

**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, October 1, 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 (Via Telephone)

Also present were:

Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Cliff Morgan	Operations
Cindy McCrary	ARC/DRC
Deputy Troy Benson	Pasco County Sheriff's Department
Tim Gay	Illuminations Holiday Lighting
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

Additions or Corrections to the Agenda

None.

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Guest Speaker to Discuss Holiday Lighting

Mr. Tim Gay of Illuminations Holiday Lighting gave a presentation; the informational handout is attached hereto and will be entered into the official record.

SECOND ORDER OF BUSINESS

Roll Call (Continued)

The record shall reflect Mr. Bovis has joined the meeting via telephone.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, Mr. James Bovis was authorized to attend this meeting and exercise his voting rights via telephone.

SIXTH ORDER OF BUSINESS

**Guest Speaker to Discuss Holiday Lighting
(Continued)**

Mr. Shahin MOVED to approve the proposal from Illuminations Holiday Lighting to decorate all entrances for the holidays; and Mr. Bovis seconded the motion.

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

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

- A. Sheriff's Department**
 - There were parking issues in Tullamore.
 - Closing of the basketball courts has had a positive effect on the community.
- B. Residents Council**
 - The Council will present an itemized expense statement to the Board.

EIGHTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

- 2014-308 – Dirty and broken fence; mailbox; lawn; driveway – DR-14, DR-18.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the recommendation from the Deed Restrictions Report was accepted.

- There are two cases regarding fences; a copy of the Architectural Policy will be entered into the official record.
- Ms. McCrary presented two appeal cases for the Board’s consideration.
 - The issue at 1326 Baythorn has been resolved and the owner is asking the Board to appeal his fine.

Mrs. Glassman MOVED to approve a fine in the amount of \$50 to Mr. Shea for his violation as discussed; and Mr. Shahin seconded the motion.

- Once the fine is paid access will be allowed.
- For the record, the remotes are not working and the code remains.

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

- The second appeal is for 30718 Tremont.
 - The renter discussed the problem.
 - The fine amount is \$250.
 - Amenity privileges will be taken away from the renter until this situation is resolved with the owner.

Mr. Shahin MOVED to accept the DRV Committee's recommendation of keeping the fine for 30718 Tremont in place and having the tenants' remotes turned on for use of the amenity facilities; and Mrs. Glassman seconded the motion.

Mr. Shahin AMENDED the prior motion for consistency to leave administrative costs in the amount of \$50 in place since the problem has been resolved for the tenants residing at 30718 Tremont and grant them their amenity privileges; and Mrs. Glassman seconded the motion.

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

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

- The appeal for 29853 Morningmist Drive was discussed.
 - Mr. Cline would like to know the cost of attorney's fees in this case.
 - This will be considered at the next meeting.

B. Architectural Review

- 2014-77 – Roof replacement – Recommend approval.
- 2014-78 – Roof replacement/gutter replacement/window replacement – Recommend approval.
- 2014-79 – Roof replacement – Recommend approval.
- 2014-80 – Install wooden privacy fence – Recommend approval.
- 2014-81 – Replacing windows – Recommend approval.
- 2014-82 – Paint home – Recommend approval.
- 2014-83 – Fence install – Recommend approval.
- 2014-84 – Fence install – Recommend approval.
- 2014-85 – Roof replacement – Recommend approval.
- 2014-86 – Fence install – Recommend approval.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the Architectural Review Report was accepted as presented.

A. Deed Restrictions (Continued)

- 1525 Baythorn Drive paid \$725 on September 4, 2014, and all issues are resolved.
- 30733 Wrencrest paid \$100 last week.

C. District Engineer

i. Road Study

ii. Reserve Study

- Mr. Brad Foran did a PowerPoint presentation regarding the current conditions of the road and what should be done in the future.
 - Mr. Foran will submit an estimate to pave the parking lot.

The record shall reflect Mr. Aleo joined the meeting.

- The Reserve Study should be done in the next two weeks, before the next meeting.

D. Operations Manager

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

NINTH ORDER OF BUSINESS

Board Discussions (Discussion Only)

A. Amendment to Clubhouse Rules Regarding Food Around Pool

On MOTION by Mr. Cline seconded by Mr. Bovis with all in favor, amendment of the clubhouse rule in Paragraph 17.2.6 allowing food within 15 feet of the pool rather than four feet of the pool was approved.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- The pool signage was discussed.
 - Ms. Diaz will present a photo of the sign at the first November meeting to determine whether or not the wording should be changed.
- Mrs. Glassman would like to receive Ms. Diaz's Agenda package the Monday prior to the day of the meeting.

ELEVENTH ORDER OF BUSINESS


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

- Mr. George Neuendorf commented the gates at Longleaf are becoming rusted and was told all gates are going to be painted.
- Mr. Neuendorf commented on a landscaping issue with LMP and was told to submit photos.
- Mr. Kevin Carter commented on the holiday decorations.
 - Ms. Diaz will notify the community that the Villages will be decorated for the holidays professionally and no other decorations are allowed.
- A resident asked for a copy of the Engineer's report.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned at 9:05 p.m.



Michael Cline
Chairman