

**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 15, 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:

Sheila Diaz	Operations Manager
Cliff Morgan	Operations
Cindy McCrary	ARC/DRC
Dana Sanchez	Deed Restrictions Violation Committee
Diana Cline	Residents Council
Numerous Residents	

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

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.

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

FOURTH ORDER OF BUSINESS **Changes or Additions to the Agenda**

The following items should be added to the agenda:

- Discussion of Bonds
- Discussion of Road Repairs

FIFTH ORDER OF BUSINESS **Public Comment on Agenda Items Only**

None.

SIXTH ORDER OF BUSINESS **Approval of the Consent Agenda**

- A. Minutes of the September 3, 2014 Meeting**
- B. Minutes of the September 17, 2014 Meeting**
- C. September 30, 2014 Financial Statements**

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

SEVENTH ORDER OF BUSINESS **Non-Committee Reports**

- A. Residents Council**
 - There will be a Halloween event.
- B. Sheriff**
 - Extra undercover officers will be on duty.
 - There has been parking on the grass in Wrencrest and Deputy Benson recommended signage indicating those cars will be towed.

EIGHTH ORDER OF BUSINESS **Committee Reports**

- A. Deed Restrictions**
 - 2014-309 – Weeds/dead grass and driveway issues – DR-16.
 - 2014-310 – Dead grass – DR-14.
 - 2014-311 – Grass and weeds – DR-14.
 - 2014-312 – TV and driveway issues – N/A; DR-14.
 - 2014-313 – Fence; driveway – DR-14 for both items.

- 2014-314 – Grass; driveway; mailbox – DR-14, DR-18.
- 2014-315 – Mow by pond – N/A.
- 2014-316 – Grass; driveway – DR-14 for both items.
- 2014-317 – Grass – DR-14.
- 2014-318 – Grass; driveway – N/A; DR-14.
- 2014-319 – Grass; driveway; mailbox – DR-14, DR-14, DR-18.
- 2014-162 – Grass – DR-14 – Current case and a second letter will be sent.

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

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

i. Status of Court Filings

Ms. McCrary presented a Status Report of Court Filings as of October 15, 2014 for the Board's information; a copy of which will be entered into the official record.

ii. Cost of Process (Mailings, Labor, etc.)

- For one of the cases being pursued, approximately \$42 was spent on postage and copies, which does not include envelopes.
- Two to four hours are spent on each case.
- Approximately \$85 has been spent.
- It costs \$192 to file a small claim.

Mr. Cline MOVED to approve the minimum amount to correct a problem if someone applies to be \$100; and Mrs. Glassman seconded the motion.

- The cost covers postage, copies, labor to send two certified letters and add up to approximately \$85.

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

- Ms. McCrary discussed an attorney case in Morningside in which the owner offered to pay \$500 to repair the property and requested forgiveness on any further debts.
 - The attorney's fees are currently \$2,566.60.

Mrs. Glassman MOVED to authorize the property owners in Morningside to pay a minimum penalty of \$1,000 as opposed to the original debt of \$2,566.60; and make all necessary repairs; and Mr. Shahin seconded the motion.

On VOICE vote with none in favor, the prior motion was not approved.

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

On MOTION by Mr. Cline seconded by Mr. Shahin with all in favor, the CDD shall be reimbursed the full amount of \$2,566.60 from the mortgagor for the property in Morningside, with the mortgagor to make the necessary repairs.

B. Architectural Review

- 2014-87 – Roof replacement – Recommend approval.
- 2014-88 – Roof replacement – Recommend approval.
- 2014-89 – Paint home – Recommend approval.
- 2014-90 – Paint home – Recommend approval.

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the recommendations from the Architectural Review Report were approved.

C. Deed Restriction Fining Committee

Ms. McCrary presented the Minutes of the November 20, 2014 DRVC Meeting for the Board's acceptance; a copy of which will be entered into the official record.

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the Minutes of the November 20, 2013 Deed Restriction Violations Committee Meeting were accepted as presented.

- Ms. Sanchez asked if anyone is interested in serving on the DRVC.
 - Mr. Mendenhall will find out if a Board Supervisor may serve on this committee.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Manager**
 - i. Assignment of Fund Balance as of September 30, 2014**

Mr. Aleo MOVED to approve assignment of the fund balance as of September 30, 2014; and Mr. Bovis seconded the motion.

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

Mr. Mendenhall presented a letter from Mr. Mark Glassman regarding equipment maintenance for discussion; a copy of which will be entered into the official record.

Mrs. Glassman MOVED to authorize the District Manager to read the letter from Mr. Glassman into the record; and Mr. Aleo seconded the motion.

- Mr. Aleo indicated he would like to read the letter himself before it is read into the record.

On VOICE vote with Mrs. Glassman voting aye; and Mr. Shahin, Mr. Aleo and Mr. Bovis voting nay, the prior motion was not approved and this item will be presented for discussion at the next meeting.

B. Operations Manager

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

Mrs. Glassman MOVED to approve purchase of work boots from Red Wing in the amount of \$150 per pair, but wait until the person is employed for three months before purchasing; and Mr. Aleo seconded the motion.

- Ms. Diaz will check with Human Resources to determine whether or not there are liability issues in the event an employee injures his or her foot.

Mr. Bovis MOVED to amend the prior motion and authorize all employees who are required to wear safety boots to receive safety boots; and Mr. Aleo seconded the motion.

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

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

- i. **Plumbing and Restroom Repairs**
 - The repairs cost \$6,500.
- ii. **Project Board/Task Management/Employee Abilities**

Ms. Diaz presented a Project Task Board for discussion as well as a listing of each employee’s abilities; a copy of which will be entered into the official record.

TENTH ORDER OF BUSINESS

Pending Business

A. LED Lights Replacement

Mr. Cline MOVED to proceed with replacing all 67 incandescent lights with LED lights in the Villages, including poles and installation; and Mrs. Glassman seconded the motion.

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

B. New Bids for Road Repairs

Mr. Cline MOVED to authorize ACPLM to do the crack filling and repairs at Covina Key, Iverson, Longleaf, Manor Isle, Vermillion and the parking lot; and Mr. Aleo seconded the motion.

On VOICE vote with all in favor, the prior motion shall be tabled to the next meeting.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks

A. Discussion of Bonds

- Mr. Bovis would like some options and recommendations regarding the bonds.

TENTH ORDER OF BUSINESS

Pending Business (Continued)

C. Pond Repairs Action Plan (Full Bank per Pond or Repair of Eroded Areas)

Mr. Cline MOVED to make progress on the eroded areas only of the pond embankments as opposed to full restoration of the slopes and the ponds; and Mrs. Glassman seconded the motion.

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

D. Purchase or Rental of Front End Loader

Mr. Cline MOVED to approve rental of a front end loader for approximately one to three months to determine whether or not it is sufficient for the ponds; and Mr. Bovis seconded the motion.

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

E. Board Consensus on Political Signs

- The Board concurred that residents may post political signs.

ELEVENTH ORDER OF BUSINESS

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

- Ms. Dana Sanchez believes discussions regarding employee performance should be conducted privately.
- Ms. Sanchez commented penalties should not be forgiven.

TWELFTH ORDER OF BUSINESS


Supervisors' Remarks (Continued)

- Mrs. Glassman commented the mules have been on the grass and should be on the road.
- Comments should be raised to Ms. Diaz at the time of the occurrence.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the meeting was adjourned at approximately 9:18 p.m.


Michael Cline
Chairman