare spots on CDD property – DR-14.
- 2014-268 – Grass – DR-14.
- 2014-273 – Grass – N/A.
- 2014-274 – Grass – N/A.
  - A deed restriction will be written up for weeds and overgrown hedges for a DR-14.
- 2014-275 – Grass – N/A.
- 2014-276 – Not mowing up to pond – DR-14.
- 2014-277 – Grass – N/A.
- 2014-278 – Grass – DR-14.
- 2014-279 – Grass – DR-14.
- 2014-281 – Weeds in lawn – N/A.
- 2014-282 – Weeds in lawn – N/A.
- 2014-283 – Signs in yard – N/A.
- 2014-284 – Lawn/shrubs/trees are not maintained; trash left out; backyard not being maintained – DR-14 for the lawn and shrubs; N/A for trash.
- 2014-285 – Cutting trees in conservation area – N/A.
- 2014-286 – Not mowing up to pond – DR-14.
- 2014-287 – Grass – N/A.
- 2014-288 – Trim trees – DR-14.
- 2014-290 – Grass/weeds – N/A.
- 2014-292 – Painted home – no ARC Form – DR-21.
- 2014-242 – Driveway – DR-14.
- 2014-244 – Driveway – DR-14.
- 2014-247 – Driveway – DR-14.
- 2014-248 – Driveway – DR-14.
- 2014-250 – Driveway – DR-14.
- 2014-251 – Driveway – DR-14.
- 2014-259 – Driveway – DR-14.
- 2014-260 – Driveway – DR-14.

- 2014-261 – Driveway – DR-14.
- 2014-262 – Driveway – DR-14.
- 2014-263 – Driveway – DR-14.
- 2014-264 – Driveway – DR-14.
- 2014-270 – Driveway – DR-14.
- 2014-240, 241, 245, 253, 254, 255, 257, 258, 269, 271, 272, 280, 289, 291, 266 – Mailbox issues – will be delayed as stated in the previous motion.
- 2014-243 – Mailbox; driveway – DR-14, Disregard mailbox.
- 2014-246 – Mailbox; driveway; grass – DR-14; Disregard mailbox.
- 2014-252 – Mailbox; dirty fence – Disregard mailbox; DR-19.
- 2014-256 – Mailbox; dirty fence – Disregard mailbox; DR-14.
- 2014-195, 130, 194, 220 – Active cases.

Mr. Shahin MOVED to accept the recommendations of the Deed Restrictions Report, with the exception of those items associated with the mailboxes; and Mrs. Glassman seconded the motion.

- Residents are responsible for the aprons.
- The recording will be sent to Mr. Aleo.

On VOICE vote with all in favor, the prior motion was approved.

**B. Architectural Review**

- 2014-67 – Paint home – Recommend approval.
- 2014-68 – Roof replacement – Recommend approval.
- 2014-69 – Screen in patio and front enclosure – Recommend approval.
- 2014-70 – Roof replacement – Recommend approval.
- 2014-71 – Replace wooden fence with white vinyl fence – Recommend approval.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the recommendations from the Architectural Review Report were accepted as presented.

*The record shall reflect Mr. Shahin exited the meeting.*

- The Board concurred with Mr. Cline to authorize Ms. McCrary to present the current cases which have reached \$1,000 before the Small Claims Court.

**C. Deed Restriction Fining Committee**

- Three of nine violations were resolved.
- Two were fined.
- Two residents were in attendance.
- Any mailbox violations, other than the home with no mailbox should be delayed.

*The record shall reflect Mr. Shahin has re-joined the meeting.*

Mr. Cohen presented his Status Report; a copy of which will be entered into the official record.

- Mr. Cohen requested Board direction for the property at 30823 Luhman.
  - Mr. Cohen was authorized to proceed with filing a court action against the property.
- Generally, the resident is to maintain trees between the sidewalk and road.
  - The CDD should remove the tree if it is causing a safety issue even if it is in front of a resident's home.
- Boundary walls are to be maintained by the CDD unless an HOA rules that the homeowner should do it.
- The CDD may maintain fences and walls by entering through the easement.
- The CDD is not obligated to replace vines or shrubs removed from the easement.
- The CDD should approach the homeowner to enter their property.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. Fiscal Year 2015 Meeting Schedule**

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the Fiscal Year 2015 Meeting Schedule was accepted as presented.

**ii. Renewal of PACA Membership**

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, renewal of the PACA membership was approved.

**B. Operations Manager**

Ms. Diaz presented her report for discussion; a copy of which will be entered into the official record.

- Ms. Diaz presented the Contract for General Law Enforcement Services for the Board's review and approval; a copy of which will be entered into the official record.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, the Contract for General Law Enforcement Services was approved.

- The Vermillion fence was discussed.
  - This is strictly Vermillion's responsibility.



**ELEVENTH ORDER OF BUSINESS**

**Pending Business**

**A. Donation of a Park Bench by the Pickleball Club to be Placed on Tennis Court**

Mrs. Glassman MOVED to approve the pickleball group to purchase and donate a bench in honor of Don Bass to be placed on the tennis court, with the Board to select a type of bench; and Mr. Bovis seconded the motion.

- The CDD shall have the right to remove the bench if and when necessary.
- It will be maintained by the CDD.

On VOICE vote with all in favor, the prior motion was approved as discussed.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments (Comments will be limited to three minutes.)**

- Ms. Tabitha Holden commented on the following:
  - The District Engineer’s review of fences should be distributed to the Vermillion Board.
  - The Board is asking for an update on the east fence between Vermillion and Meadow Pointe III.
    - The fence belongs to Meadow Pointe III.
  - She would like to know cost of removal versus maintenance of Oak Trees.
    - Ms. Holden should speak with the sidewalk contractor.
    - An itemized invoice will be sent to Ms. Holden.
    - Any issues with CDD sidewalks will have to be addressed by the District Attorney.
    - The CDD cannot remove trees on HOA property.
- Mrs. Diana Cline suggested having all park benches replaced.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Remarks**

- Mrs. Glassman discussed replacement of park benches during the next Fiscal Year.

- Mr. Bovis suggested an article for the newsletter regarding donations for the park benches.
- Mr. Bovis commented the sidewalk contractor needs to do his job safely.
- Mr. Aleo asked for a copy of the Resolution authorizing towing of vehicles and for it to be on the next agenda.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Shahin seconded by Mr. Bovis with all in favor, the meeting was adjourned at approximately 9:30 p.m.



Michael Cline  
Chairman