

**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, December 3, 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
Dana Sanchez	Vice Chairman
Renee Glassman	Assistant Treasurer
James Bovis	Assistant Secretary
Glen Aleo	Assistant Secretary (via telephone)

Also present were:

Sheila Diaz	Operations Manager
Cindy McCrary	ARC/DRC
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

There being none the next item followed.

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

The Sheriff was not present to provide a report.

B. Residents Council

- The Council did not present a report.
- On December 13, 2014 Santa Claus will be in town for the kids from 12-2.

SEVENTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

Ms. McCrary reported the Deed Restrictions are not available at this time.

B. Architectural Review

The Architectural Review Report was presented, and a copy of the report was made part of this record. The recommendations for each property were reviewed individually resulting in the following motion:

On VOICE VOTE with all in favor each recommendation made by the Architectural Review Committee was approved/denied as submitted.

Deed Restriction Appeals

2014-153 - Deer Run - 1550 Stetson Drive

Mailbox - #18

- 1st letter sent 9/19/14
- 2nd letter sent 10/8/14 – signature card returned
- 3rd letter sent 11/7/14 – signature card returned; Mr. Rizzo came into the office to speak about the DRC Fine. Violation was corrected 11/12/14.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to recover the expenses for postage, copies and time related to the Deed Restriction Violation in the amount of \$60.00.

MOTION AMENDED by Mr. Bovis seconded by Ms. Sanchez to include a payment plan for the \$60.00 with the final payment due 90 days.

On VOICE VOTE with all in favor the amendment to the motion was accepted.

On VOICE VOTE with all in favor the original motion was approved as amended.

2014-279 – Wrencrest – 1925 Grenville Court

Lawn/weeds - #14

- 1st letter sent 8/20/14
- 2nd letter sent 10/17/14 – signature card returned for property address
- 3rd letter sent 11/7/14 – signature card returned for property address; Resident called about the fine.

The homeowner was not present, the renter was in attendance for the appeal. He was advised the homeowner is responsible, but the property has suspended privileges until violation is corrected and fine is paid, including renters/guests.

On MOTION by Ms. Glassman seconded by Mr. Aleo to recover the expenses for postage, copies and time related to the Deed Restriction Violation in the amount of \$75.00.

On MOTION a FIRST AMENDMENT TO THE PREVIOUS MOTION was made by Mr. Aleo seconded by Ms. Glassman to provide the resident 6 months to get the yard up into compliance.

On MOTION a SECOND AMENDMENT TO THE FIRST MOTIONS was made by Mr. Bovis seconded by Ms. Glassman to also provide that the \$75.00 payment be made within 90 days.

On VOICE VOTE with all in favor the SECOND AMENDMENT providing 90 days to pay the fine was approved.

On VOICE VOTE with all in favor the FIRST AMENDMENT providing 6 months to bring the property in compliance was approved.

On VOICE VOTE with all in favor the MOTION to recover the expenses for postage, copies and time related to the Deed Restriction Violation in the amount of \$75.00 was approved as amended above.

2014-271 – Iverson – 1435 Baythorn Drive

Mailbox - #18

- First letter sent 9/17/2014
- Second letter sent 10/8/2014 - returned unclaimed
- Third letter sent 11/5/2014
- The violation was corrected on 11/10/14

On MOTION by Mr. Aleo seconded by Ms. Glassman to amend the \$40.00 fine to an administrative cost covering the expense for postage, copies and time related to the Deed Restriction Violation.

On VOICE VOTE with all in favor the MOTION to recover the expenses for postage, copies and time related to the Deed Restriction Violation in the amount of \$40.00 was approved.

Small Claims

- Offer of Settlement
 - DRC 2014-130 Wrencrest - 30507 Wrencrest Drive

On MOTION by Ms. Glassman seconded by Mr. Aleo to collect \$380.00 to cover the expenses incurred for postage, copies, and time related to the filing the Small Claims for the Deed Restriction Violation.

On VOICE VOTE with all in favor the above MOTION was approved.

Discussion followed on DRC 2014-123 – Wrencrest at 30945 Burleigh, in which the resident plans to engage an attorney to follow through on the small claims action.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to pursue collection for this Deed Restriction Violation in Small Claims Court.

