

**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, March 2, 2016 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:

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 and 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 the Agenda.

- Mansfield Blvd.
- Anand Vihar
- Resealing Parking Lot

FIFTH ORDER OF BUSINESS

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

- MPIII resident reported an issue regarding a tree overhand needing trimming that is in easement area.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

The Sheriff's Department Deputy provided information on incidents occurring within MPII and in the surrounding areas.

B. Residents Council

The Easter Egg Hunt is scheduled for Sunday, March 20, 2016 from 1:00 to 3:00 pm., and the Spring Fling is set for May 21, 2016.

SEVENTH ORDER OF BUSINESS

Consent Agenda

Mr. Cline presented the items on the Consent Agenda for acceptance.

A. Deed Restrictions

B. DRVC

On MOTION by Ms. Sanchez seconded by Mr. Cline to accept the Consent Agenda.

Discussion followed on amending a violation to include grass growing between the cracks in the driveway.

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

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>CASE #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>ARC Recommendation</u>
2016-117	Morningside	29710 Bright Ray Pl.	Paint front door	Exception - Approved
2016-118	Wrencrest	30617 Tremont Dr.	Paint house	Approval

Discussion ensued on an exception requested in Case #2016-117 which will permit the homeowner to paint only the front door at this time.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve the ARC Case #2016-117 thru 2016-119 as noted.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Ms. Glassman and Mr. Cline voting AYE the ARC Case #2016-117 thru 2016-119 was approved as noted. (5-0)

A late request was submitted by a resident for consideration of an emergency approval for a roof replacement at 30527 Wrencrest Drive, Case #2016-119

On MOTION by Ms. Glassman seconded by Mr. Bovis to add the request for an emergency roof replacement at 30527 Wrencrest to the ARC Report for approval.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Ms. Glassman and Mr. Cline voting AYE the request for an emergency roof replacement at 30527 Wrencrest was added to the ARC Report approval. (5-0)

Deed Restriction Appeals

The following Deed Restriction Appeal from the previous meeting were reviewed:

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Owner</u>	<u>Violation</u>
2015-136	Morningside	29604 Morwen Place driveway	William Ge	Clean

Discussion followed on the penalties levied against the owner and the renter who cooperated and took affirmative action on his own to correct the violations.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to reinstate the tenants' rights at 29604 Morwen Place to use the MPII facilities. The fines remain in full effect against the homeowner and they remain responsible for resolution of the violation and payment of the fines.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, and Ms. Glassman voting AYE and Mr. Cline voting NAY to reinstate the tenants' rights at 29604 Morwen Place to use the MPII facilities. The fines remain in full effect against the homeowner and they remain responsible for resolution of the violation and payment of the fines. (4-1)

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Owner</u>	<u>Violation</u>
2015-125	Wrencrest	30747 Tremont Dr.	Provenzano	4 Violations*

*Each of the 4 violations reached the \$1,000 threshold.

In addition to the fines for the violations, the District incurred administrative expenses totaling \$97.00.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to suspend the cost of the fine and to collect payment in the amount of \$97.00 for administrative expenses incurred by the District for Case #2015-125 at 30747 Tremont Dr..

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, and Ms. Glassman, and Mr. Cline voting AYE to suspend the cost of the fine and to collect payment in the amount of \$97.00 for administrative expenses incurred by the District for Case #2015-125 at 30747 Tremont Dr. (5-0)

B. Operations Manager

Ms. Diaz reported the Manor Isle Deed Restrictions will be amended to include black aluminum/wrought iron and white vinyl PVC fencing. Forty of the Seventy-seven homeowners signed the amendment to the deed restrictions letter. All the documents were forwarded to District Counsel.

Ms. Glassman inquired about the purchase of an extended warranty for the new TV's recently purchased.

On MOTION by Mr. Cline seconded by Mr. Bovis to approve the extended warranty on the recently purchased TV's.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE to approve the extended warranty on the recently purchased TV's. (5-0)

Mr. Bovis reviewed a letter sent to Pasco County regarding issues and concerns on the proposed connection of Mansfield Boulevard to Kinnan Street. A follow up letter will be sent, contingent upon support by the CDD Board.

On MOTION by Mr. Bovis seconded by Mr. Aleo in support of not opening Mansfield Boulevard (Pasco County) to Kinnan Street (Hillsborough County).

Discussion followed on the many issues, problems and concerns regarding the connection of Mansfield to Kinnan. The Pasco County Commissioner has thus far been totally unresponsive to the Board and people and voters of the MPIL, and input from this community has been left out

of the process. Ms. Glassman requested additional points be included in the letter to Pasco County Commissioner Michael Moore.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Ms. Glassman, and Mr. Cline voting AYE in support of not opening Mansfield Boulevard (Pasco County) to Kinnan Street (Hillsborough County). (5-0)

NINTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

Audience Comments were received by the Board on the following:

- Inquired if there are plans to resurface the roadways.
- Mansfield Boulevard – contact elected officials; involve the community.

TENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

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



Michael Cline
Chairman