

**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, August 17, 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:

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
 - Ponds on Morningside
 - Potential Clubhouse Hazzard

- Mr. Cline
 - iKare Publication

Approved

FIFTH ORDER OF BUSINESS

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

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for FY 2017

Mr. Nanni suspended the regular meeting and opened the Public Hearing to receive comment on the FY 2017 Budget. It was noted there is no increase in assessments to the Budget presented for FY 2017.

There being no comments from the public, Mr. Nanni closed the Public Hearing and resumed the regular meeting.

Ms. Glassman noted several projections for FY 2016 appeared to be incorrect.

Ms. Sanchez stated it appears this may be the result of a formula error in the document. These numbers do not impact or change the actual FY 2017 Budget calculations and the corrections will be made to the final budget.

A. Consideration of Resolution 2016-6 Adopting the Budget for Fiscal Year 2017

On MOTION by Ms. Sanchez seconded by Mr. Bovis to adopt Resolution 2016-6 The Annual Appropriation Resolution Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016; and Ending September 30, 2017.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo and Mr. Cline voting AYE Resolution 2016-6 The Annual Appropriation Resolution Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016; and Ending September 30, 2017 was adopted. 5-0.

B. Consideration of Resolution 2016-7 Levying Assessments for Fiscal Year 2017

On MOTION by Ms. Sanchez seconded by Mr. Aleo to adopt Resolution 2016-7 A Resolution Imposing Special Assessments and Certifying and Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo and Mr. Cline voting AYE Resolution 2016-7 A Resolution Imposing Special Assessments and Certifying and Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted. 5-0.

SEVENTH ODER OF BUSINESS

Consent Agenda

- A. Minutes**
July 6, 2016
July 20, 2016
- B. Financials**
July 31, 2016
- C. Deed Restrictions**

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

Mr. Bovis requested amendments to the July 6, 2016 and July 20, 2016 minutes.

Ms. Glassman stated objection to deed restrictions pertaining to dirty driveways in which it is not specifically the driveway but includes the sidewalk and apron owned by the CDD.

District Counsel provided the following opinion via email: The provision of the Declaration generally relied upon for “dirty driveways” states: “Each lot...shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard.” If, as an example, someone’s lot line extends only to the sidewalk and they pressure clean only the portion of the driveway on their lot and refuse to do more, then it would be advisable to find that property in compliance. But if the entire driveway currently needs attention (can’t tell from the picture) then I see no need at this point to parse out in the letter what portion the owner should be cleaning.

Discussion followed on cleaning the driveways and interpretation of the information provided by District Counsel; by general consensus of the Board, a letter regarding driveway cleaning will be sent on the Deed Restrictions presented.

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

EIGHTH ORDER OF BUSINESS

Deed Restriction Appeal

Jennifer Brown- Case No. 2016-85

Ms. Brown submitted an appeal regarding Case #2016-85 regarding brown areas on the lawn for property located at 30059 Morningmist Drive.

On MOTION by Ms. Sanchez seconded by Mr. Cline to uphold the DRVC findings on Case 2016-85 to levy the fine of \$25 per day for 7 days totaling \$175; plus administrative costs in the amount of \$132.28 for a total amount of \$307.28. Payment arrangements can be made.

Discussion followed on considering the recovery of CDD costs only.

On VOICE VOTE with Ms. Sanchez and Mr. Cline voting AYE, and Mr. Bovis, Mr. Aleo, and Ms. Glassman voting NAY to uphold the DRVC findings on Case 2016-85 to assess the fine of \$25 per day for 7 days totaling \$175; plus administrative costs in the amount of \$132.28 for a total amount of \$307.28. Payment arrangements can be made. Motion failed (2-3)

On MOTION by Mr. Aleo seconded by Mr. Bovis to suspend the cost of the fine and to collect \$132.28 for administrative expenses incurred by the District for Case 2016-85.

On AMENDED MOTION by Mr. Bovis seconded by Mr. Aleo to authorize a payment plan with the homeowner regarding Case 2016-85.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Glassman and Mr. Cline voting AYE and Ms. Sanchez voting NAY to authorize a payment plan with the homeowner regarding Case 2016-85. 4-1

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Glassman, and Mr. Cline voting AYE and Ms. Sanchez voting NAY to suspend the cost of the fine and to collect \$132.28 for administrative expenses incurred by the District for Case 2016-85. 4-1

NINTH ORDER OF BUSINESS

Non Staff Reports

B. Residents Council

Reminder the Immunization Cline will be held September 17, 2016 between 2:00 pm and 4:00 pm. The Blood Mobile will be on site to accept any donations.

The Halloween Party is scheduled for October 29, 2016.

A drop box will be available for can good donations which will be given to the local food bank.

The Residents Council requested a 50/50 cost share to purchase an ice machine for the clubhouse to be used by staff and for special events. The machine being considered would produce 120 pounds of ice in a 24 hour period and would hold 35 pounds of ice in the bin. The approximate cost for the equipment is \$1,350.

Discussion followed on the location of the ice machine, the maintenance of the equipment, and keeping the machine sanitary. This item will be discussed at the next meeting.

TENTH ORDER OF BUSINESS

Reports

A. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2016-171	Manor Isle	1345 Highwood Dr.	Paint House	Approval
2016-172	Deer Run	29535 Eagle Station Dr.	Replace Roof	Approval
2016-173	Wrencrest	30943 Burleigh Dr.	Fascia, Gutters, Window ledge repairs; Paint House	Approval

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Architectural Review recommendations as stated for case #2016-171 thru #2016-173.