On VOICE VOTE with all in favor the above MOTION was approved.

C. Operations Manager

Ms. Diaz presented the Operations Report to the Board and a copy of the report will be entered into the official record.

EIGHTH ORDER OF BUSINESS

Board Discussions

- Ms. Sanchez requested review of Resolution 2014-1 referencing parking on tree lawns and non HOA Villages and Villages where there is no enforcement of parking to amend the policy to allow parking on the grass. Since the Resolution was adopted after a Public Hearing, the Board will consult with District Counsel before any action is taken.

- Mr. Bovis requested clarification regarding various reserves for the road repairs based on the Meadow Pointe II Pavement Study Reports Cost Summary. Board discussion followed. Tentatively the Engineer will be at the January meeting to go over the Reserve Study.
- Mr. Cline introduced discussions on the tennis court lighting regarding the cost of operation and ways to save money. This item will be addressed at the next meeting if the estimated costs are available from the electrician.
- Ms. Glassman began the discussion regarding removal of grass areas in Basketball Courts and replace them with cement/decorative concrete. Various options were reviewed. At the next meeting after Roll Call the Board will adjourn the meeting to view the Basketball Courts and then return to proceed with the remainder of the meeting.
- Mr. Cline stated Karen Bryant, the account representative from our Risk Insurance Agency, outlined recommendations to reduce risk regarding paving the area outside the all-purpose court for use by skateboarders and roller blading. Following discussion, it was determined paving an area for skateboarders and roller blading will not be given further consideration at this time.
- Ms. Glassman stated in accordance with the Engineer since we have to restripe the parking lot we should also consider filling the cracks and sealing. This item will appear on the next agenda.

The meeting was adjourned for a 5 minutes break and was then reconvened.

SEVENTH ORDER OF BUSINESS

Reports (continued)

Ms. McCrary provided a copy of the template to be used as a Courtesy Notice of Deed Restriction Violations that was reviewed and updated by District Counsel.

Deed Restriction Violations Log

Ms. McCrary presented the Deed Restriction Violations Log Dated December 3, 2014 covering Case Numbers 2014-332 thru 2014-374. Review and discussion followed on the cases presented.

On MOTION by Ms. Glassman seconded by Mr. Aleo with all in favor, the Deed Restriction Violations Log was accepted as modified.

- Ms. Janice Eder was volunteered to serve on the Deed Restriction Fining Committee.

On MOTION by Mr. Aleo seconded by Ms. Sanchez with all in favor Ms. Janice Eder was appointed to serve on the Deed Restriction Fining Committee.

On MOTION by Mr. Cline seconded by Ms. Glassman with all in favor Mr. Bill Rainey was appointed to serve as chairman of the Deed Restriction Fining Committee.

- Mr. Cline reported more volunteers are needed to serve on this committee.

NINTH ORDER OF BUSINESS

Supervisors' Remarks

Mr. Bovis:

- Rubber mulch may contain carcinogens. It may be prudent to investigate the facts related to the product. The engineer will be consulted.

Ms. Sanchez:

- No additional comments at this time.

Mr. Aleo:

- Acknowledgement of a job well done by Ms. McCrary regarding the DRVC.
- Curious as to why a number residents are claiming not to receive notices.
 - Mr. Cline addressed this concern

Ms. Glassman:

- The tennis pro is no longer a resident of the community but continues to use the courts – day and night. He is only paying \$75 per month. This issue should be revisited to charge him in accordance with his use.
- Two good removable Cameras should be used on the gates to help determine misuse or abuse.
- The cost and frequency of mulching was addressed.
- Frequency of gate repairs are a concern; determine if they should be replaced.

TENTH ORDER OF BUSINESS

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

- A resident requested a deed restriction on her driveway.
 - In addition she wanted to know how to get items or comments before the CDD Board.
- A resident wanted to get more information about installing cameras in the community.
- A resident inquired about the consideration of installing solar lighting.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Glassman seconded by Mr. Bovis with all in favor, the meeting was adjourned at 10:35 p.m.

A handwritten signature in black ink, appearing to read "Michael P. Cline", written over a horizontal line.

Michael Cline
Chairman