

**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, September 7, 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 Secretary
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

The following item will be added to the Agenda:

- A. Ponds
- B. Lightning Detector
- C. Workshop Agenda Additions - Changes in Contract Provisions with LMP

Approved

FIFTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

The Sheriff's Deputy provided an update on activity occurring within the area.

Mr. Bovis joined the meeting.

B. Residents Council

The Residents Council reported on upcoming events which included the Immunization Clinic and Blood Drive scheduled for Saturday, September 17, 2016 from 1:00 p.m. to 3:00 p.m.; the Halloween Party scheduled in October is looking for volunteers.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Consent Agenda.

Discussion followed on the following Deed Restriction Cases presented:

On VOICE VOTE with Ms. Sanchez, Mr. Bovis, Ms. Glassman and Mr. Cline voting AYE the Consent Agenda was accepted 4-0.

EIGHTH ORDER OF BUSINESS

Reports

A. District Counsel

Mr. Cline stated a small claims case was filed against Robert Childers III and Jamie Childers and a proposed settlement was entered into. The Board must approve the settlement in order for it to become effective.

Mr. Aleo joined the meeting.

On MOTION by Ms. Glassman seconded by Mr. Aleo to approve the Proposed Settlement for the Childers Small Claims Case dated August 24, 2016.

Discussion followed.

On VOICE VOTE with Ms. Sanchez, Mr. Bovis, Ms. Glassman Mr. Aleo and Mr. Cline voting AYE the Proposed Settlement for the Childers Small Claims Case dated August 24, 2016 was approved. 5-0.

B. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>ARC Recommendation</u>
2016-174	Wrencrest	30543 Tremont Dr.	Roof Replacement	Approval
2016-175	Wrencrest	30612 Nickerson Loop	Window Replacement (White)	Approval

On MOTION by Ms. Glassman seconded by Mr. Aleo to approve the Architectural Review Recommendations for Case #2016-174 thru 2016-175 as presented.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2016-174 thru 2016-175 were approved. 5-0

C. Operations Manager

Ms. Diaz reviewed the September 7, 2016 Operations Manager's Report and highlighted the following items:

- Newsletter:
 - The publisher at KEM Media Group was contacted and asked if MPII would have the option of putting our newsletter content in the Wesley Chapel Magazine.
 - The publisher is working on pricing.
 - Ms. Glassman requested The Resident's Magazine be contacted.
 - Mr. McDonald produced the currently MPII Newsletter and it was done so very professionally.
- Pasco Times Article on CDD Fees:
 - The article provides misleading information regarding the CDD fees.
 - Mr. Bovis provided a response to the paper.
- Hurricane Shutters
 - A description of six types of hurricane shutters and the associated costs were provided.
 - A quote was received from Roll-A-Guard Hurricane Shutters in the amount of \$12,488; it would be an additional \$9,392 for the accordion shutters.
 - If the Board is interested in pursuing, additional proposals from various companies providing quotes on the six different types of shutters can be obtained.
- LMP Enhancement Proposals - #34113, 34114, 34115, 34132, and 34175
 - Ms. Glassman requested if the work is performed prior to October 1, 2016 can payment be made from the FY 2016 budget.

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the proposals from LMP in the amount of \$1,642.94 and to begin work prior to October 1, 2016 so payment is made from the FY 2016 budget.

On VOICE VOTE with Mr. Aleo, Ms. Glassman, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE the proposals from LMP in the amount of \$1,642.94 and to begin work prior to October 1, 2016 so payment is made from the FY 2016 budget was approved. 5-0

- Stain Remover Update
 - The oil vanish spray and the grease cleaner were both tested on a staff member's driveway as requested.
 - Oil Vanish – no significant improvement observed.
 - Grease Cleaner - no significant improvement observed.
- Tropical Storm Hermine
 - MPII sustained minimal damage from TS Hermine; mostly debris and tree limbs which staff cleaned up.
 - A TVs in the fitness center was damaged
 - The Clubhouse Security Cameras/DVR was damaged and needs to be replaced.
 - Mr. Nanni will follow up on the amount of the insurance deductible.
- Contracts
 - Mr. Cline signed the renewal contract with the Pasco County Sheriff's Office for 2016-2017. There was no change in the wording from the previous contract, but the cost of the contract decreased by \$1,000.
- Pond Restoration
 - To date, staff made repairs to 25 ponds.
- Refreshments
 - Discussion ensued regarding providing refreshments at the CDD and Resident Council meetings.
 - On Board consensus light refreshments will be provided at the meetings.

NINTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

Audience comments were received by the Board.

- Use of discretionary funds for minor purchases.

TENTH ORDER OF BUSINESS

Supervisor Comments

- **Renee Glassman**
 - Lightning Detectors
 - There is a sign for a lightning detector but there is no lightning detector.
 - The current lightning detector is being rebuilt and will be reinstalled once it is rebuilt.
 - Three hand held devices are available and are being used.
 - Ponds
 - The pond behind Ms. Glassman’s house has significant overgrowth.
 - American Eco Systems is responding to address the concern regarding overgrowth in the pond.
 - Ms. Glassman will accompany American Eco Systems when they inspect and treat the ponds in the community.

- **Glen Aleo**
 - Confirm the spending authorization level of the Operations Manager.
 - Follow up on burned down house at 1323 Baythorn Dr. – It will be 5 years in December.


- **Dana Sanchez**
 - Property on Wrencrest Drive with numerous code violations.
 - Code Enforcement has been engaged; work with neighbors to get additional complaints lodged regarding safety issues.

ELEVENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

Mr. Cline requested a motion to adjourn the meeting and proceed to a workshop.

On MOTION by Ms. Glassman seconded by Mr. Bovis with all in favor to adjourn the regular meeting and to proceed to a workshop.
5-0



Michael Cline
Chairman