

**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, January 21, 2015 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
Glen Aleo	Assistant Secretary (via telephone)
James Bovis	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
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**

Mr. Cline called the roll with all Supervisors reporting present.

**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**

Mr. Bovis requested the following be added to the Agenda:

- Mansfield Blvd.
- Cooperation

**FIFTH ORDER OF BUSINESS**

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

- *Arlene Formansky- Longleaf:* reported an issue with skateboarders in the parking lot.
- *Richard James - Longleaf:* identified a problem with the contractor pouring the concrete for the sidewalks – pictures were provided.
- *Kevin Carter - Vermillion:* reported issues with drivers speeding over the 15 mph and inquired about the potential use of speed bumps.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

- The Deputy reported the focus of concern the past two weeks has been drivers speeding through the community and various traffic issues.

**FIFTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**  
**(continued)**

- *George Neuerdorf - Longleaf:* need street signs in Longleaf replaced.
- *Robert Waite - Deer Run:* reported cracks in the wall behind his home.
- *Valerie Lanza - Manor Isle:* reported feeling uneasy when a CDD staff member took pictures of her home for a deed restriction violation from a pick-up truck.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Minutes**

- i. Minutes of the December 3, 2014 Minutes
- ii. Minutes of the December 17, 2014 Minutes

**B. Financials**

- i. December 31, 2014 Financial Statement

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the Minutes of the December 3, 2014 and December 17, 2014 meetings and the Financial Statements dated December 31, 2014.

On VOICE VOTE with all in favor the Consent Agenda was approved as submitted. (5-0)

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports (continued)**

**B. Resident's Council**

Ms. Cline reported on the following:

- There will be an Easter Egg Hunt March 28, 2015; we are looking for a volunteer to don a Bunny suit.

- The Spring Fling is scheduled for May 16, 2015; we are looking for vendors to participate.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Deed Restrictions**

**i. Fine Appeals**

- **Ramsey – 30501 Wrencrest Case #2014-320**

Ms. Ramsey is not in attendance due to a scheduling conflict, but she did contact the office to begin the appeal process. Via email she documented her efforts to date to correct the problem, but the issue remains unresolved. By consensus of Board the resident will be given an additional 45 days to find a solution to the problem and will be given contact information for Grime Fighters.

- **Sleem – 29959 Morningmist Case #2014-328**

By consensus of the Board the resident is given until April 30, 2015 to bring his lawn into compliance. If the lawn is not in compliance by April 30, the fine will be effective as of the date of the letter.

**ii. Deed Restrictions Violations Log**

Ms. McCrary presented the Deed Restrictions Violations Log dated January 21, 2015 covering case numbers 2014-16; 2014-181 2014-277; 2014-311; and 2015-17 through 2015-38. A copy of the log which reflects the modifications requested by the Board is included as a part of these minutes.

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Deed Restrictions Violations Report as modified.

On VOICE VOTE with all in favor the Deed Restrictions Violations Report was accepted as modified. 5-0

**B. Architectural Review**

Ms. McCrary presented a report from the Architectural Review committee with recommendations for approval or denial of submitted requests.

2015-06	Manor Isle	1234	Highwood Place	Approve
2015-07	Manor Isle	1348	Deerbourne Drive	Approve
2015-08	Morningside	29811	Morningmist Drive	Approve
2015-09	Iverson	30917	Iverson Drive	Denial
2015-10	Manor Isle	1406	Deerbourne Drive	Hold
2015-11	Iverson	30510	Iverson Drive	Approve

2015-03 Manor Isle 1412 Deebroune Drive No Action\*

\*The CDD Board does not have approval authority based on Florida Statute Chapter 2004-417, HB No. 827

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the recommendations of the Architectural Review Committee as revised on January 21, 2015.