The timeline for completion of projects specified in the Architectural Review rules is 6 months.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Aleo and Mr. Cline voting AYE the Architectural Review recommendations for case #2016-117 thru #2016-173 listed above were accepted as presented. 5-0

NINTH ORDER OF BUSINESS

Non Staff Reports (Continued)

A. Sheriff's Department

The Sheriff's Deputy provided an update on activities in the community, highlighting the start of school and the need to be aware of increased traffic in the school zones.

Summer is a busy time for crime and there is normally an increase in grand theft, auto burglaries, residential burglaries, and robberies. The statistics for MPII were reviewed.

B. District Manager
i. FY 2017 Proposed Meeting Dates

Mr. Nanni presented the FY 2017 Proposed Meeting Dates for consideration.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to approve the FY 2017 Meeting Dates as presented.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the FY 2017 Meeting Dates were approved as presented. 5-0

Mr. Nanni provided information on the PACA Leadership Conference which will be held on November 5, 2016.

C. Operations Manager

Ms. Diaz provided an update and the following information was highlighted:

- IKare was not able to generate advertising dollars to publish a newsletter for MPI and MPII.
 - Proposals were submitted by IKare to design, publish and mail a printed newsletter.
 - separately for Meadow Pointe II;
 - 4 pages \$1,165.69
 - 8 pages \$1,429.72
 - 12 pages \$1,688.18
 - 16 pages \$1,955.31
 - a combined newsletter for Meadow Point I and Meadow Pointe II
 - 4 pages \$1,773.44
 - 8 pages \$2,067.66
 - 12 pages \$2,492.83

Discussion followed with input from Mr. Smith from Meadow Pointe I. This item will be on the next agenda for review of any additional information regarding costs and funds budgeted for FY 2017.

- Evaluation of Oil Vanish; the product appears to show an improvement to the stained area after application and a little elbow grease.
 - Additional products can be considered.

Mr. Bovis stated he received information on the Pasco County Annual Solid Waste Disposal Assessment which applies to the costs for maintaining the landfill. The proposed assessment amount for 2016 is \$1,252.61. Mr. Bovis will appeal the Solid Waste Disposal Assessment and the final filing deadline for the appeal is January 31st.

ELEVENTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

A. Landscape Contract

Mr. Cline requested a motion for the Landscape Contract.

On MOTION by Ms. Glassman seconded by Mr. Bovis to extend the new landscape contract to LMP for 3 years.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Mr. Aleo, Ms. Glassman and Ms. Sanchez voting AYE, to extend the new landscape contract to LMP for 3 years. 5-0.

B. Hurricane Disaster Plan

Mr. Cline requested a motion to adopt the Hurricane Disaster Plan.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to approve the Hurricane Disaster Plan as presented.

Discussion followed and additional, specific details were requested to be added to the plan. It was noted this a living document, it is a plan in which items can be added, updated and changed as needed. No vote was taken on the previous motion.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to approve the Hurricane Disaster Plan as presented with the understanding it is a living document and is subject to change.

Additional discussion followed requesting changes to the document.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE, and Ms. Glassman voting NAY to approve the Hurricane Disaster Plan as presented with the understanding it is a living document and is subject to change. 4-1.

C. Agreement with Tullamore

Mr. Cline stated District Counsel worked with the Tullamore Homeowners Association, Inc. on a Maintenance Agreement regarding the unauthorized tree planting, and District Counsel recommends approval of the agreement.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the recommendation by District Counsel to approve the Maintenance Agreement with the Tullamore Homeowners Association, Inc.

Discussion followed on the Tullamore Homeowners Association, Inc. accepting responsibility for mowing around the pond where the unauthorized trees are planted, which is CDD property. Additional responsibilities listed in the agreement were reviewed, noting the CDD retains responsibility for treating the ponds.

On VOICE VOTE with Mr. Bovis, Ms. Glassman and Mr. Cline voting AYE, and Mr. Aleo and Ms. Sanchez voting NAY to accept the recommendation by District Counsel to approve the Maintenance Agreement with the Tullamore Homeowners Association, Inc. 3-2.

TWELFTH ORDER OF BUSINESS

Supervisor's Remarks

Ms. Glassman:

- Inquired about a locked gate in the designated smoking area by the pool and requested it be unlocked.
 - An exit bar is being installed on the breezeway gate.
- Inquired about a pond in Morningside with significant overgrowth; it is not being maintained to the pond's edge.
 - The map was checked, and the area cited is not a pond but is a conservation area.
- Provided comment about following District Counsel advice.

Mr. Aleo:

- Board discussions are professional input and not personal comments.
 - Request Board members keep it respectful at all times.
 - Everyone wants to do their best and have their opinions heard.
- Will assume responsibility to follow up on information for a new ice maker.

Ms. Sanchez:

- Works to represent the MPII community as a whole; it is not appropriate to represent interests of individual communities, areas, friends or family.

- At times, Deed Restriction decisions have been clouded by emotions. If fines are routinely waived there is no purpose in incurring the associated costs of the fining process. Deed Restrictions need to be enforced.

Mr. Bovis:

- Commented about the diversity of opinions on the Board.

Mr. Cline:

- Agrees Deed Restrictions need to be adjudicated more objectively.

THIRTEENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

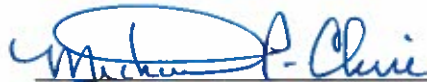
- Several comments on the Deed Restriction adjudication process.
- Suggestion on location for the ice machine.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Michael Cline
Chairman