

**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, December 21, 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
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli	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

Dissemination Agreement with Severn Trent.

FIFTH ORDER OF BUSINESS

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

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes**
November 2, 2016
November 16, 2016
- B. Workshop Minutes**
November 2, 2016
- C. Financials**
November 30, 2016
- D. Deed Restrictions**

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to approve the consent agenda.

Question regarding Deed Restriction 2016-264 vehicle parked in driveway without vehicle tags.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to approve the consent agenda. 5-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

The Sheriff’s Deputy provided a community update and reminded everyone of the additional issues requiring additional watchfulness around the holidays.

B. Resident’s Council

There were between 50 – 60 participants for the Visit with Santa on December 10, 2016. The Easter Egg hunt is scheduled for Palm Sunday, volunteers are appreciated.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2016-197	Wrencrest	30628 Tremont Dr.	Paint home	Approve
2016-198	Wrencrest	30428 Tremont Dr.	Paint home	Approve
2016-199	Deer Run	29707 Allegro Dr.	Paint home	Approve
2016-200	Manor Isle	1308 Deerbourne Dr.	Install resin shed	Not applicable
2016-201	Manor Isle	1308 Deerborune Dr.	Covered patio	Approve

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the Architectural Review Recommendations for Case #2016-197 thru Case #2016-201 as reviewed.

Mr. Cline abstained from voting since he is one of the applicants.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo and Mr. Picarelli voting AYE to accept the Architectural Review Recommendations for Case #2016-197 thru Case #2016-201 as reviewed. 4-0.

B. District Manager

i. Dissemination Agent Agreement

Mr. Nanni presented a Dissemination Agent Agreement with Severn Trent Services to provide dissemination services for the District’s bond at the same price previously charged by the former dissemination agent, Prager.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to approve the Dissemination Agreement with Severn Trent Services.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to approve the Dissemination Agreement with Severn Trent Services. 5-0.

C. Operations Manager

Ms. Diaz provided an update on following information included in the November 16, 2016 report:

- Consideration is being given to changing the pond maintenance service company; the District Engineer is preparing a Pond Maintenance Scope of Services for the 108+ ponds within the District.
- The District Engineer has provided a written summary of the various types of slope stabilization processes.
- Staff has begun marking the sidewalks within the gated communities where the District is responsible for repairs.
- The Finley Pool Contract requires Board approval.

On MOTION by Mr. Cline seconded by Mr. Aleo to approve the Finley Pool Agreement as presented.

Discussion followed requesting the following be added to the agreement:

- Include a specified contract period – 1 year
- Policy on who determines the 3, 5, and 7 day service period.
 - November – February = 3 day service
 - March = 5 day service
 - April – October = 7 day service
 - Any changes made to the schedule are at the direction/approval of the Operations Manager

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to approve the Finley Pool Agreement subject to the modifications on the time periods listed above. 5-0.

- Review of the Clubhouse Facility Usage Report

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to close the Clubhouse on Saturday and Sunday at 8:00 p.m. during the standard time and to close at 9:00 p.m. beginning with daylight savings time.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, and Mr. Picarelli voting AYE and Mr. Aleo and Mr. Cline voting NAY to close the Clubhouse on Saturday and Sunday at 8:00 p.m. during the standard time and to close at 9:00 p.m. beginning with daylight savings time. 3-2.

The above motion will take effect January 1, 2017 and will be reviewed on an ongoing basis.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Sidewalk Repairs

The Board previously agreed to implement sidewalk repairs; what still needs to be determined is how much of a Village’s reserves will be used for the repairs.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to use 50% of the Village’s reserves designated for sidewalk repairs.

Discussion followed, and Mr. Aleo requested to rescind his motion and Ms. Sanchez concurred. The above motion was rescinded.

Mr. Aleo requested information on sidewalk reserves be tabulated on one page by Village with the following headings: Total Reserve Amount; Total Sidewalk Reserve Amount; and 2017 Budget Amount to Reserves.

B. Assignments of Supervisors' Area of Responsibilities

The assignment of Supervisor's Area of Responsibilities were reviewed and will be finalized at the next meeting.

TENTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Aleo:

- None at this time.

Mr. Picarelli:

- None at this time.

Ms. Sanchez:

- Reminder, the Supervisor's responsibilities are to all residents of MPII and not to any specific group of constituents; we serve the whole community.

Mr. Bovis:

- Situation regarding notice of trespass.

Mr. Cline:

- Board will follow advice provided by District Counsel regarding notice of trespass.

ELEVENTH ORDER OF BUSINESS

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

- Comment on change of closing hours.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Michael Cline
Chairman