

**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, November 18, 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. Sanchez
 - Leaving the gates open during specified times.

- Ms. Glassman
 - Attorney's fees for Manor Isle
 - Parking lot – update prior to the start of work in January
 - Review of Field Supervisor's Report

FIFTH ORDER OF BUSINESS

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

- Resident commented on a section of fencing near his home that was breached and is used by student from the school as a cut thru and asked if the fence, in that section, could be replaced with 6 ft. fencing instead of the 4 ft. fencing.
 - Various options will be considered and efforts will be coordinated with the Sheriff's Deputy and the school to address and resolve the problem.
 - Confirmation of who is responsible for the fence is to be determined by the District Engineer.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes**
October 7, 2015
October 21, 2015
- B. **Financials**
October 31, 2015
- C. **Deed Restrictions**

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

Mr. Bovis noted the name of the Deed Restriction Coordinator was not listed in the minutes.

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.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-1
Establishing Standards for Tree Planting
in the Area Between the Street and
Sidewalk**

Mr. Cline introduced for consideration Resolution 2016-1 Establishing Standards for Tree Planting in the Area Between the Street and Sidewalk.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to adopt Resolution 2016-1 Establishing Standards for Tree Planting in the Area Between the Street and Sidewalk.

Ms. Glassman reviewed the items detailed in the Resolution and discussion followed on the trees listed. By consensus Board agreed to remove the Bald Cypress tree from the list.

Additional items in the Resolution were reviewed. Clarification on the 5 feet setback is needed before a decision can be made. The question was not called on the motion, requesting the item be tabled.

On MOTION by Mr. Bovis seconded by Mr. Aleo to table the vote on Resolution 2016-1 Establishing Standards for Tree Planting in the Area Between the Street and Sidewalk.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, and Mr. Cline voting AYE and Ms. Glassman voting NAY the vote on Resolution 2016-1 Establishing Standards for Tree Planting in the Area Between the Street and Sidewalk was tabled. 4-1.

EIGHTH ORDER OF BUSINESS

Non Staff Reports

A. Sheriff's Department

The Sheriff's Deputy reported on incidents occurring within Meadow Pointe II. Facebook is used to help identify suspects.

B. Resident's Council

Christmas with Santa is set for Saturday, December 12, 2015, 1-3 p.m. at the Clubhouse. Eight turkeys were dropped off at the homeless shelter along with other food items.

NINTH ORDER OF BUSINESS

Reports

A. Architectural Review

2015-94	Manor Isle	1253 Deerbourne Dr.	Paint house	Approval
2015-95	Manor Isle	1337 Highwood Pl.	Paint house	Approval
2015-96	Morningside	29941 Morningmist	Replace fence	Call County
2015-97	Wrencrest	30648 Nickerson Ln.	Garage door color	DRVC issue
2015-98	Wrencrest	30427 Tremont Dr.	Paint house/wood door	Approval*
2015-99	Wrencrest	30610 Tremont Dr.	Reroof	Approval
2015-100	Wrencrest	30913 Bully Ct.	Reroof	Approval

*Approval of variation to color scheme allowing for non-painted wood door.

Discussion ensued on homeowners re-roofing their homes without submitting a request to the ARC for approval. Information will be placed in the newsletter regarding the requirement to seek approval from the ARC.

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Architectural Review recommendations for case #2015-94 thru #2015-100 as modified.

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 #2015-94 thru #2015-100 listed above were accepted as modified. 5-0

B. District Manager

i. STS Estoppel Letter Fee

Mr. Nanni informed the Board Severn Trent will be charging a fee of \$75 for providing Estoppel Letters, which are normally requested by mortgage companies, title companies and real estate professionals at the time of closing. There is no impact or cost to the District, the transaction is solely between Severn Trent and the requestor.

On MOTION by Mr. Bovis seconded by Mr. Aleo to acknowledge the Board was informed by Severn Trent they are charging vendors \$75 to provide an Estoppel Letter, with no cost, impact or liability to the District.

Discussion followed on consideration of providing additional CDD documents along with the Estoppel Letter for house transfers. It was determined the dissemination of the documents are to follow the statutory requirement.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to acknowledge the Board was informed by Severn Trent they are charging vendors \$75 to provide an Estoppel Letter, with no cost, impact or liability to the District. 5-0

ii. Disclosure of Public Financing

This document was prepared by District Counsel and it publicly discloses to homebuyers and homeowner's information about the public financing of the District owned assets.

This item will be reviewed and discussed at the next workshop meeting.

Mr. Nanni reviewed a Notice from the Pasco County Tax Collector which identified 44 parcels requiring adjustment prior to finalization of the tax roll. Severn Trent has completed the required paperwork and submitted it to Pasco County for correction of the tax roll.

C. Operations Manager

Ms. Diaz reviewed a memo from Ms. Fernandez on the pre-trial conference set for January 6, 2016 for the property at 1323 Baythorn Dr. (Guzman property).

Mr. Cline confirmed the Board is in agreement for District Counsel to proceed with the trial to bring resolution to this matter.

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

➤ **LMP Proposals**

- Proposal #29335 to replace existing rose bed down Mansfield Dr. - \$2,063.50
 - This proposal should be resubmitted to include replacing all existing rose beds – not just down Mansfield Dr.
- Proposal #29178 to install 400 yards of pine bark mulch throughout property (contract item) - \$15,400.00

Discussion followed on coordinating mulching and the new plantings so as not to pay twice for mulching.

