

**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, February 17, 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

- Ms. Glassman – Kinnan St. extension to Mansfield Blvd.
- Ms. Sanchez – Payment for missed meeting due to Military Duty

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**
January 6, 2016
January 20, 2016
- B. Financials**
January 31, 2016
- C. Deed Restrictions**

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

Discussion followed to amend the violation on DRC Case #2016-20.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE the Consent Agenda was approved as amended. 4-0.

EIGHTH ORDER OF BUSINESS

Non Staff Reports

A. Sheriff's Department

The Sheriff's Deputy reported there were 29 auto burglaries reported in MPI. Street parking issues are improving.

B. Residents Council

The Easter Egg Hunt event is scheduled for Sunday, March 20, 2016, 1 – 3 pm.

The Spring Fling is scheduled for Saturday, May 21, 2016, 11am - 3pm.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to give the Resident's Counsel \$1,000 for expenses related to the Easter Egg Hunt and Spring Fling.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE to give the Resident's Counsel \$1,000 for expenses related to the Easter Egg Hunt and Spring Fling. 4-0.

Mr. Aleo joined the meeting telephonically.

On MOTION by Ms. Glassman seconded by Mr. Bovis to allow Mr. Aleo to participate and vote telephonically during the meeting.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE to allow Mr. Aleo to participate and vote telephonically during the meeting. 4-0.

SEVENTH ORDER OF BUSINESS

Appeals for Deed Restriction

Case #2015-136 Morningside 29604 Morwen Place William Ge \$1,112.85

An appeal was presented on Case #2015-136. No documentation was presented showing the problem was addressed and it remains uncorrected. The fine stands and compliance is required.

On MOTION by Mr. Cline seconded by Mr. Bovis confirming the fine stands in the amount of \$1,112.85 for Case #2015-136. Before the Board considers rehearing this appeal in two weeks the violation must be corrected and documentation must be provided. At that time the Board could reconsider the fine.

The telephonic connection with Mr. Aleo was lost.

On VOICE VOTE with Mr. Bovis, Ms. Glassman, and Mr. Cline voting AYE and Ms. Sanchez voting NAY confirming the fine stands in the amount of \$1,112.85 for Case #2015-136. Before the Board considers rehearing this appeal in two weeks the violation must be corrected and documentation must be provided. At that time the Board could reconsider the fine. Motion Passes 3-1.

Case #2015-125 Wrencrest 30747 Tremont Dr. Joel Provenzano \$848.33

An appeal was presented on Case #2015-125. One violation was not corrected. The mailbox needs to be replaced with one that conforms in size and color.

On MOTION by Mr. Cline seconded by Mr. Bovis confirming the fine stands in the amount of \$848.33 for Case #2015-125. Before the Board considers rehearing this appeal in two weeks the violation must be corrected and documentation must be provided. At that time the Board could reconsider the fine.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, and Mr. Cline voting AYE and Ms. Glassman voting NAY confirming the fine stands in the amount of \$848.33 for Case #2015-125. Before the Board considers rehearing this appeal in two weeks the violation must be corrected and documentation must be provided. At that time the Board could reconsider the fine. Motion Passes 3-1.

NINTH ORDER OF BUSINESS

Reports

B. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2016-112	Iverson	30425 Iverson	Paint house	Approval
2016-113	Manor Isle	1406 Deerbourne Dr.	Concrete slab, Screen, roof/walls	Approval
2016-114	Morningside	29529 Morningmist	New roof	
2015-115	Glenham	1737 Walcott St.	Paint house	Approval
2016-116	Wrencrest	1931 Fellsway Ct.	Paint house	Approval

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Architectural Review recommendations for case #2016-112 thru #2016-116 as submitted.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE the Architectural Review recommendations for case #2016-112 thru #2016-116 listed above were accepted as presented. 4-0

A. District Manager

- i. Consideration of Resolution 2016-3 Designation of Officers – designating Bob Nanni as Secretary

Resolution 2016-3 is a housekeeping item confirming Mr. Nanni as Secretary replacing Mr. Mendenhall.

On MOTION by Mr. Bovis seconded by Ms. Glassman to approve Resolution 2016-3 Designation of Officers as follows: Michael Cline, Chairman; Dana Sanchez, Vice Chairman; Bob Nanni, Secretary; Robert Koncar, Treasurer; Renee Glassman, Assistant Treasurer; James Bovis, Assistant Secretary; and Glen Aleo, Assistant Secretary.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE to approve Resolution 2016-3 Designation of Officers as follows: Michael Cline, Chairman; Dana Sanchez, Vice Chairman; Bob Nanni, Secretary; Robert Koncar, Treasurer; Renee Glassman, Assistant Treasurer; James Bovis, Assistant Secretary; and Glen Aleo, Assistant Secretary. 4-0

- ii. Consideration of Resolution 2016-4 Confirming the District's Use of the Pasco County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election.

Mr. Nanni stated Resolution 2016-4 confirms the District's Use of the Pasco County Supervisor of Elections to conduct the election of MPII CDD Supervisors in the 2016 General Election.

