

**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, August 5, 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	Assistant Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
Jim Bovis	Assistant Secretary

Also present were:

Robert Nanni	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.

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 observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Ms. Glassman requested sidewalks be added to the meeting agenda.

FIFTH ORDER OF BUSINESS

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

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

The Deputy provided a report on policing activity within the community and the report of a serious offense perpetrated against an MPII employee.

B. Resident’s Council

Ms. Cline reported the immunization clinic sponsored by Walgreens will be held at the Clubhouse on September 19, 2015 and the Blood Mobile will be available for blood donations. The Halloween party is scheduled for October 24, 2015.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions

B. DRVC

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the consent agenda.

Due to weather conditions and other impeding situations, there were no deed restrictions for consideration.

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

EIGHTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals and Fining

DRVC Coordinator presented the following appeals:

- Case #2014-279: 1925 Grenville Court Wrencrest –Pauline Perdomo/Jennifer Glass

On MOTION by Ms. Sanchez seconded by Mr. Aleo due to the nonpayment of the December 3, 2014 settlement fine of \$75 for 1925 Grenville Court, Wrencrest, Case #2014-279 the original fine is to be reinstated with the addition of \$25 per day for noncompliance retroactive to date of the assessment of the settlement fine.

Discussion followed.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the Motion for the original fine at 1925 Grenville Court, Wrencrest Case #2014-279 to be reinstated with the addition of \$25 per day for noncompliance, retroactive to December 3, 2014, the date of the assessment of the settlement fine was approved. (5-0)

- Case#2014-279: 29646 Bright Ray Place Morningside
Michael and Patricia Ames

On MOTION by Mr. Bovis seconded by Ms. Glassman to recover the costs incurred for postage, supplies and time in the amount of \$219.08 for 29646 Bright Ray Place Morningside, Case #2014-356.

Discussion followed.

On VOICE VOTE with Mr. Aleo and Mr. Bovis voting AYE Ms. Glassman, Ms. Sanchez, and Mr. Cline voting NAY the Motion to recover the costs incurred for postage, supplies and time in the amount of \$219.08 for 29646 Bright Ray Place Morningside, Case #2014-356 failed. (2-3)

On MOTION by Ms. Sanchez seconded by Ms. Glassman to reinstate the original fine of \$25 per day for Case #2014-356 at 29646 Bright Ray Place Morningside back to the original fining date plus administrative costs in the amount of \$219.08.

Discussion followed.

On MOTION by Ms. Sanchez seconded by Ms. Glassman to AMEND the previous Motion to only assess administrative costs in the amount of \$219.08 for Case #2014-356 and to consider the violation corrected.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the Motion to only assess administrative costs in the amount of \$219.08 for Case #2014-356 and to consider the violation corrected was approved. (5-0)

- Case # 2015-20: 30631 Tremont Drive Wrencrest
Chandika and Chulani Wijesundara

On MOTION by Ms. Glassman seconded by Ms. Sanchez to recover the costs incurred for postage, supplies and time in the amount of \$176.41 for 30631 Tremont Drive Wrencrest, Case #2015-20.

Discussion followed.

On VOICE VOTE with Ms. Glassman, Ms. Sanchez, Mr. Aleo, Mr. Bovis and Mr. Cline voting AYE the Motion to recover the costs incurred for postage, supplies and time in the amount of \$176.41 for 30631 Tremont Drive Wrencrest, Case #2015-20 was approved. (5-0)

- Case # 2015-57: 1642 Stetson Drive Deer Run
Anthony and Darleen Pascullo

On MOTION by Ms. Glassman seconded by Ms. Sanchez to recover the costs incurred for postage, supplies and time in the amount of \$178.40 for 1642 Stetson Drive Deer Run, Case #2015-57.

There being no discussion,

On VOICE VOTE with Ms. Glassman, Ms. Sanchez, Mr. Aleo, Mr. Bovis and Mr. Cline voting AYE the Motion to recover the costs incurred for postage, supplies and time in the amount of \$178.40 for 1642 Stetson Drive Deer Run, Case #2015-57 was approved. (5-0)

B. Architectural Review

DRVC Coordinator presented a report from the Architectural Review committee with recommendations for approval or denial of submitted requests #2015-65 to #2015-71. Discussion followed. #2015-68 and #2015-71 paint color requests were denied; residents are to choose paint colors from the book.

