

**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, October 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:

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

Also present were:

Bob Nanni	Severn Trent
Sheila Diaz	Operations Manager
Deed Restriction Coordinator	
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 members reporting present. 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

Mr. Cline requested any additions or corrections to the Agenda.

- Ms. Glassman requested the tennis courts and parking lot be added for discussion.
- Ms. Sanchez requested a discussion on the contract with the Sheriff's Department.

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

Consent Agenda

- A. Minutes**
September 2, 2015
September 16, 2015
- B. Financials**
September 30, 2015
- C. Deed Restrictions**

On MOTION by Mr. Bovis seconded by Mr. Aleo to approve the Consent Agenda.

Ms. Sanchez requested review of the Deed Restrictions #2015-183 through #2015-222.

SEVENTH ORDER OF BUSINESS

Non Staff Reports

A. Sheriff's Department

The new Sheriff's Deputy assigned to MPII reported on incidents occurring within Meadow Pointe II and on his policing responsibilities within the community.

B. Resident's Council

- Lights are in at the Shuffle Board Courts
- The Halloween Party is set for Saturday October 24, 2015; the parade begins at 4:30 p.m., there will be hayrides and a maze.

SIXTH ORDER OF BUSINESS

Consent Agenda (Continued)

- A. Minutes**
September 2, 2015
September 16, 2015
- B. Financials**
September 30, 2015
- C. Deed Restrictions**

The Deed Restrictions Coordinator reviewed the Deed Restrictions Violation Log dated 10.21.15. Amendments to the report were made.

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

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

2015-83	Wrencrest	30630 Nickerson Loop	Paint house	Denied
2015-84	Deer Run	29629 Eagle Station Dr.	Paint house	Denied
2015-85	Deer Run	29521 Allegro Dr.	New roof	Approved

On MOTION by Ms. Sanchez seconded by Ms. Glassman to accept the Architectural Review recommendations for case #2015-83 thru #2015-85 as listed above.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Architectural Review recommendations for case #2015-83 thru #2015-85 listed above were accepted. 5-0

B. District Manager

i. Motion to Assign Fund Balance

Mr. Nanni requested a motion to Assign the Fund Balance as of September 30, 2015 as stated below:

General Fund 001

Operating Reserves	\$414,987
Reserves – Ponds	\$229,053
Reserves-Renewal & Replacement	\$173,854

Deed Restriction Fund 002

Operating Reserves	\$9,238
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Charlesworth Fund 003

Operating Reserves	\$ 6,787
Reserves – Roadways	\$61,614
Reserve – Sidewalks	\$ 3,444

Colehaven Fund 004

Operating Reserves	\$ 2,857
Reserves – Roadways	\$24,081

Covina Key Fund 005

Operating Reserves	\$ 6,356
Reserves – Roadways	\$57,568
Reserve – Sidewalks	\$ 3,293

Glenham Fund 006

Operating Reserves	\$ 2,157
Reserves – Roadways	\$ 6,493

Iverson Fund 007

Operating Reserves	\$ 6,001
Reserves – Roadways	\$48,163

Lettingwell Fund 008	
Operating Reserves	\$ 2,273
Reserves – Roadways	\$14,761
Longleaf Fund 009	
Operating Reserves	\$ 6,098
Reserves – Roadways	\$39,720
Manor Isle Fund 010	
Operating Reserves	\$ 3,919
Reserves – Roadways	\$27,432
Sedgwick Fund 011	
Operating Reserves	\$ 4,359
Reserves – Roadways	\$53,776
Tullamore Fund 012	
Operating Reserves	\$ 4,826
Reserves – Roadways	\$28,639
Reserve – Sidewalks	\$ 2,079
Vermillion Fund 013	
Operating Reserves	\$ 4,494
Reserves – Roadways	\$48,450
Reserve – Sidewalks	\$ 1,936
Wrencrest Fund 014	
Operating Reserves	\$ 9,726
Reserves – Roadways	\$66,229
Total	
Operating Reserves	\$484,078
Reserves – Ponds	\$229,053
Reserves-Renewal & Replacement	\$173,854
Reserves – Roadways	\$476,926
Reserve – Sidewalks	\$ 10,752

On MOTION by Ms. Sanchez seconded by Mr. Bovis to assigns the FY 2015 Reserves per the September 30, 2015 Balance listed above.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the FY 2015 Reserves per the September 30, 2015 Balance were assigned as stated above. 5-0

ii. Status of Aqua Pool and Spa Payments

This item will be addressed by District Counsel.

Ms. Glassman inquired if during a workshop meeting the public is allowed to speak.

Mr. Nanni stated the Board can provide for public comment and input during a workshop.

C. Operations Manager

The Operations Manager Report was presented, highlighting the following item:

- Brando Chileshe -Tennis Instructor
 - Termination of Agreement letter was mailed certified/first class on 10/8/15.
 - The unpaid balance amounts to \$270 for July, August and September.
 - By majority of consensus, no legal action will be taken at this time
 - There are to be no future agreements with Mr. Chileshe.

