

**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, September 17, 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
James Bovis	Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Changes or Additions to the Agenda

None.

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items Only

- The roadway report will be available to the public.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. **Minutes of the August 6, 2014 Meeting**
- B. **Minutes of the August 20, 2014 Meeting**
- C. **August 31, 2014 Financial Statements**

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the Consent Agenda was approved as presented.

SEVENTH ORDER OF BUSINESS

Non-Committee Reports

- A. **Residents' Council**
 - Any expenses of the Council are submitted to the CDD.
- B. **Sheriff**
 - There have been no issues with the basketball court.

The record shall reflect Mr. Aleo has joined the meeting.

EIGHTH ORDER OF BUSINESS

Committee Reports

- A. **Deed Restrictions**
 - Items 2014-240 through 2014-66 were postponed at the August 20, 2014 meeting until a decision was made on mailbox colors.
 - 2014-240 – Mailbox – DR-18.
 - 2014-241 – Mailbox – DR-18.
 - 2014-245 – Mailbox – DR-18.
 - 2014-253 – Mailbox – DR-18.
 - 2014-254 – Mailbox – DR-18.
 - 2014-255 – Mailbox – DR-8.
 - 2014-257 – Mailbox – N/A.
 - 2014-258 – Mailbox – DR-18.

- 2014-269 – Mailbox – DR-18.
- 2014-271 – Mailbox – DR-18.
- 2014-272 – Mailbox – DR-18.
- 2014-280 – Mailbox – DR-18.
- 2014-266 – Mailbox – DR-18.
- 2014-296 – Trailer on driveway – N/A.
- 2014-297 – Yard needs to be mowed; causing water to pool on sidewalk – DR-14.
- 2014-298 – Mailbox – DR-18.
- 2014-299 – Mailbox – DR-18.
- 2014-300 – Mailbox – N/A.
- 2014-301 – Mailbox – DR-18.
- 2014-302 – High grass, dirty driveway – DR-14.
- 2014-303 – Not mowing to pond – N/A – Unable to access area.
- 2014-304 – Trampoline visible over fences – This is not a deed restriction. A letter will be sent with information on the Architectural Review procedure in this regard.
- 2014-305 – Painting home for close to one year and no ARC Form – DR-21.
- 2014-306 – No house numbers; puts trash cans on the street on trash day – N/A, as there are no deed restrictions in this regard.
- 2014-307 – Driveway – DR-14.

Mrs. Glassman MOVED to accept the recommendations of the Deed Restrictions Report as presented; and Mr. Shahin seconded the motion.

- Mr. Shahin and Mr. Alco are not in favor of the deed restrictions on the mailboxes.
- A roll call vote was called.

Mr. Bovis VOTED nay.

Mr. Shahin VOTED nay.

Mr. Aleo VOTED nay.

Mrs. Glassman VOTED nay.

On VOICE vote with none in favor, the Deed Restrictions Report was not accepted as presented.

Mr. Shahin MOVED to re-visit the discussion regarding the Deed Restrictions Report and Mr. Aleo seconded the motion.

The Board discussed each item on the Deed Restrictions Report and made the following changes:

- 2014-245 – N/A.
- 2014-255 – N/A.

On VOICE vote with all in favor, the discussion regarding the Deed Restrictions Report was re-visited and accepted as modified.

i. Status of Court Filings

Ms. McCrary presented seven cases for discussion; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to authorize Ms. Cindy McCrary to represent the plaintiff involved in cases to be presented in Small Claims Court on behalf of the Board for the first time, and evaluate her performance for attendance in the future; and Mr. Aleo seconded the motion.

- Mr. Cohen requested Ms. McCrary call him the day before proceedings in order for him to go through the process.

Mr. Cline MOVED to amend the prior motion and authorize Ms. McCrary to settle the claim for up to one-half of the fine if it goes to mediation and the violation has been corrected; and Mrs. Glassman seconded the motion.

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

On VOICE vote with all in favor, the original motion as stated above was approved.

C. Deed Restriction Fining Committee

Bill from the Committee presented three violations, two of which were for mailboxes and the other one for a damaged garage door.

- A fine was recommended for the second mailbox in the amount of \$25 per day.
- A fine was recommended for the garage door in the amount of \$50 per day.
- Mr. Cline suggested reducing the fine by one-half if the owner corrected their violation and appealed their violation on a case by case basis.
- The home which burned down three years ago was fined and has reached \$1,000, and will likely go to court for other violations.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Attorney

i. Update of License Agreement for Doing Inside Walls

Mr. Cohen presented a License Agreement for discussion; a copy of which will be entered into the official record.