On VOICE VOTE with all in favor the recommendations from the Architectural Review Committee were approved as revised. 5-0

Ms. McCrary provided an accounting on the paid DRVC Fines as of January 20, 2015:

2014-103	1742 Walcott Street	\$1,000.00
2014-99	1423 Highwood Place	\$25.00
2014-159	1525 Baythorn Drive	\$725.00
2014-165	30733 Wrencrest Drive	\$100.00
2014-232	1326 Baythorn Drive	\$50.00
2014-203	30718 Tremont Drive	\$50.00
2014-253	1550 Stetson Drive	\$60.00
2014-271	1435 Baythorn Drive	\$40.00
2014-292	1455 Baythorn Drive	\$77.32
2014-295	29947 Morningmist Drive	\$475.00
2014-274	30950 Burleigh Drive	\$27.17
2014-160	1516 Baythorn Drive	\$380.00
2014-184	1953 Grenville Ct	\$138.65
	<b>Total Paid</b>	<b>\$3,148.14</b>

In addition, the attorney provided a report of receiving payment from 1317 Baythorn in the amount of \$100, per the agreement. In addition \$4,095.56 was received for 29853 Morningmist Drive. The monies collected are deposited in the Deed Restrictions Account.

Ms. McCrary noted, at times residents react to photos being taken of their property documenting violations. Information on the DRV process should be clearly communicated and staff should not hand deliver any notices. An anonymous letter was received at the office, it is included as an attachment and is made part of these minutes.

**C. District Manager**  
**i. Donation of Land**

Mr. Mendenhall presented information regarding donation of wasteland to the District from Trout Creek Properties, LLC. The land is not buildable and provides no added value to the CDD. Prior to taking any action, the Districts' Engineer and Attorney need to be consulted.

Ms. Sanchez requested there be a commitment from Trout Creek Properties, LLC to cover the legal and engineering costs prior to the District moving forward.

Mr. Bovis requested confirmation there would be no financial commitment to an HOA for this property.

Included in the Agenda Package is a letter from McDirmit-Davis & Company, LLC dated January 6, 2015 reaffirming their engagement with Meadow Pointe II to perform the audit for fiscal year ending September 30, 2014.

**D. Operations Manager**

Mr. Diaz presented the Operations Manager Report dated January 21, 2015. The date for the Spring Garage Sale needs to be determined.

On MOTION by Ms. Glassman seconded by Ms. Sanchez the Spring Garage Sale is to be held on April 11, 2015 in conjunction with MPI and MPIII.

On VOICE VOTE with all in favor the Spring Garage Sale will be held on April 11, 2015. 5-0

Ms. Diaz reviewed contracts on file for tennis instructions, piano lessons, and Zumba on Wheels. A copy of each agreement along with the up-to-date certificate of insurance is included as an attachment to these minutes.

**NINETH ORDER OF BUSINESS**

**Action Items for Board  
Approval/Disapproval**

**B. Tree Trimming**

Mr. Cline reported communicating with District Counsel on trimming trees throughout the District and using General Operating Funds to cover the costs. Tree trimming would be conducted on Morningside, Deer Run, County Line Road, Beardsley, and Mansfield. District Counsel recommended the District not trim anything on County property; if it is decided to proceed with trimming on County property the County is to be notified it is a one-time only trimming. If the CDD decides to do tree trimming in the Villages, District Counsel recommends it be paid from each Village's reserve fund.

- Ms. Sanchez recommended the County be put on notice, via registered mail, of the hazardous conditions resulting from trees on their property not being properly maintained.
- Ms. Glassman suggested the District only spend money on trees identified as hazardous.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to trim trees in Villages, using Village funds, if the trees present a hazard to the Village lights, stop signs or humans.

- Mr. Aleo clarified his understanding of safety hazards as limbs or branches hanging into the sidewalks where pedestrians could walk into them; limbs or branches in the roadways obstructing vehicle passage and concealing street signage and lighting.
- Mr. Bovis stated if the Village has an HOA they should be notified and allowed to handle it directly out of their own funds.
- Mr. Cline noted the first step is to determine which trees present a hazard and need to be trimmed; then proposals for the scope of work should be obtained before the CDD discusses expenditure of funds.
- Discussion followed on HOA and CDD responsibilities and how to address and resolve hazardous situations.