- A Letter of Commendation, in recognition of service by Deputy Rick Meagher, was prepared and will be sent to Captain Gregory and Sheriff Nocco.
 - A famed copy of the letter will be sent to Deputy Meagher.

- Pool Chairs
 - Resident's Council sold 0 Chairs and 6 Lounge Chairs at the Community Garage Sale
 - By Board consensus, Ms. Diaz is authorized to sell the chairs to MPII residents at the best attainable price.

Discussion followed on the timing of a pond study due to water levels in the ponds which will be delayed until December, water levels permitting.

- Flu Shots
 - 6 employees were able to take advantage of the immunization clinic flu shots.

- Tennis Courts
 - Ms. Glassman reported there was a piece of court missing.
 - 2 additional spots were noted and repaired by staff.
 - Damage occurred when a lift was used to repair the cameras, therefore the repairs were not covered under warranty.

- Parking Lots
 - Ms. Glassman inquired if the parking lot project is in the FY 2016 budget.
 - It is budgeted and should be considered for January 2016.

Ms. Fernandez joined the meeting telephonically.

D. District Counsel (Call-In)

Ms. Fernandez reported on the status of Aqua Pool. The bankruptcy case was dismissed and the Trustee is no longer making payments per the agreement. A better understand of the status of this matter will be pursued and the information will be brought back to Board.

i. FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS – Manor Isle

Ms. Fernandez explained how this issue was approached and why a First Amendment to the Declaration of Restrictions was used. Signatures will be needed from at least 35 lots before the Amendment could be recorded and go into effect, and every signature will need to be notarized.

- Residents will have 30 days from the date of the letter notifying them of the Amendment to the Declaration of Restrictions to come in a sign the document.
 - Property owners will need to be verified.

ii. Tree Resolution

A final draft of Resolution 2016-1 was provided for consideration.

- Discussion followed on the procedure to adopt the final resolution which including discussion regarding advertisement and a public hearing.
- Ms. Glassman requested the resolution include that residents will need to request approval from the ARC prior to planting a tree.

iii. Guzman House Issues (Burnt down house)

Ms. Fernandez provided a recap from the pre-trial meeting and the history of the property. Discussion followed on potential options for resolution. Attempt to set up a meeting with the Guzman's and the bank to explore solutions. Inquire if the Guzman's would be willing to allow the CDD to take reasonable steps to keep vehicles and people off the lot.

General Questions

- Who has the responsibility to provide new homeowners with copies of deed restrictions?
 - By Florida Statute – (720.401) it would be the developer or parcel owner at the time of the contract. (Seller to Buyer)
 - It is not the responsibility of the CDD
- Can vague restrictions be enforced?
 - Yes, but it is more difficult to enforce.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

A. Additions to Color Charts

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve the Color Charts reviewed and discussed at the October 7, 2015 Workshop.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Color Charts reviewed and discussed at the October 7, 2015 Workshop were approved. 5-0

B. Sheriff's Department Contract

Mr. Cline presented the Sheriff's Department Contract for discussion.

Ms. Sanchez requested a change in the assigned hours worked and would like the statistics report submitted on a regular basis, either monthly or quarterly. Out of zone calls were also addressed. A copy of the hours worked is to be made available to the Board.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the 2016 annual contract for General Law Enforcement Services with the Chris Nocco, Pasco County Sheriff in the amount of \$90,712.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the 2016 annual contract for General Law Enforcement Services with the Chris Nocco, Pasco County Sheriff in the amount of \$90,712 was approved. 5-0

TENTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Bovis

- TECO is making changes to the payment due dates on the summary accounts.
- A new Verizon contract, effective to October 2017, was negotiated with no increase in cost and an increase in internet speed to 50-50.

On MOTION by Mr. Bovis seconded by Mr. Aleo to authorize the contract renewal with Verizon for phone and internet service to the Clubhouse thru October 2017 with no price increase and an upgrade in internet speed to 50-50.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the contract renewal with Verizon for phone and internet service to the Clubhouse thru October 2017 with no price increase and an upgrade in internet speed to 50-50 was approved. 5-0

- Blue recycling cans are available from Lowe's for \$13.
- A Thank You letter was sent to 3 good citizens, residents of Longleaf, Meadow Pointe II, who were caught in the act of voluntarily picking up trash along Mansfield Blvd.

Ms. Sanchez

- Nothing additional at this time.

Mr. Aleo

- Nothing additional at this time.

Ms. Glassman

- Nothing additional at this time.

Mr. Cline

- MPI contacted MPII regarding actions taken to manage the use of basketball courts.

ELEVENTH ORDER OF BUSINESS Audience Comments (Limited to 3 Minutes)


Resident(s) provided comments on the following issues:

- Regarding the house at Wrencrest and Tremont, the support in getting it cleaned up is appreciated and they look forward to resolution of the problem.
- Suggestion to acknowledge/award a "Resident of the Quarter" – similar to Employee of the Month.

TWELFTH ORDER OF BUSINESS Adjournment

There being no further business,

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



Michael Cline
Chairman