On MOTION by Ms. Glassman seconded by Mr. Bovis to approve Resolution 2016-4 Confirming the District's Use of the Pasco County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE to approve Resolution 2016-4 Confirming the District's Use of the Pasco County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election. 4-0

Mr. Nanni presented fact finding information from Valley National Bank regarding a commercial Term Loan Request for capital repairs and maintenance. Other financing options, such as bonds can also be considered.

C. Operations Manager

Ms. Diaz provided an update on the Manor Isle Amendment. Thirty-six completed affidavits have been received to date; thirty-nine are required to pass the Amendment.

The following information was also presented:

- The new pressure washer will be delivered February 18, 2016; training on use of the equipment will be provided.
- The name of the new IT Company taking care of the District's computer needs is Alliance Consulting. The work does not encompass the cameras or card readers.
- Three proposals for camera and card reader maintenance were received. A summary has been provided for review. We are awaiting a proposal from Metro Gate.
- Two of the District's utility vehicles are not working; both have problems with the transmission. Pricing for replacement vehicles is provided.
 - Purchase of a golf cart as a utility vehicle is not recommended.
 - The most dependable vehicles are the Gator and the Kawasaki Mules.

- A four seat replacement vehicle is recommended.
- The current vehicle models are:
 - Gator - 2005
 - Two Seater Mule – 2007
 - Four Seater Mule – 2012

Discussion followed on the number of vehicles needed to provide maintenance in 14 Villages. Replacement of two vehicles is recommended, the 2005 Gator and the 2012 Four Seater Mule. The replacement recommendation is to purchase a Gator and a four seater Mule.

On MOTION by Mr. Cline seconded by Mr. Bovis to replace two utility vehicles with John Deere Gators; (1) two-seater and (1) four-seater vehicle.

Discussion followed.

On MOTION by Mr. Cline seconded by Mr. Bovis to AMEND the previous motion to include the purchase of extended warranties for both vehicles.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, and Mr. Cline voting AYE and Ms. Glassman voting NAY to replace two utility vehicles with John Deere Gators; (1) two-seater and (1) four-seater vehicle and to include the purchase of extended warranties for both vehicles. Motion passes 3-1.

i. Status of Sidewalks

Sidewalk repairs have been completed in Manor Isles, Charlesworth, and Glenham, Longleaf is expected to be completed by next week.

ii. Status of Ponds

Staff is working on the pond restoration repairs. Deer Run is half way completed and repairs have begun in Longleaf.

The additional information was provided by Ms. Diaz:

- Proposals from LMP were submitted for consideration.
- The Meadow Pointe II Info Newsletter is created by our employee Earl McDonald. He is doing an outstanding job, and we are very proud of his work.
- The January Employee of the Month Award was given to the entire Maintenance Staff for their dedication to saving the CDD plantings during the winter cold snap.

Ms. Glassman reviewed LMP proposals #30786 in the amount of \$2,233.12 and #30875 in the amount of \$2,381.35.

On MOTION by Mr. Cline seconded by Ms. Glassman to accept LMP Proposal #30786 in the amount of \$2,233.12.

Discussion followed on the work being proposed on Mansfield Blvd. and the impact on the plantings.

On VOICE VOTE with Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE and Mr. Bovis voting NAY to accept LMP Proposal #30786 in the amount of \$2,233.12. Motion Passes 3-1.

LMP Proposal #30875 in the amount of \$2,381.35 was not considered at this time. Additional information will be obtained before moving forward.

iii. Fence Problem on Morningside

The vinyl fence that was being repeatedly broken was replaced with chain link fencing. This issue is being monitored and the CDD is working with the Sheriff's Dept. to identify who may be causing the vandalism. The school and the SRO need to get involved.

TENTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

None.

ELEVENTH ORDER OF BUSINESS

Supervisor's Remarks

Ms. Sanchez:

➤ Payment for Missed Meeting Due to Military Duty Assignment

Ms. Sanchez suggested consideration of payment to Supervisors for missed meetings due to military duty assignment.

On MOTION by Ms. Glassman to approve payment to Supervisors who are not able to attend a scheduled Board Meeting as the result of a military duty assignment.

There being no second, the motion dies. Discussion followed on confirming this action is not in violation of Chapter 190.

Ms. Glassman:

- **Kinnan Street Extension to Mansfield Blvd.**

Ms. Glassman expressed concern regarding the Kinnan Street extension to Mansfield Blvd. and the impact it will have on the safety of the residents and the value of our homes.

Mr. Bovis

- Several letters regarding the Mansfield Blvd. extension were read into the record.
 - MPII residents were not included in the planning decision to move forward on the road extension.

Mr. Cline

- MP1 and MPIII do not appear to object to the Mansfield Blvd. extension.
- MPII residents need to send letters to elected officials regarding their concerns in a grass roots efforts to be heard.

TWELFTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

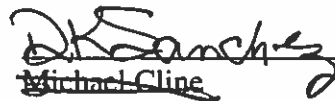
- OLM was unaware of the ruts around the ponds.
 - Ms. Glassman advised OLM was made aware of the situation and will follow-up with LMP.
- Resident complimented Ms. Diaz and the entire staff for the good job they perform.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Glassman seconded by Mr. Cline with all in favor the meeting was adjourned at 9:40 p.m.


~~Michael Cline~~
Chairman