On VOICE VOTE with all voting Nay the motion failed.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to evaluate the trees, and based on safety issues and hazards, obtain three (3) proposals to trim the trees that are deemed a safety hazard.

- Mr. Bovis requested the motion include three options for the HOA: Option 1 – the CDD perform the task and pay for it from the HOA Reserves; Option 2 – the HOA performs the task and pays for it from the HOA Operating Budget; Option 3 – the HOA obtain bids and request permission from the CDD to perform the work and authorize payment from HOA Reserve Funds.

WITHDRAWAL of MOTION by Ms. Sanchez seconded by Mr. Aleo to evaluate the trees, and based on safety issues and hazards, obtain three (3) proposals to trim the trees that a deemed a safety hazard.

- Mr. Cline directed Ms. Diaz to obtain 3 proposals for tree trimming for safety issues; other than Morningside, Deer Run, Covina Key, and Vermillion.

**A. Sidewalk Cleaning**

Mr. Cline reiterated advice from District Counsel not to get involved in County right-of-ways or on County roads; therefore it cannot be paid from General Operating Funds and would have to be paid from Village Reserves.

- Mr. Aleo requested this item be tabled to the next meeting.

**E. Motion on Future Performance Reviews**

On MOTION by Ms. Sanchez seconded by Mr. Aleo performance reviews of staff members are not to be conducted during CDD meetings.

- Discussion followed on an acceptable review process and the motion was amended as follows:

AMENDMENT TO THE MOTION by Ms. Sanchez seconded by Mr. Aleo the District Manager and the Chairman will conduct the employee review and report their recommendation to the Board.

On VOICE VOTE with all in favor the Amendment to the Motion was approved 5-0.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Bovis and Mr. Cline voting Aye and Ms. Glassman abstaining, performance reviews of staff members are not to be conducted during CDD meetings was approved 4-0.

Going forward performance reviews of staff members will not be conducted during CDD meetings. The District Manager and the Chairman will conduct the employee review and report their recommendation to the Board.

**C. Closing of Courts on Holidays**

This item was not addressed.

**D. Paying for sidewalk cleaning and tree trimming out of General Fund, Attorney's Opinion**

This item was discussed above.

**TENTH ORDER OF BUSINESS**

**Supervisor's Remarks**

➤ Mr. Bovis

- Consider working with the City of Tampa and KayBar to provide input regarding the future expansion/opening of Mansfield Road.
- Consider enhancing cooperation and dialog with other CDDs such as Meadow Pointe I.

➤ Ms. Sanchez

- No comment.

➤ Mr. Aleo

- Agrees with Mr. Bovis' comment regarding Mansfield Road for the CDD to be engaged in discussions and to provide input in the planning process.
- Concurs in enhancing cooperation with other Meadow Pointe communities.

➤ Ms. Glassman

- Would like to invite the Commissioner to a meeting to be better informed about Mansfield Road development plans.
- Reported a concern regarding a young child (under the age 14) who was left alone on the basketball while his father was in the workout room. Staff needs to remain vigilant to identify these situations.

➤ Mr. Cline

- The County's plans for Mansfield Road is to put in a roundabout at the intersection of Beardsley and Covina Key.
- The County is considering a traffic light at Wrencrest.
- The County required the developer, within 3-5 years, to construct an east – west road to Morris Bridge Road. The impact on the community will be significant. Representatives from the County Engineer's office should be invited to address the Board and Community to discuss these plans.
- Cooperation with the Meadow Pointe Board has been very cordial and hopefully will continue.



**ELEVENTH ORDER OF BUSINESS**

**Audience Comments** (Limited to 3 Minutes)

- Ms. Cline requested assistance in ordering a sign for the Shuffle Board Courts; it will be paid for by the Resident's Council.
- A resident inquired about how the tennis court colors were chosen.
- Discussion followed on community involvement and knowledge of what the CDD Board, established by Ordinance, is designated to accomplish for the residents.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor the meeting adjourned at 9:35 p.m.



Michael Cline  
Chairman