

**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, September 2, 2015 at 6:30p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Cline	Chairman
Dana Sanchez	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Operations Manager
ARC/DRC
Residents

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

FIRST ORDER OF BUSINESS

Call to Order

Ms. Sanchez called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Sanchez called the roll. A quorum was established.

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. Sanchez requested any additions or corrections 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)**

- Resident inquired about the gates and reported landscapers mowers are blowing cuttings into the pond.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

The Deputy Sheriff provided information on current policing issues within Pasco County and the Meadow Point II community. Call volume has been high and traffic issues have been busy.

NINTH ORDER OF BUSINESS

Consideration of Meeting Schedule for FY 2016

On MOTION by Ms. Glassman seconded by Mr. Bovis to approve the Revised Draft Meeting Schedule for FY 2016 as presented with changes to the DRVC meeting days to Monday as noted.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo, and Ms. Sanchez voting AYE the Meeting Schedule for FY 2016 was approved as submitted. (4-0)

B. Resident's Council

Reminder the Immunization Clinic and Blood Mobile are scheduled for September 19th. The big Halloween party is set for October.

SEVENTH ORDER OF BUSINESS

Consent Agenda

i. Deed Restrictions Dated September 2, 2015

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Consent Agenda noting the correction on Deed Restriction #2015-149.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo, and Ms. Sanchez voting AYE the Consent Agenda was approved as noted. (4-0)

EIGHTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals and Fining

Ms. McCrary reported the Settlement Agreement for 1932 Grenville Court provided a payment plan however the homeowner requested to make the payment in full.

Discussion followed on the property at 29835 Morningmist Drive. The homeowner puts forth he did not receive any of the certified mailings; the mailing were returned unsigned. He was aware of the violations since they were corrected. However if he feels, as he reported, his mail was stolen, he is welcome to file a report with the Sheriff’s office which the Board will take into consideration. The administrative costs are approximately \$151.

On MOTION by Ms. Glassman seconded by Mr. Bovis to provide Mr. Edmonds a 30-day extension, due to a medical condition, to appeal his case to the Board .

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo, and Ms. Sanchez voting AYE, Mr. Edmonds was given a 30-day extension to appeal his case to the Board. (4-0)

B. Architectural Review

Ms. McCrary presented a report from the Architectural Review committee with recommendations for approval or denial of submitted requests for case #2015-73 thru #2015-75. Discussions followed.

2015-73	Morningside	29740 Fog Hollow Drive	Paint Home	Approved
2015-74	Morningside	29727 Morningmist Drive	Replace Roof	Approved
2015-75	Iverson	30853 Luhman Court	Screen Enclosure	Approved

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the Architectural Review Committee Report as presented September 2, 2015 for Case #2015-73 thru #2015-75 listed above.

Discussion followed.

On VOICE VOTE with Ms. Glassman , Mr. Bovis, Mr. Aleo and Ms. Sanchez voting AYE the Architectural Review Committee Report submitted September 2, 2015 for case #2015-73 thru #2015-75 were accepted. 4-0

Payments Received:

2014-251	Deer Run	29627 Allegro Drive	Driveway	\$100.00
2013-288	Iverson	1249 Aldrich Court	Fence	\$20.00

Small Claims Update:

➤ **Court attendance on August 26, 2015**

2014-181 & 2013-105 – 30603 Wrencrest Drive – William & Tina Webster
Judgement received.

2014-344 – 30000 Morningmist Drive – Trust No 30000
Continued pending service – alias summons required.

2014-220 & 2013-295 – 30946 Burleigh Drive – Toykia and Coy Keys
No agreement was reached during mediation; trial date is October 13, 2015 - 1:30 p.m.

Mr. Cline joined the meeting.

On MOTION by Mr. Bovis seconded by Ms. Glassman to give authority to Ms. Sanchez to negotiation on behalf of the District in court on matters pertaining to Case #512015SC001968XXXXES for the property located at 30946 Burleigh Drive – Toykia and Coy Keys.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Ms. Glassman, Mr. Aleo and Ms. Sanchez voting AYE to authorize Ms. Sanchez to negotiation on behalf of the District in court on matters pertaining to Case #512015SC001968XXXXES for the property located at 30946 Burleigh Drive – Toykia and Coy Keys. 5-0

Discussion followed on the report of a hand written sign in the window of a home. The sign is not visible to the street but is visible to the neighbor and is threatening and offensive. The resident was advised to contact the Sheriff’s Department.

