

**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 18, 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- via phone	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Bob Nanni	District Manager
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. 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 requested the Pool be added to the agenda.

Mr. Cline will provide an Attorney update.

**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**  
April 6, 2016  
April 20, 2016
- B. Financials**  
April 30, 2016
- C. Deed Restrictions**
- D. Report on Number of Registered Voters (3,307)**

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

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo and Mr. Cline voting AYE and Ms. Glassman voting NAY the Consent Agenda was approved as presented. 4-1.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**B. Resident’s Counsel**

Spring Fling is Saturday May 21, 2016. The Boy Scout’s flag ceremony will being at 10:30 a.m. The hours for the Spring Fling is 11:00 a.m. to 3:00 p.m. There is a guest appearance by Michael Clayton, former wide receiver for the Tampa Bay Buccaneers. He will be available to sign autographs. Entertainment for the kids includes a Bounce House, a Train, and a Water Slide attraction. There are 21 paid vendors and a large number of volunteers supporting this event. Food will be available for purchase.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2016-150	Iverson	30823 Luhman Ct.	Paint House	Approval
<del>2016-151</del>	<del>Manor Isle</del>	<del>1315 Deerbourne Dr</del>	<del>Replace Fence</del>	<del>Approval*</del>

*\*Request not within the jurisdiction of the CDD*

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Architectural Review recommendation for case #2016-150 as presented.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo Ms. Glassman, and Mr. Cline voting AYE the Architectural Review recommendation for case #2016-150 was accepted as presented. 5-0

**B. District Manager**

Mr. Nanni presented the arbitrage report prepared by Grau & Associates for the \$10,050,000 Meadow Pointe II Community Development District (Pasco County, Florida), Capital Improvement Revenue Refunding Bonds, Series 2004 (the "Bonds"). The results of their computations indicated a negative Rebate Requirement of (\$455,428) for March 31, 2016, therefore no amount is needed on deposit in the Rebate Fund.

**C. Operations Manager**

In April 2015 the CDD Board denied a request by the Tullamore HOA to plant trees on CDD property. During a recent inspection it was noted there are 5 Queen Palms planted by the pond. This item will be added to the next agenda pending review of the facts.

Information regarding Pool/Black Algae was included in the May 18, 2016 Operations Manager's Report. There is an ongoing issue with black algae in the pool and multiple attempts were made by Finley Pools to remove the algae. Paso County Health Department was contacted, confirming the pool should be closed when black algae is present. Finley Pools has vowed to aggressively treat the problem.

**Agenda Items Added**

**A. Pool**

Ms. Glassman provided comment on the Black Algae in the pool and would like to find somebody else to take care of the pool. Discussion followed on chlorine missing from storage and the purchase of additional chlorine to treat the problem.

**B. Attorney Update**

Mr. Cline reviewed information received from District Counsel on the Guzman property and on a memo regarding the District's scope of Architectural Review authority which was previously presented to the Board in August 2015. It is not within the District's purview to provide approval for a homeowner's request to widen a driveway, this matter would need to be submitted to the County for approval.

Mr. Bovis inquired about the rate increase received from District Counsel. Discussion followed on how the increased rates compare with other communities. The services provided for FY 2016 are within the amount budgeted.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval-  
Disapproval**

**A. Motion to Trim Trees on County Line Road – Sanchez Tree Service**

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the Sanchez Tree Service proposal to trim trees on County Line Road hanging over the wall in an amount NTE \$3,850.

Discussion followed on the removal of trees verses trimming them. A determination of who owns the trees is needed since there is a discrepancy between the County’s and the District Engineer’s determination. It was suggested the District Engineer provide the County with information related to the plat; and District Counsel involvement may be required

On MOTION by Mr. Bovis seconded by Ms. Glassman to table the Sanchez Tree Service Proposal.

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo, and Ms. Sanchez voting AYE and Mr. Cline voting NAY to table the Sanchez Tree Service Proposal. Motion passes 4-0.

**B. Motion to Approve Contract for OLM to Conduct Search**

On MOTION by Ms. Sanchez seconded by Ms. Sanchez to approve the contract with OLM to conduct a search for MPII landscape services in an amount NTE \$2,500.

