

**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, July 20, 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 (via phone)	Chairman
Dana Sanchez	Vice Chairman
Renee Glassman	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**

Ms. Sanchez called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Ms. Sanchez 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:**

- Pool – Ms. Glassman
- LMP – Ms. Glassman
- Iverson – Ms. Glassman
- Gate Contractor – Mr. Bovis

*Mr. Cline connected to the meeting telephonically.*

On MOTION by Mr. Bovis seconded by Mr. Aleo to allow Mr. Cline to participate in the meeting and vote telephonically.

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

**FIFTH ORDER OF BUSINESS**

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

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

- Public recognition of Ms. Diaz and the Meadow Pointe II staff for their diligent work within the community.
- Request SWFWMD be contacted to maintain the conservation area.
  - Two trees fell, impeding private property.
  - An additional tree is in jeopardy of falling and potentially damaging the roof structure.
- Lettingwell gate issue regarding the pedestrian gate key.
- Resident acknowledged she received a \$1000 fine from the MPII CDD regarding her driveway. She is refusing to pay the fine and will be disputing the violation in court.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. **Minutes**  
July 6, 2016  
July 20, 2016
- B. **Financials**  
June 30, 2016
- C. **Deed Restrictions**

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

The following correction to the minutes were noted:

Change to the June 1, 2016 and June 15, 2016 minutes; Audience Comments is not to read Limited to Agenda Items.

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.

It was noted on the Deed Restriction Violations Report dated July 20, 2016, Case #2016-149 at 1810 Golden Dawn Place, and #2016-150 at 29609 Fog Hollow Drive were roof replacements completed without ARC application or approval. On both properties the work was completed by the previous homeowners and were sold to the new homeowners who were not aware the work was completed without ARC approval.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

This item is addressed below.

**B. Resident’s Council**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2016-164	Morningside	29847 Morningmist Dr.	Paint house	Approval
2016-165	Wrencrest	30922 Burleigh Dr.	Expand Patio and Screened in room	Approval
2016-166	Morningside	29602 Fog Hollow Dr.	Paint house	Approval
2016-167	Wrencrest	30514 Tremont Dr.	Paint house	Approval

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Architectural Review recommendations for case #2016-164 thru #2016-167 as presented.

On VOICE VOTE with Ms. Glassman, Mr. Bovis, Mr. Aleo, Mr. Cline and Ms. Sanchez voting AYE the Architectural Review recommendations for Case #2016-164 thru #2016-167 were accepted as amended. 5-0

Ms. Diaz introduced the new ARC/DRC Coordinator.

**B. District Manager**

Mr. Nanni noted the FY 2017 Budget Public Hearing is set for the August 17, 2017 meeting.

Information was provided on banks designated as Qualified Public Depositories (QPD). A QPD bank or savings association is designated by Florida's Chief Financial Officer to accept deposits from governmental units in the state of Florida.

Mr. Bovis provided considerable printed information to the Board cyber fraud.

### **C. Operations Manager**

Ms. Diaz reviewed the Operation Manger's reported dated July 20, 2016 and the following items were highlighted:

- Reference checks were completed on potential landscape contractors.
- Feedback was requested on the Hurricane Preparedness Plan presented at the last meeting.
  - The plan will be effective immediately, but is subject to any additional changes submitted by the Board.
- A copy was provided of the agreement between MPPII and IKare for a monthly back/white newsletter. The agreement was reviewed by District Counsel.
- Information on status of District Counsel's demand and draft Maintenance Agreement sent to the Tullamore Homeowners Association, Inc.
- The black algae in the pool has been resistant to treatment.
  - Steps are being taken to aggressively analyze and combat the problem.

## **SEVENTH ORDER OF BUSINESS**

### **Non-Staff Reports (continued)**

#### **A. Sheriff's Department**

MPPII was hit hard by a string of burglars who broke into cars. There was video footage of 4 white males, wearing gloves, breaking into vehicles at 5:00 a.m.

#### **Additional Agenda Items:**

- Pool – this item was discussed under the Operation Manager's Report.
- LMP – Ms. Glassman requested this item be removed.
- Iverson - More than the 10% was spent on the sidewalk repairs.
  - The additional repairs were done it error – even though they were necessary repairs.
  - The accountant will be contacted to address the required financial adjustments.
- Gate Contractor – The gate in Longleaf would not open or shut and the gate contractor was notified late on Friday. He did not have a spare motor and ordered it over the weekend. He returned on Monday to install the part, and there will be only 1 service charge. Followed up with the contractor if additional parts could be held in inventory and carried in the truck. He agreed.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval-Disapproval**

**A. Tree Trimming County Line Road**

Mr. Cline contacted District Counsel regarding the tree trimming along County Line Road and the following guidelines were provided:

The law is clear as to any overhanging branches, you can trim the vertical plane from your property. It is not recommend the District go on the County ROW to do any trimming, but there is no problem with trimming the vertical plane from the District’s property side.

Before any vertical plane trimming is done, the County should be given notice the District is going to perform the work, providing them a deadline by which to object.

On MOTION by Mr. Aleo seconded by Mr. Bovis to accept estimate #1088 from Juan Sanchez Tree Service LLC in an amount NTE \$3,850 to trim 34 oak trees along County Line Road between Forest Glen and Stetson.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Mr. Cline, and Ms. Sanchez, voting AYE and Ms. Glassman voting NAY to accept Estimate #1088 from Juan Sanchez Tree Service LLC in an amount NTE \$3,850 to trim 34 oak trees along County Line Road between Forest Glen and Stetson. 4-1

**ORDER OF BUSINESS**

**Supervisors’ Remarks**

**Mr. Aleo:**

- Nothing additional at this time.

**Ms. Glassman:**

- Follow-up on accounting report from the Resident’s Council on the last event as well as request for a monthly reporting.
  - Mr. Cline suggested a Board member may want to attend the Resident’s Council meeting to ask questions.
  - Ms. Glassman noted no 2 Board members should attend at the same time.

**Ms. Sanchez:**

- Nothing additional at this time.

**Mr. Bovis:**

- Request an Opinion Letter from District Counsel regarding the CDD responsibility and authority regarding driveways.
  - Request all legal guidance from District Counsel be provided in writing with copies kept on file for easy reference.
  
- Ms. Diaz is currently reviewing Deed Restriction Violations pertaining to driveways.
  
- Mr. Cline clarified District Counsel's comment regarding driveways.
  - The reference to driveways pertained to the CDD not having authority when dealing with architectural matters if someone was looking to extend their driveway or use concrete materials.
  - The restriction of CDD authority did not have anything to do with the Deed Restrictions which falls under Maintaining Property.
  
- Ms. Diaz is to get clarification from District Counsel if CDD authority is restricted regarding Architectural Review of driveways only, or if it also applies to Deed Restrictions.

**Mr. Cline:**

- Nothing additional at this time.

**ELEVENTH ORDER OF BUSINESS**

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

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

- Would like clarification on Deed Restrictions.
  
- Cleaning in Lettingwell.
  
- Observations on Deed Restrictions, additional requests from the Board for documentation, review of documents already provided, and pool issues.
  - It was confirmed black algae itself is not harmful.
  - This issues is being addressed and will be corrected.
  
- Parking issues in Deer Run and use of personal photos; who pays for gate problems.

**TWELFTH 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 at 8:21 p.m. 5-0



Michael Cline  
Chairman