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the recommendations of the Architectural Review Committee for applications #2015-65, 66, 67, 69 and 70; applications #2015-68 and #2015-71 were denied.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE, the motion was approved 5-0.

The following payments were reported :

- 2014-87 – Iverson – 1317 Baythorn Drive \$100.00
- 2014-374 – Wrencrest – 30617 Wrencrest Drive \$125.00
- 2014-251 – Deer Run – 29627 Allegro Drive \$200.00
- 2014-334 – Morningside – 29704 Bright Ray Place \$128.78

Small Claims update was provided on the following properties:

- 2014-158 – 1533 Baythorn Drive
- 2014-173 – 29952 Morningmist Drive
- 2014-194 – 1931 Fellsway Court
- 2014-314 – 30818 Luhman Court

Small Claims action was initiated on July 7, 2015 for the following cases:

- 2014-181 and 2013-105 – 30603 Wrencrest Drive – William and Tina Webster
- 2014-220 and 2013-295 – 30946 Burleigh Drive – Toykia and Coy Keyes
- 2014-344 – 30 000 Morningmist Drive – Trust No 30000 Land Trust Service
- 2014-373 – 1932 Grenville Court – Marcy Dubinsky

Discussion followed on the reported incident against an employee that occurred while they were performing their job. Consideration of modifications or changes that need to be implemented to ensure employee safety were discussed. Effective immediately, employee names will be removed from documents; title/position will be used as the identifier. Operations Manager is to present recommendations to the Board on various options, changes and/or accommodations for enhancing employee safety.

SIXTH ORDER OF BUSINESS

Non-Staff Reports (Continued)

B. Resident’s Council

Ms. Cline reported there are 3 events upcoming: The immunization clinic will be held at the Clubhouse on September 19, 2015 and the Blood Mobile will be available for blood donations; the Halloween party is scheduled for October 24, 2015; and in December Santa Claus is coming. To facilitate the 3 functions, the Resident’s Counsel is asking the Board for \$1,000.

On MOTION by Mr. Aleo seconded by Ms. Glassman to appropriate \$1,000 to the Resident's Council to facilitate the immunization clinic, the Halloween Party and the Santa Claus event.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE, the motion was approved 5-0.

C. Operations Managers

Operations Manager reviewed the Operations the Report contained in the Agenda Package and additional copies were available for the public. The following items were highlighted:

- Life Guard Job Description was changed to state "*the primary duty of a life guard is the safety of our residents/guests*".
- A Cost Benefits Analysis was compiled and the information was provided to the District Manager for follow-up with the resident who made a comment at the July 1, 2015 regarding "the substantial increase in staff numbers and personnel to the tune of 23% over the last 4 years". Payroll significantly decreased; in 2009 the actual annual cost was \$330,000 and the 2015 projected costs are \$290,000. The cost for outsourcing gate, irrigation and pool maintenance also reflect a decrease in actual costs to the District. The staff turnover rate has also been significantly reduced.
- The Quarterly Staff meeting was conducted and the information provided to the employees is available in the Agenda Package for review.
- The Pasco County Code regarding solicitors was provided.
- A summary of the Lettingwell sidewalk proposals from ACPLM, Wentra, and Alfredo Martinez Concrete were provided in the Agenda Package.
- The letter from Pasco County regarding sidewalk maintenance was reviewed. Based on information provided by District Counsel and District Engineer, the sidewalks on County Line Road are in the County's Right-of-Way and the County's responsibility. Discussion followed on how to proceed. Mr. Cohen is to send a letter to the County with his legal opinion regarding the sidewalk repairs.
- Obtain additional sidewalk proposals for all the work to be completed to determine if there is any economies of scale.
- In November 2012, 60 pool chairs and 40 lounge chairs were purchased and are in need of repair. Materials and labor to complete these repairs are very costly. The cost for replacement of the chairs is needed.

NINTH ORDER OF BUSINESS

Audience Comments

A resident inquired about the grass around the pond in back of Morningmist Drive in Morningside.

TENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

On MOTION by Mr. Bovis seconded by Ms. Sanchez with all in favor the meeting was adjourned to a workshop at 9:43 p.m.



Michael Cline
Chairman