- The Board requested the monetary amount be reduced.
- Mr. Cohen will lengthen the termination clause to 60 months at the Board's request.
- The District shall be the Licensee.

ii. Employee Manual Updates

Mr. Cohen presented changes to the Employee Manual for the Board's consideration; a copy of which will be entered into the official record.

- Paid time off is earned based on hours worked.
- The last sentence under 11.4 will be taken out.
- 10.12.1 will be clearly defined.

Mr. Bovis MOVED to define Item 10.12.1 of the Employee Manual and add a sentence stating, *PTO accrues for actual hours worked only. Any workman's compensation earned will not accrue time for PTO since it is not actual hours worked*; and Mr. Shahin seconded the motion.

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

iii. Maintenance Responsibilities for Roadways, Sidewalks, Trees, Grass, Etc.

- Street trees are usually owned by the homeowner.
- The right-of-way which is usually area between the sidewalk and the road are owned by the entity which owns the roads.
- The sidewalk along a CDD road is to be maintained by the CDD.
- In Vermillion and Covina Key, the CDD owns the roadways, but the sidewalks are located on HOA property.
- The CDD has a 10 foot easement for the walls; therefore they are CDD-owned walls.
- Mr. Cohen recommends the Board abide by the sidewalk resolution which was adopted last year.

B. District Manager

No report.

C. Operations Manager

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

- Ms. Diaz presented an e-mail from Ms. Debbie Nye recommending steel toe work boots for all employees; a copy of which will be entered into the official record.

Mr. Bovis MOVED to identify employees who require safety shoes; provide the required safety shoes; and mandate safety shoes remain in lockers with uniforms; and Mrs. Glassman seconded the motion.

Mr. Cline MOVED to amend the prior motion and each employee shall be given a voucher to purchase safety shoes at Red Wing.

- Based on this discussion, Ms. Diaz will investigate Red Wing further and present a determination at the next meeting.
- Ms. Diaz discussed the toilet backup issue.
- Ms. Diaz presented a spreadsheet of Supervisors' areas of responsibility; a copy of which will be entered into the official record.
- Mr. Morgan discussed his pressure wash time analysis report; a copy of which will be entered into the official record.
- Ms. Diaz presented an estimate from Himes Electrical Service, Inc. to change the entryway light fixtures on the monuments; a copy of which will be entered into the official record.
- Ms. Diaz presented an estimate from LMP to install a barrier on the courts; a copy of which will be entered into the official record.

Mr. Aleo MOVED to accept the estimate from LMP in the amount of \$3,200 to install the barrier on the tennis and basketball courts; and Mr. Shahin seconded the motion.

Mr. Cline recommended the work be done within two weeks of commencement.

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

- The lightning detector is not working properly.
- There is black algae around the pool.

TENTH ORDER OF BUSINESS

Pending Business

- A. Holiday Lighting**
 - Mr. Gay of Illuminations Holiday Lighting prepared a PowerPoint presentation which the Board viewed.
- B. Sheriff's Department Extra Duty**
 - They are charging \$31 per hour with a minimum four hour detail as many days per week as the Board wants.
- C. Roadway Report to be Scheduled for October 1 Meeting**
 - The Engineer is making modifications to his report for easier reading.

ELEVENTH ORDER OF BUSINESS

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

- A resident commented parking on sidewalks and roadways in Tullamore can only be enforced by the CDD.
 - The CDD does not tow vehicles, but the homeowner may call a towing company.
- Ms. Stacy Korino of Wrencrest commented her tenant left debris in front of the home and she incurred fines. She is asking for leniency in this matter.

Mrs. Glassman MOVED to approve reducing the fine for Ms. Stacy Korino of Wrencrest to \$100; and Shahin seconded the motion.

On VOICE vote with Mr. Cline, Mr. Shahin, Mrs. Glassman and Mr. Bovis voting aye; and Mr. Aleo voting nay, the prior motion was approved.

TWELFTH ORDER OF BUSINESS

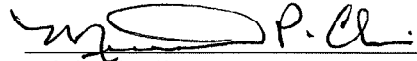
Supervisors' Remarks

None.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mrs. Glassman seconded by Mr. Cline with all in favor, the meeting was adjourned at approximately 10:27 p.m.



Michael Cline
Chairman