2014-288 & 2014-85 – 1323 Baythorn Drive – Carmen/Kevin Guzman
Pre-trial reset for 09/16/15 at 1:30 p.m. Board approved attorney to continue the case.

C. Operations Manager

Ms. Diaz reviewed the following items contained in the Operations Manager’s Report.

➤ **After Hours Contingency Plan — Metrogates**

- 24 hour service can be provided.
- Metrogates phone number cannot be put on the call box.
- An answering service can be used and instructed to forward calls only when the gate will not open.
 - A summary was provided of answering service companies and related costs.
 - This item will be placed on the next agenda for discussion and consideration.

➤ **A/C Unit**

- The condenser coil on one of the AC units is leaking and needs repair.
- There is no air on the right side of clubhouse building affecting the Library, Kitchen, Office and Server Room.
 - Cost to repair: \$6,000 (not under warranty)
 - Cost to replace: \$9,000

Discussion followed on the need to take immediate action to replace the unit and to ensure the best warranties associated with the unit are obtained.

On MOTION by Ms. Glassman seconded by Mr. Cline to authorize the Community Manager to purchase and install a replacement air conditioner unit in an amount NTE \$15,000 with consideration of a good seasonal energy efficiency ratio (SEER); a minimum 10 year extended warranty if available; and to take advantage of any energy efficiency credits.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Ms. Glassman, Mr. Aleo and Ms. Sanchez voting AYE authorizing the Community Manager to purchase and install a replacement air conditioner unit in an amount NTE \$15,000 with consideration of a good seasonal energy efficiency ratio (SEER); a minimum 10 year extended warranty if available; and to take advantage of any energy efficiency credits. 5-0

➤ **Covina Key HOA Request**

- HOA President, Stephen Miskowic requested a key to the electrical panel belonging to the CDD which is inside Covina Key entrance gate.
- Discussion followed and by Board consensus it was determined a key should not be issued.
- A determination needs to be made if the HOA power connected to the CDD electric box is paid by the HOA or the CDD.
 - The connection operates the HOA pool and should not be paid by the CDD.

➤ **Iverson Pump Station**

- The County is requesting removal of 4-5 trees from the Iverson pump station area.
 - Tree branches block the directional antenna that automatically sends a signal from the lift station if there is a problem.
- The County will absorb the cost to remove and grind the stumps and to restore the area.

On MOTION by Mr. Cline seconded by Ms. Glassman to authorize Pasco County, at their cost, to remove 4-5 trees in the area of the lift station in Iverson to provide a clear signal to the directional antenna which transmits problems with the lift station.

A letter will be sent to notify residents affected by the tree removal.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Ms. Glassman, Mr. Aleo and Ms. Sanchez voting AYE to authorize Pasco County, at their cost, to remove 4-5 trees in the area of the lift station in Iverson.
5-0

➤ **Personnel Update**

- The interviewing process is proceeding with a number of good candidates.
 - A decision should be reached to extend an offer by the end of the week.

➤ **Village Sidewalk Repairs**

- ACPLM and Alfredo Martinez Concrete will provide proposal for sidewalk repairs.
- Wentra Construction declined to provide additional proposals until they have established a relationship with the District.
- Still pursuing a third contractor to obtain prices.

➤ **Village Sidewalk Repairs on County Roadways**

- District Counsel maintains that sidewalks along County roadways are the County's maintenance responsibility.

Discussion followed on the non-responsiveness of concrete repair companies to provide proposals for sidewalk repairs.

Discussion ensued on cutting tree roots and related liability concern.

TENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

- Lettingwell resident – commented on sidewalk issues and trees.
- Resident commented on his dislike for the trees and supports removal.

ELEVENTH ORDER OF BUSINESS

**Adjourn the Regular Meeting and Proceed
to a Workshop**

On MOTION by Mr. Cline seconded by Mr. Bovis with all in favor
the meeting adjourned to a Workshop.



Michael Cline
Chairman