

**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, January 20, 2016 at 6:31 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	District Manager
Andy Cohen	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Kevin Carter	Maintenance Supervisor
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. There being none, the next item followed.

FIFTH ORDER OF BUSINESS

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

- Several questions were asked regarding the Manor Isle fence amendment.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes**
December 2, 2015
December 16, 2015
- B. **Financials**
December 31, 2015
- C. **Deed Restrictions**

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

Discussion followed.

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

SEVENTH ORDER OF BUSINESS

Non Staff Reports

- A. **Sheriff's Department**

The Sheriff's Deputy reported 14 parking citations were issued over the weekend in MPII and MPIII and an update on happenings within the community was provided.

- B. **Residents Council**

The Easter Egg Hunt event is scheduled for March 20, 2016.

- C. **Deed Restriction Appeals**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Reports

- A. **Attorney's Report**

- ii. **Wellington Update**

Mr. Cohen provided information on the Wellington property. In March 2015 a Deed in Lieu of Foreclosure to the lender was issued. In September 2015, Anand Vihar, LLC bought the tax deeds and obtained a Warranty Deed from the lender. It appears Anand Vihar, LLC bought all the lots the bank previously foreclosed, as well as all the remaining lots.

The CDD should receive all the past due money (approximately \$250,000) with the exception of the properties that reverted to Pasco County. Going forward, the taxes should be paid regularly on these properties.

There is a Master Declaration governing the entire parcel that was Wellington, and there are sub-associations like the condos each with Declarations. Nothing thus far has been found in the public records changing those Declarations. Wellington owns the roads, ponds and the conservation areas and since they own them, they can do as they please with the roads as long as they comply with regulatory requirements.

Wellington is part of the District, and is assessed for operations, maintenance and debt. The District cannot restrict what Wellington does since they have their own Declaration of Restrictions. The residents/owners will have use of all the District amenities as well as Sheriff Protection Services. The assessment methodology will need to be reviewed based on the number of units built out, and if warranted, a true-up payment may be required.

A line of communications should be established with Anand Vihar, LLC to address specific issues as they arise.

i. Sidewalks Update

Mr. Cohen stated there is a difference of opinion with the County Attorney's Office and the District regarding responsibility for sidewalk maintenance, however it may be a moot point. The County believes they are not required to take care of sidewalks dedicated by plat, only those conveyed by deed. The District holds if they are County sidewalks they should be maintained by the County. It appears, the sidewalks at issue were dedicated by deed and we are awaiting a report confirming the dedication.

Mr. Cohen briefly left the meeting.

There are trees on County property between the two Deer Run entrances that will cause problems to the wall. The District has right to enter the landscape easement to perform work as necessary. The trees are on County property, but the District handles maintenance of the existing landscaping. They are the District's trees to do what is needed to protect any investment you may have, be it the walls, sprinkler systems or whatever else may be there. The District can seek a permit to remove the trees. The County should be put on notice, via letter, giving them opportunity to address the situation within a specified time period before proceeding. Mr. Foran will contact the County via phone, which will be followed up with a written letter.

Mr. Cohen returned to the meeting.

The report confirming the sidewalk dedications will be sent to the County Attorney's Office with a letter explaining the list provided of issues the County will need to address.

A court mediation on the Guzman property was held January 6, 2016 resulting in a Stipulation of the Parties and the Guzman’s agreed to comply with the terms. Additional avenues are also being researched which could allow for the purchase by a third party.

Currently we are following legislation, Senate Bill 516 and House Bill 745 which may affect all CDDs and their websites, making them more detailed for financial disclosures. This could result in an additional financial burden for the Districts.

Pending litigation on an incident at the Clubhouse is being handled by the District’s insurance carrier. They filed a response on your behalf and are keeping District Counsel posted on the progression of the case.

Questions and discussion followed regarding damaged sidewalks and tree removal. Consideration of how the rules apply at various locations depending on the various circumstances. A concise plan is needed on how to approach any necessary tree removals and replacements. It was noted, MPIII spent \$250k for their plan, and Seven Oaks spent over \$500k for their plan.

Mr. Cohen left the meeting.

