

**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, May 4, 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
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 being 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**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

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

None to report.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**B. Residents Council**

- The Spring Fling is set for May 21, 2016, 11:00 a.m. to 03:00 p.m. Everyone is welcome to participate.

**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 Mr. Aleo seconded by Ms. Sanchez to accept the Consent Agenda. 5-0

There being no objections,

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Ms. Glassman, Mr. Bovis and Mr. Cline voting AYE the Consent Agenda was accepted as submitted. 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>
2016-145	Wrencrest	1938 Grenville Ct.	New Roof	Approval
2016-146	Morningside	30047 Morningmist Dr.	Paint House	Approval
2016-147	Morningside	29521 Morningmist Dr.	Extend Driveway	Approval*
2016-148	Glenham	30323 Ingalls Ct.	Paint House	Approval
2016-149	Glenham	30310 Ingalls Ct.	Lattice Trash Can Enclosure	Approval

*\*Discussion ensued if CDD has authority or jurisdiction in this matter. District Counsel will be contacted via email to request what parameters can be imposed. A separate vote was called without a motion to approve case #2016-147. Mr. Bovis, Ms. Sanchez and Mr. Cline voted AYE and Ms. Glassman and Mr. Aleo voted NAY to approve 2016-147 (3-2).*

On MOTION by Ms. Sanchez to approved ARC Case #2016-145 thru 2016-149 as noted. The motion died for failure of a second.

On MOTION by Ms. Sanchez seconded by Mr. Cline to revisit approval ARC Case #2016-145 thru 2016-149 as noted.

Discussion followed on the above listed cases.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, and Mr. Cline voting AYE and Mr. Bovis and Ms. Glassman voting NAY to approve ARC Case #2016-145 thru 2016-149 as noted. Motion passes 3-2.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports (Continued)**

**A. Sheriff's Department**

The Sheriff's Deputy provided a report on incidents occurring in the community.

**EIGHTH ORDER OF BUSINESS**

**Reports (Continued)**

**B. Operations Manager**

Ms. Diaz reviewed the Operation Manger's reported dated May 4, 2016 and the following items were highlighted:

➤ Proposals from LMP as follows:

- Estimate #32283      30 gal. Tabebuia Tree                      \$287.50
- Estimate #32284      50 Sweet Potato Vine                      \$200.00
- Estimate #32285      35 Red Fountain and Muhly Grass      \$642.36
- Estimate #30875      Clubhouse Planting Enhancement      \$2,362.75

On MOTION by Ms. Glassman seconded by Mr. Aleo to approve LMP Estimates #32283 for \$287.50; #32284 for \$200.00; #32285 for \$642.36; and #30875 for \$2,362.75.

Mr. Cline confirmed the expenditures are covered in the FY 2016 budget.

On VOICE VOTE with Ms. Glassman, Mr. Aleo, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the LMP Estimates #32283 for \$287.50; #32284 for \$200.00; #32285 for \$642.36; and #30875 for \$2,362.75 were approved. 5-0

- Several residents requested the addition of a piece of exercise equipment – a leg press.
  - The average cost of a new machine is approximately \$4,000 - \$5,000
  - A good condition used machine is available for \$800 from Phenomenal Fitness and a warranty is provided.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve the purchase of a good condition used leg press machine for the Fitness Center from Phenomenal Fitness for \$800.

On VOICE VOTE with Ms. Glassman, Mr. Aleo, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the purchase of a good condition used leg press machine for the Fitness Center from Phenomenal Fitness for \$800 was approved. 5-0

- Review of location where the person hired to check IDs will sit – indoor or outdoor.

- Review of OLM bid package revisions for the MPIO Standards and Specifications.
  - Two changes are requested:
    - Eliminate the \$5,000 performance bonus
    - Eliminate statement of contractor to terminate agreement with 30 day notice

**NINTH ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes)**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjourn the Regular Meeting and Proceed to a Workshop**

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor the meeting adjourned to a Workshop. 5-0



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Michael Cline  
Chairman