

**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, March 4, 2015 at 6:32 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 (via telephone)
Glenn Aleo	Assistant Secretary

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

Mr. Cline called role and a quorum was established. A motion was requested to allow Mr. Bovis to participate in the meeting and vote via phone.

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor to allow Mr. Bovis to participate in the meeting and vote via phone. 3-0.

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.)**

Brenda Dostal, Wrencrest commented on safety issues at the crosswalk near the Wrencrest Gate when students walk to middle school.

• Several recommendations were offered; additional signage will be posted.
Michelle Perez, Arbors commented on the crosswalk issue.

- Community awareness and communications via social media is vital.

Connie Kiefer, Manor Isle commented on the crosswalk issue.

- The school needs to reiterate to the students their responsibility when walking to school.

SIXTH ORDER OF BUSINESS

Consent Agenda

- i. **Deed Restrictions**
- ii. **DRVS Minutes**

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor to accept the consent agenda as presented. 4-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

- Traffic issues were reviewed; several Baker Acts were invoked; no burglaries were reported; issues involving drugs were pursued.

B. Residents Council

- Reminder of the Easter Egg Hunt, visit from the Easter Bunny and the Bake Sale
- Looking for vendors for the Spring Fling

EIGHTH ORDER OF BUSINESS

Reports

A. Deed Restrictions appeal Cases

- i. David A. Williams 29829 Morningmist Dr.

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor to require the garage door be painted the same color as the primary thereby denying the associated ARC Case #2015-29.

This appeal can be revisited once the violation is corrected by painting the garage door the same color as the house.

B. Architectural Review

The Architecture Review Applications Log Report dated March 4, 2015 (#2015-25 thru 2015-32) was presented; a copy of the report is made part of this record.

Review of 2015-26 resulted in the following:

On MOTION by Ms. Sanchez seconded by Ms. Glassman with all in favor to deny approval of Case #2015-26 at 29742 Morwen Place. 4-0.

The application can be resubmitted showing placement of the requested structure.

Mr. Bovis took a short break from the meeting.

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor the Architecture Review Applications Log Report dated March 4, 2015 was accepted as modified 3-0.

Small Claims Update

- A pre-trial conference was scheduled for February 25, 2015 on Case #2014-123 – 30945 Burleigh Drive (Borkowski). It was settled prior to going to court.
- A pre-trial conference was rescheduled for February 25, 2015 on Case #2014-145 – 1323 Baythorn Drive (Guzman). Homeowner did not show, Judge Vandercar granted judgment for \$209 plus \$1000 for court costs. The certified copy of the judgment entered by the Court will be recorded in the public records with Pasco County.

Ms. McCrary reported four cases were filed with the court; three settled prior to going to court and judgement was awarded for the fourth.

Mr. Aleo joined the meeting.

The small claims process provided a better response than previous attempts for compliance. A report on the outstanding cases that reached the maximum fine will be provided at the next meeting and letters will be sent informing them the next action will be filing with small claims court.

Mr. Bovis rejoined the meeting.

The petition submitted from Manor Isle regarding fencing was reviewed; out of 57 signatures 49 could be verified. To obtain 67% of the homeowners, 52 verified signatures are required. The petition will be returned; it can be resubmitted with 3 additional verifiable signatures.

A letter was sent to 77 residents of Manor Isle regarding establishing grandfather status on any existing fencing. There have been 13 responses.

On MOTION by Ms. Sanchez seconded by Ms. Glassman with all in favor to send a follow-up letter, reviewed by the attorney, to the 13 responses confirming grandfather status was granted for their fence. 5-0.

C. Operations Manager

i. Status of Notice to Homeowners in Manor Isles on Fences

ii. Status of Certifying the Petition of Manor Isle Residents

Both items listed above were addressed earlier in the meeting by Ms. McCrary.

Ms. Diaz presented her report highlighting items for the Board. A copy of the report is included as part of these minutes.

Ms. Glassman addressed a proposal from LMP for trimming 2 of the 3 oak trees on County Line Road between Deer Run that are leaning against the wall. The cost is \$325 each for a total of \$650. The residents will need to be notified.

LMP also provided a proposal for Bahia fertilizer treatment 2 x per year and spot weed control 4 x per year at \$430 per acre. The total cost is unknown since the total acres to be treated is unknown. One area between Burleigh to Meadow Point III is to be used as a pilot project to determine if the work should proceed elsewhere in the community.

For the next agenda, additional funds in the amount of \$5,000 will be addressed for tree trimming.

A video of pond repairs was viewed; erosion issues were discussed. Additional funds in the amount of \$20,000 will be requested for other ponds needing repair.

Ms. Diaz reported problems with the clutch on the vehicle repaired a year ago for the same problem. Status of the vehicles were discussed. Ms. Diaz is to follow up on what vehicle can tow 4,000 lbs. and the cost to replace the truck.

Ms. Glassman suggested a stipend increase of \$40 per month be considered at the next meeting to cover costs for an increased data plan for Ms. Diaz. She uses her personal phone and iPad for District business.

New hire and personnel matters were addressed.

An issue with tennis court repairs was discussed.

NINTH ORDER OF BUSINESS

Board Discussions

A. Towing Policy

Professional Towing was notified effective April 1, 2015 their contract for services is terminated. Stepp's Towing was contacted for information. Atlas Towing located in Wesley Chapel will be contacted.

B. Mansfield Shrubs

The representative from the landscape company changed, information needs to be communicated to the new representative regarding the request to allow the shrubs on Mansfield Blvd to grow. By contract they are to be trimmed which will be addressed.

C. Sidebar Discussions Sunshine Law

After a meeting is adjourned, items discussed during the meeting should no longer be discussed after the meeting. There is no passing of notes during a meeting and no electronic communications with one another such as text messages.

D. Recommendations for District Projects for 2016 Budget

Recommendations for improvements to be considered for the 2016 budget should be submitted for consideration.

E. Solar Panels (Kelly Opinion)

Attorney opinion confirms Solar Panels are absolutely permitted as well as amateur radio antennas unless they are expressly prohibited in the deed restriction and are written to meet the requirements of law.

F. Grandfathered Fences (Kelly Opinion)

If a grandfathered fence is removed, a replacement fence would need to adhere to the current Deed Restriction in place at that time.

G. Antennas (Kelly Opinion)

This item was previously addressed.