The Board took a 5 minute recess; the meeting resumed at 8:05 p.m.

Mr. Cline, on behalf of the Board and the residents of MPII, presented Deputy Rick Meagher a letter of commendation for his 8 years of dedicated service and commitment to the MPII community.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the LMP Proposal #29178 to install 400 yards of pine bark mulch throughout property in an amount NTE \$15,400.00 which is part of the FY 2016 budget.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the LMP Proposal #29178 to install 400 yards of pine bark mulch throughout property in an amount NTE \$15,400.00 was accepted. 5-0

TENTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Motion to accept new pool rules

The new pool rules verbiage was presented for consideration.

On MOTION by Ms. Glassman seconded by Mr. Bovis to approve the Pool Safety Rules as modified.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Pool Safety Rules were approved as modified. 5-0

Two replacement signs with the approved verbiage will be ordered and posted at the pool.

B. Motion to approve sidewalk repairs

Mr. Cline presented two proposals for sidewalk repairs, Asphalt & Concrete Parking Lot Maintenance (ACPLM), and Alfredo Martinez Concrete, LLC.

ACPLM has not agreed to abide by all of the requirements set forth in the scope of work; Alfredo Martinez Concrete, LLC has signed off on the scope of work, accepting the scope stated in the document.

Mr. Cline reiterated, which ever vendor is selected, only 50% of the Village Reserves can be spent on concrete repair. The worst sidewalks will need to be identified and prioritized for repair.

On MOTION by Mr. Bovis seconded by Mr. Aleo to accept the proposals from Alfredo Martinez Concrete, LLC to perform the sidewalk repairs as identified in the scope of work; and not to exceed 50% of the Village Reserves, with the worst sidewalks identified and prioritized for repairs.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, and Mr. Cline voting AYE, and Ms. Glassman voting NAY the proposals from Alfredo Martinez Concrete, LLC to perform the sidewalk repairs as identified in the scope of work; and not to exceed 50% of the Village Reserves, with the worst sidewalks identified and prioritized for repairs was accepted. 4-1.

C. Motion to approve roof cleaning in March

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the proposal from C&N Renovation, Inc. to complete roof cleaning in March 2016 in an amount NTE \$1,770.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Ms. Glassman and Mr. Cline voting AYE, the proposal from C&N Renovation, Inc. to complete roof cleaning in March 2016 in an amount NTE \$1,770 was accepted. 5-0.

ELEVENTH ORDER OF BUSINESS**Supervisor's Remarks****Mr. Aleo**

- Inquired about a breakdown of sidewalk repairs by Alfredo Martinez Concrete, LLC in Iverson.
- LMP – attention to the crepe myrtles on Beardsley.
 - Would like to go on walkthrough with OLM and LMP separate from Ms. Glassman.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to allow Mr. Aleo to participate in the next walkthrough with OLM and LMP in lieu of Ms. Glassman for one month. OLM is to furnish a full report to Ms. Glassman.

Discussion followed on the potential violation of the Ethics Statute (Sunshine) if both Ms. Glassman and Mr. Aleo participated in the walkthrough. Additional discussion followed on the lack of continuity with Ms. Glassman not participating in the walkthrough versus the benefit of Mr. Aleo's questions being answered directly by OLM and LMP. Mr. Aleo is a certified horticulturalist.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Mr. Bovis, and Ms. Sanchez, voting AYE, and Mr. Cline voting NAY to allow Mr. Aleo to participate in the next walkthrough with OLM and LMP in lieu of Ms. Glassman for one month. OLM is to furnish a full report to Ms. Glassman. 4-1.

- Inquired about the process of bringing back a tabled motion.

Ms. Glassman

- The Attorney's fees for Manor Isle were paid from the Deed Restriction funds and should have been paid from Manor Isle funds.
- Follow up on parking lot repairs, removal of trees causing the damage, and confirm the price quoted is still valid.
 - The quotes are over a year old; the contractors will need to reassess the work and submit new proposals.
- Inquired about the following items in the Maintenance Supervisor Report:
 - Tennis court refinishing.
 - Pedestrian gate keys.
 - Pool deck sand and sealant.
 - Pressure washing training.

Ms. Sanchez

- Nothing additional at this time.

Mr. Bovis

- Longleaf does not want the gates left open.
- Tree mitigation program is only for County projects.
- Large pond – the banks are being torn down when they are mowed.
 - Ensure a weed whacker is used when it is wet or not easily accessible.
 - Do not mow grass in a manner that shoots grass into the ponds.
- Mr. Bovis distributed information for various elected officials so people can communicate their feelings directly to their representatives.

Ms. Sanchez

- Wrencrest is in favor of leaving the gates open during peak periods.

Mr. Cline

- Information from the Pasco Alliance of Community Associations (PACA) was distributed on how to conduct meetings.
- There has been no discussion by the MPII Board regarding replacement of Severn Trent. Such statements are unfounded and not true.

TWELFTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

- The Maintenance Supervisor reported the Pasco County Health Inspector noted the pool rules must include “Do not Swallow Pool Water”.
 - This is in the new rules approved above.
- The goal for Christmas lighting is to have it lit by the day after Thanksgiving.

Mr. Cline requested Mr. Nanni review the attorney billing for Manor Isle.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Glassman seconded by Mr. Bovis with all in favor the meeting was adjourned at 9:33 p.m.



Michael Cline
Chairman