

**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, June 15, 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. 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**

**Additional Agenda Items:**

- Trimming Trees on County Line Road

**FIFTH ORDER OF BUSINESS**

**Audience Comments** (*Comments will be  
limited to three minutes*)

Audience comments were received by the Board on the following items:

- Mowing to the edge of the pond; concern it weakens the pond bank.

**SIXTH ORDER OF BUSINESS**

**Pool Sweeper Demonstration at the Pool**

The meeting continued at the MPII pool area to observe a demonstration of an automatic pool sweeper. Upon completion of the demonstration the meeting continued in the Clubhouse.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes**  
May 4, 2016  
May 18, 2016
- B. Financials**  
May 31, 2016
- C. Deed Restrictions**

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

Discussion followed on Case #2016-137. Cannot verify when the house was painted, no letter will be sent.

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

**EIGHTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

The Sheriff's Deputy provided an update on activity in the community.

**B. Resident's Counsel**

The financial report on the Spring Fling is incomplete at this time. Information will be provided once it is finalized.

**NINTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2016-156	Wrencrest	30633 Wrencrest Dr.	Paint house	Approve
2016-157	Morningside	29602 Fog Hollow Dr.	Paint house	Disapprove
2016-158	Morningside	29534 Fog Hollow Dr.	Paint house	Disapprove

Discussion followed on the approved paint schemes.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to accept the Architectural Review recommendation for case #2016-156 thru #2016-158 as modified.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo and Mr. Cline voting AYE and Ms. Glassman voting NAY the Architectural Review recommendation for Case #2016-156 thru #2016-158 were accepted as amended. 4-1

**B. District Manager**

No report.

**C. Operations Manager**

Ms. Diaz reviewed the Operation Manger's reported dated June 15, 2016 and the following items were highlighted:

- KEM will no longer produce the newsletter for Meadow Pointe. June was the final issue.
  - Alternative options are being explored.
  - ICare is only offering a Black and White newsletter.
  - Consider option of working in conjunction with the other Meadow Pointe CDDs.
- Pond repairs have stopped due to the rainy season; repairs will resume when weather permits.
- Sidewalk repairs have been completed; a summary report will be provided.

Mr. Cline reviewed the letter from District Counsel regarding the Guzman case and discussed the options for moving forward.

On MOTION by Ms. Glassman seconded by Mr. Aleo to proceed with determining an estimate on the how much it would cost to take over the property at 1323 Baythorn Drive.

Discussion followed and the following amendment to the motion was made.

MOTION to AMEND by Mr. Bovis accepted by Ms. Glassman to adding: and to determine who has controlling ownership of the property and to request authorization to mow the grass.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo and Ms. Glassman voting AYE and Mr. Cline voting NAY to proceed with determining an estimate on how much it would cost to take over the property at 1323 Baythorn Drive and to determine who has controlling ownership of the property and to request authorization to mow the grass. 4-1



**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

**Mr. Glassman:**

- Trimming trees on County Line Road; contact the County at Arbor Care. The tree branches are hitting buses and trucks as they drive by.
- Contact CVS regarding their landscape maintenance.
- Unknown trimming of the crepe myrtle in front of certain Villages. The cutting was not done by LMP.

**Mr. Bovis:**

- Letter from Fuxam Engineering regarding Mansfield Blvd. – Kinnan Street Connection to view Development Plans.
  - Letter was not dated but stated to respond within 15 days of receipt.
  - States aggrieved persons substantially affected by the permit issuance may appeal the permit in accordance with Section 407 of the Pasco County Land Development Code.
  - Commission Moore had stated in the media Public Hearings would be held before any action was taken. It appears the County already has moved forward without notifying residents.
    - The Commissioner was contacted numerous times and was made aware of the CDDs concerns.
      - Dissatisfaction with representation by Commissioner Moore was expressed.
- Contact owner of the property at 30502 Wrencrest Drive regarding property maintenance issues.

**Mr. Cline:**

- Discussion on Emergency Planning Awareness issues.

**Mr. Aleo:**

- Nothing additional at this time.

**Ms. Sanchez:**

- Nothing additional at this time.

**TWELFTH ORDER OF BUSINESS**

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

Audience comments were received by the Board on the following items:

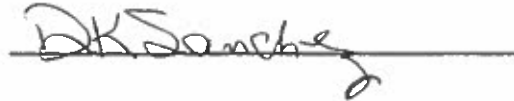
- Emergency Plans.
- Umbrella at the pool for the life guards.
- ID card replacement process.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Glassman seconded by Mr. Bovis with all in favor the meeting was adjourned. 5-0

A handwritten signature in black ink, appearing to read "DK Sanchez", is written over a horizontal line.

Chairman/Vice Chairman