B. District Engineer
i. Pond Study

Mr. Foran presented a pond study based on an analysis of all the pond slopes within the District. The ponds were ranked based on the priority of which ponds needed to be fixed first. The top five ponds are:

Pond B10	Deer Run
Pond B11	Deer Run
Pond B20	Deer Run
Pond B8	Longleaf
Pond B9	Morningside

Mr. Foran left the meeting.

C. District Manager
i. Overview of Bond Issue

Below is a summary of questions from the January 6, 2015 meeting for consideration of a Bond Issue.

What is the cost of road repairs in one year, and what will the cost be in three years (less Deer Run, Wellington & Morningside Villages)?

The District Engineer estimated the costs as follows:
Repairs in 2016: \$1,324,341;
Repairs three years out (2019): \$1,513,532 (a difference of \$189,191).
A contingency of 20% is recommended (an additional \$302,706).

How long does it take to complete the bonding process, start to finish, until the proceeds are in hand?

Barring any qualifying issues, it is estimated at 90 to 120 days.

Can one bond issue be paid by multiple assessment groups (Villages)?

It is functionally doable, as long as the benefit can be detailed to the owners in a particular Village. The methodology will need to be consistent with past assessment methodologies.

What is the period of time that a Board can have the proceeds in hand before the debt service payments start?

This basically is a function of the amount of interest to be paid measured against the benefit of the interest rate on the bonds.

There is a point when it is not financially feasible to delay the debt payment too long.

A second element is the amount of time between when the bond is issued and the assessment is put on the tax rolls.

Can a bond be designated for generic use, such as ‘Infrastructure Needs’ versus for a specific reason such as ‘Road Repairs’?

Bond Counsel, is reviewing the rationale of the road repairs being the basis of the bond funded capital project.

Discussion followed by addressing the basic premise if it is better to proceed with bond financing at this time, or if it is better to wait until the current bonds are paid off, delaying the road projects until that time.

Mr. Nanni stated it is time for the District to renew membership in the Pasco Alliance of Community Associations (PACA).

On MOTION by Ms. Glassman seconded by Mr. Bovis to approve membership renewal with the Pasco Alliance of Community Associations.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the membership renewal with the Pasco Alliance of Community Associations was approved. 5-0.

The published meeting dates for the DRVC need to be changed. Mr. Cline will provide the revised dates for publication.

Mr. Nanni reported on HB516 and SB745 which will affect the content required on Special District websites. The associated cost to provide this data is of great concern and the Pasco County delegation information was provided so input can be directly submitted to them on this matter.

D. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2016-106	Wrencrest	30725 Wrencrest Dr.	Paint house	Approval
2016-107*	Wrencrest	30913 Wooley Ct.	Paint house	Approval
2016-108	Iverson	1509 Baythorn Dr.	Paint house	Approval
2016-109	Wrencrest	30902 Burleigh Dr.	New roof	Approval
2016-110	Deer Run	29642 Eagle Station	Windows	Approval

*It was noted to ensure the garage door is painted with the primary of the approved color scheme.

On MOTION by Mr. Bovis seconded by Ms. Glassman to accept the Architectural Review recommendations for case #2016-106 thru #2016-110 as submitted.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Architectural Review recommendations for case #2016-106 thru #2016-110 listed above were accepted as presented. 5-0

E. Operations Manager

Ms. Diaz reported on an issue in contacting Digital Rescue, the IT Company used by MPII since 2010.

Alliance Consulting & Technology Services, Inc. was contacted to provide assistance with our Wi-Fi connection, and they reset the router, reconfigured the IP address and performed server maintenance. They provided a proposal for ongoing IT maintenance services. Two additional bids for services were obtained, one from Shield Watch and one from Compass Pointz were reviewed and discussion followed.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve an agreement with Alliance Consulting & Technology Services, Inc. subject to attorney review.

There being no additional discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to approve an agreement with Alliance Consulting & Technology Services, Inc. subject to attorney review. 5-0

Sidewalk repairs were completed in Manor Isle and have begun in Charlesworth. Pictures of the work were provided to District Counsel.

A date needs to be set for the spring garage sale. Discussion followed.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to set April 9, 2016 as the date for the MPII spring garage sale.

