

**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, October 5, 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 items were added to the Agenda:

A. Card Tables

**FIFTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The following audience comments were received by the Board:

- Landscapers mowing around the pond bank ran a lawnmower into the pond.

**SIXTH ORDER OF BUSINESS**

**Guest Speaker Lieutenant Dan Parisoe of the Florida Fish - Wildlife Conservation Commission Division**

Lieutenant Dan Parisoe of the Florida Fish – Wildlife Conservation Commission Division addressed issues concerning the feeding of wildlife. This may occur unintentionally when food is forgotten and or not properly secured in trash containers, or intentionally when food is put out specifically for the wildlife to eat. Animals attracted by intentional and unintentional food sources in our area are coyotes, foxes and raccoons which create a public nuisance. Another area of concern are improperly hung bird feeders which may result in the unintentional feeding of sandhill cranes. The feeding of alligators or any type of interaction with them is a criminal offense. Feeding wildlife may actually result in poor nutrition of the bird or animal as they may become dependent on humans for food. Feeding the animals actually increases the rate of wildlife mortality.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

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

**B. Residents Council**

The Residents Council noted the ice machine was purchased, installed and is very much appreciated. It is available for community events. The Halloween Party is scheduled for October 28, 2016 between 3-7 pm., and we have partnered with the Wiregrass Art Department who will be making pumpkins for the event.

It was noted the installation of a railing would be helpful to provide safer access to the building.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

<p>On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Consent Agenda.</p>
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There being no discussion,

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

**NINTH ORDER OF BUSINESS**

**Reports**

**A. District Counsel**

There being none the next item followed.

**B. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>ARC Recommendation</u>
2016-177	Colehaven	1504 O’Bear Ct.	Construct a Shed	Approval
2016-178	Deer Run	29715 Forest Glen Dr.	Paint Home	Approval
2016-179	Wrencrest	30522 Tremont Dr.	Paint Home	Approval
2016-180	Manor Isle	1344 Highwood Pl.	Replace Roof Shingles	Approval

Discussion ensued regarding Case # 2016-177 regarding the construction of a shed visible to the street. Nothing was found in the record indicating there is a requirement a shed must not be visible from the street. On voice vote with Ms. Sanchez, Mr. Aleo, Mr. Bovis and Mr. Cline voting to approve Case #177; Ms. Glassman did not register a vote.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2016-177 thru 2016-180 as presented.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Bovis and Mr. Cline voting AYE and Ms. Glassman voting NAY the Architectural Review Recommendations for Case #2016-177 thru 2016-180 were accepted. 4-1

**C. Operations Manager**

Ms. Diaz reviewed the October 5, 2016 Operations Manager’s Report and highlighted the following items:

➤ **Lightning Detector Update**

It was previously reported the repaired SkyScan Field Pro lightening detector unit was returned from Extreme Research, however the equipment still did not work. Although the unit has been out of warranty for 2 years, it never worked property. Scientific Sales, the manufacturer, agreed to swap out the equipment for a different type of unit at no charge.

➤ **Ice Machine**

The ice machine was purchased and installed. The Residents Council was invoiced for half the cost of machine.

➤ **Court Lights**

Three lights need to be replaced; the proposal was provided for Board review. MPI recently changed over their lighting to LED bulbs; Eco-Tech Capital provided MPII a proposal for retrofitting lighting to LED.

➤ **Fitness Center Deposits**

As of September 21, 2016 there are approximately \$19,000 in collected deposits, reflecting the \$10 per person for Fitness Center IDs which were not refunded when people moved away. According to Mr. Baldwin with Severn Trent Services, Section 1.3.4 of the Unclaimed Property Reporting Manual for the state of Florida, amounts of \$10 or more must be sent to the State of Florida and reported as Unclaimed Property.

➤ **Pool Contract**

The contract with Finley Pools has expired and a determination needs to be made if the contract is to be renewed or if staff is to request proposals for pool service.

Mr. Aleo, Ms. Sanchez, Mr. Bovis vote NAY to request proposals for pool service.

Ms. Glassman and Mr. Cline vote AYE to request proposals for pool service.

Ms. Diaz will forward the renewal contract with Finley Pools to Mr. Aleo for his review prior to final approval.

Ms. Glassman stated it is a disservice to the community to not request proposals for pool service.

➤ **LMP Proposal**

LMP submitted Proposal # 34553 for mulch. This is a contracted item which is billed separately in the amount of \$16,400 and requires approval.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to approve the LMP Proposal #34553 in the amount for \$16,400 for mulch.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Bovis Ms. Glassman, and Mr. Cline voting AYE the LMP Proposal #34553 in the amount for \$16,400 for mulch was approved. 5-0

**TENTH ORDER OF BUSINESS**

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

There being none the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Comments**


- **Glen Aleo**
  - Nothing additional at this time.
- **Renee Glassman**
  - Requested the purchase of new replacement Card Tables.
- **Dana Sanchez**
  - It has been over 6 months that a dead bush was reported at the Wrencrest entrance. No action has been taken to remove/replace it.
- **Jim Bovis**
  - The recently planted Robellini Palm has several dead fronds on it; the health of the planting needs to be confirmed.
  - The merger of Waste Connections, Inc. into Progressive Waste Solutions, Ltd. was reported.
  - Follow up information on Board members reporting violations to the County Code Enforcement.
- **Mike Cline**
  - Follow up with OLM on the palm trees in Colehaven with hanging palm fronds that bang against the cars as they pass by.
  - There is a similar situation in Iverson with palm trees.
  - What action, if any, should the CDD Board take on property such as the one with the burned out home that is a detriment to the community?
    - Should the CDD acquire the deed to the properties which pose a detriment over a long period of time? – Discussion followed.
    - LMP is to cut and maintain the CDD tree-lawn areas at 1323 Baythorn Dr. and 30502 Wrencrest Dr.

**TWELFTH 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 Mr. Aleo seconded by Ms. Sanchez with all in favor to adjourn the regular meeting and to proceed to a workshop.  
5-0

  
~~Michael Cline~~ *Dana Sanchez*  
 VICE Chairman