Ms. Glassman noted OLM must have overlooked removal from the Bid Spec of the \$5,000 Performance Bonus. This item is to be deleted from the Specifications and Contract.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Ms. Glassman and Mr. Cline voting AYE to approve the contract with OLM to conduct a search for MPII landscape services in an amount NTE \$2,500. 5-0.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

The Sheriff’s Deputy provided an update on activities in the Community. Traffic enforcement is continuing.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval-  
Disapproval (continued)**

**C. FY 2017 Budget Discussion – Trim Notice**

Changes and revisions to the proposed FY 2017 budget were discussed.

- Utility contracts were reviewed.
- Trash Haulers – Secure a 5 year agreement to freeze prices until 2018 with a 2% increase the following years.

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the contract excluding the 90 gallon container provision and Authorize Mr. Bovis to execute the agreement.

Mr. Cline noted he has not had the opportunity to review the provisions or details of the agreement and cannot authorize something he has not had the opportunity to review. This item should be discussed at a workshop.

On VOICE VOTE with Mr. Bovis, Ms. Glassman, and Mr. Aleo, voting AYE and Ms. Sanchez and Mr. Cline voting NAY to accept the contract excluding the 90 gallon container provision and Authorize Mr. Bovis to execute the agreement. Motion passes 3-2.

**Deed Restriction Violation**

Mr. Marie, 30827 Iverson Drive stated he received violations for parking on the grass by his home. He will be removing a tree from his property and obtaining the required permits from the County to proceed with the tree removal and widening of his driveway less than 3 cubic years.

Discussion ensued as to who is responsible for a tree on CDD property – the homeowner or the CDD. District Counsel will be asked to attend the next meeting so this question can be asked in public. The homeowner agreed to delay taking any action with the tree located on CDD property until clarification is provided.

Additional discussion followed on the placement and removal of signs. The signs will be removed.

**C. FY 2017 Budget Discussion – Trim Notice (continued)**

- A recent DOL ruling impacts the position of Operations Manager
  - Minimum pay threshold for an exempt employee is \$47,476
  - If this is a non-exempt position, overtime compensation would apply

Discussion followed regarding an adjustment to the compensation of the current Operations Manager to comply with the DOL ruling. In an attempt to keep the overall budget for compensation down it was suggested a position be eliminated.

On MOTION by Mr. Bovis seconded by Mr. Aleo to adjust the minimum compensation for the Operations Manager position to \$47,476 to comply with the DOL ruling for exempt salaried employees effective December 1, 2016.

With no objection from Mr. Bovis the following amendment to the motion was made.

MOTION to AMEND by Mr. Aleo seconded by Ms. Sanchez to make the effective date the next pay period.

A side discussion ensued and Mr. Bovis asked the Chair to call the question on the motion.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Ms. Glassman and Mr. Cline voting AYE to adjust the minimum compensation for the Operations Manager position to \$47,476 to comply with the DOL ruling for exempt salaried employees effective the next pay period. Motion passes 5-0.

A line by line review of the FY 2017 budget items continued. Discussion ensued on how to prepare for undertaking road repairs as well as other large capital improvements within the community in the near future. Issues included road repairs, tree removal, and sidewalk repairs. The various reserve funds were considered.

- There will be no increase in the FY 2017 budget assessment.

**TENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

**Mr. Aleo:**

- Nothing additional at this time.

**Mr. Glassman:**

- Nothing additional at this time.

**Ms. Sanchez:**

- Nothing additional at this time.

**Mr. Bovis:**

- Review of security of investments in light of cybercrime.
  - Does FDIC cover failure due to a cyber-attack?

**Mr. Cline:**

- Nothing additional at this time.

*Ms. Glassman left the meeting.*

**ELEVENTH ORDER OF BUSINESS**

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

- Resident commented on feedback received from outside vendors who tour the community and comment on what a good job is being done in maintaining the area. Thank you to the staff and Board.
- Comment on brining Pasco County public transportation to the Meadow Points.
- Question regarding traffic counters in the road.
- Question regarding resolution to IT wiring issue.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Sanchez seconded by Mr. Bovis with all in favor the meeting was adjourned at 9:50 p.m. 4-0



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Michael Cline  
Chairman