There being no additional discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to set April 9, 2016 as the date for the MPII spring garage sale. 5-0

Ms. Diaz reported she has not yet received the pond ranking report as yet from the District Engineer. Work will begin with the highest ranked pond first (the worst pond), to be followed in order of rankings.

Mr. Carter reviewed information on sidewalk repairs presented by Precision Sidewalk Safety, a vendor who spoke at a recent PACA meeting who specializes in a saw cutting method of repair which is a patented process. It was learned that Pasco County has a group called the Street Tree Working Group which focuses on street tree issues within the County. Federal regulations as they apply to ADA compliance were also reviewed. Discussion followed and a copy of the brochure from Precision Sidewalk Safety will be distributed to the Board.

The UPS pod is expected to be removed from the parking lot by January 24, 2016. Goodwill will be notified their pod will need to be removed when the parking lot is being resealed.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

C. Motion to Ratify Purchase of Lights in 2015

Mr. Cline noted the budget for holiday lighting was over by \$5,544.20. A motion to accept and approve additional funds for the 2015 holiday lights.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the additional expense for the lights and approve the additional amount spent on decorating for 2015 in the amount of \$5,544.20.

Discussion followed.

On VOICE VOTE with Ms. Sanchez, Mr. Bovis, Mr. Aleo and Mr. Cline voting AYE and Ms. Glassman voting NAY Aleo to accept the additional expense for the lights and approve the additional amount spent on decorating for 2015 in the amount of \$5,544.20. Motion PASSED 4-1.

B. Motion for Pressure Washer Replacement

The Pressure Washer Bid Comparisons were reviewed.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to purchase the pressure washing systems from AmeriTech in the amount of \$12,135.

Discussion followed on ensuring there is a filtration system between the water tank and the pressure washer.

On VOICE VOTE with Ms. Glassman, Ms. Sanchez, Mr. Bovis, Mr. Aleo and Mr. Cline voting AYE to purchase the pressure washing system from AmeriTech in the amount of \$12,135. 5-0.

A. Motion for Additional Funds for Lights

On MOTION by Mr. Bovis seconded by Ms. Glassman to approve additional funds in an amount NTE \$5,000 for lights to be purchased next year.

Discussion followed regarding including lighting next year for Wellington.

On VOICE VOTE with Ms. Glassman, Ms. Sanchez, Mr. Bovis, Mr. Aleo and Mr. Cline voting AYE to approve additional funds in an amount NTE \$5,000 for lights to be purchased next year. 5-0.

D. Motion to Approve LMP Proposal on Morningside Replacement

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve LMP Proposal #29668 in the amount of \$375 to remove and replace a dead sabal palm tree at the entrance to Vermillion; and #29795 in the amount of \$1,075 to replace the Ti Plant and Bulbine at the entrance to the Clubhouse.

Discussion followed; the question was not called since changes were requested.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to approve LMP Proposal #29668 in the amount of \$375 to remove and replace a dead sabal palm tree at the entrance to Vermillion with another sabal palm tree.

There being no additional discussion,

On VOICE VOTE with Ms. Glassman, Ms. Sanchez, Mr. Bovis, Mr. Aleo and Mr. Cline voting AYE to approve LMP Proposal #29668 in the amount of \$375 to remove and replace a dead sabal palm tree at the entrance to Vermillion with another sabal palm tree. 5-0.

TENTH ORDER OF BUSINESS

Supervisor's Remarks

A. Renee Glassman – Request for OLM to Attend February Workshop

Mr. Aleo

- Reported he will not be in attendance at the February 17, 2016 meeting.

Ms. Glassman

- Nothing additional to report at this time.

Mr. Bovis

- Progressive Waste Service has a program whereby special containers adapted for a forklift device are provided for waste and recycling. This may be available next year.

- Public transportation for the Meadow Points is still being considered by Pasco County.
- Review of letter submitted by resident.

Ms. Sanchez

- Nothing additional to report at this time.

Mr. Cline

- OLM attendance at the February workshop meeting to explain the grading system being used.

ELEVENTH ORDER OF BUSINESS

There being none the next item followed.


Audience Comments (Limited to 3 Minutes)

TWELFTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Ms. Glassman seconded by Mr. Bovis with all in favor the meeting was adjourned at 10:01 p.m.



Michael Cline
Chairman