

**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, January 18, 2017 at 6:32 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
Andy Cohen	District Counsel
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**

Mr. Cline requested Discussion Regarding Sheriff's Deputies be added to the agenda.

**FIFTH ORDER OF BUSINESS**

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

➤ Question regarding use of the Tax Collector's refund.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes**  
December 7, 2016  
December 21, 2016
- B. Workshop Minutes**  
December 7, 2016
- C. Financials**  
December 31, 2016
- D. Deed Restrictions**

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

District Counsel provided several corrections to the December 7, 2016 minutes.

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

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

The Sheriff’s Deputy provided a community update; report on observations at the basketball court.

**Added Agenda Item: Discussion Regarding Sheriff’s Deputies**

Review and discussion of manpower allocation and plans for enhanced security in the District.

**B. Resident’s Council**

The Easter Egg Hunt is scheduled for April 9, 2017, volunteers are appreciated. The date for the Spring Fling has not yet been confirmed.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-03	Morningside	29649 Morningmist Dr.	Roof shingles	Approve
2017-04	Wrencrest	30847 Wooley Ct.	Roof shingles	Approve
2017-05	Wrencrest	30626 Nickerson Loop	Paint home	Approve
2017-06	Iverson	30853 Luhman Ct.	Paint home	Approve
2017-07	Wrencrest	30724 Wrencrest Dr.	Paint home	Approve
2017-08	Iverson	30941 Iverson Dr.	Paint home	Approve

On MOTION by Mr. Bovis seconded by Mr. Aleo to accept the Architectural Review Recommendations for Case #2017-03 thru Case #2017-08 as reviewed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to accept the Architectural Review Recommendations for Case #2017-03 thru Case #2017-08 as reviewed. 5-0.

**B. Districts Attorney**

**i. Resolution 2017-02 Non-Refundable Fitness Fee**

Sections 11.15 in the Policy and Procedure Manual will be changed from refundable to non-refundable, and Section 11.3 regarding the process for refunding deposits will be deleted.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to adopt Resolution 2017-02 Non-Refundable Fitness Fee effective January 18, 2017.

The policy change is not retroactive and will take effect January 18, 2017 going forward.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE Resolution 2017-02 Non-Refundable Fitness Fess effective January 18, 2017 was adopted. 5-0.

**ii. Process for Assessment Additions for 24 Parcels**

It was discovered 24 parcels at the Anand Vihar property have not been assessed for bond debt or for operations and maintenance. We cannot go backward to recover the bond debt and the bond will be paid off in May of 2018. We are looking at the operations and maintenance debt and for recovering this assessment moving forward. The District may need to revise and adopt the new Assessment Methodology; however we are working to determine if the 24 parcels can simply be added to the current methodology.

If the District needs to go through the process of adopting a new Assessment Methodology, we would be required to prepare a new Assessment Methodology Report; provide a series of notifications; hold a public hearing; and adopt resolutions as referenced in Chapter 170 to implement and complete the process.

Once it is determined on how the District needs to proceed, the goal is to have everything completed so the roll can be submitted for certification by the end of August 2017.

**iii. Mediation Process with the County for Sidewalk Maintenance/Repair**

The County, to-date, has been unwilling to repair sidewalks along the County owned right-of-way unless the sidewalks were conveyed to the County by deed. They have refused to respond to sidewalk repairs if they were dedicated by plat, and have refused to meet with the District to discuss the situation.

Mr. Cohen reviewed the mediation process which was presented previously to the Board.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to adopt Resolution 2017-03 Initiating Governmental Conflict Resolution Procedures with Pasco County.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE Resolution 2017-03 Initiating Governmental Conflict Resolution Procedures with Pasco County was adopted. 5-0.

Discussion followed on the various debt services methodology.

*Mr. Cohen left the meeting.*

**C. District Manager**

**i. Estimated Cost of Assessment Methodology**

Mr. Nanni noted the estimated cost to complete an assessment methodology would range from \$14,000 to \$20,000.

**D. Operations Manager**

Ms. Diaz provided an update on following information included in the January 18, 2017 report:

- **Date for Spring Garage Sale**
  - The date of March 25, 2017 was set for the Spring Garage Sale.
- **LMP**
  - LMP announced a change in personnel and Sam Tillis will now be the District's representative.

Discussion ensued on issues relating to the basketball courts which also encompassed discussion on the Sheriff's Department coverage.



**B. Tree Trimming**

Juan Sanchez Tree Service LLC submitted proposal #1118 dated October 5, 2016 in the amount of \$19,000 to perform the following tree trimming service:

- o Trim 54 oak trees - County Line Road between Solitude and Mansfield
- o Trim 16 oak trees - County line Road between Stetson and Mansfield
- o Trim 62 oak trees - Mansfield between the school to the end of the road (East Side)
- o Trim 23 oak trees - Mansfield between the school to the end of the road (West Side)
- o Trim 37 oak trees and 3 sweetgum trees along both sides of Beardsley from Mansfield to the edge of Meadow Pointe 2.

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to accept Proposal #1118 from Juan Sanchez Tree Service LLC in the amount of \$19,000.

Discussion followed.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Picarelli, Mr. Bovis, and Mr. Cline voting AYE Proposal #1118 from Juan Sanchez Tree Service LLC in the amount of \$19,000 was approved.  
5-0

**TENTH ORDER OF BUSINESS**

**Supervisor’s Remarks**

**Mr. Bovis:**

- Continuing to follow up on LED lighting for the basketball court area.

**Mr. Aleo:**

- Bonds; road repairs; and tree removal should be added to the agenda for discussion and planning since it involves a long process to get things moving.

**Mr. Picarelli:**

- Review how to best proceed with addressing problems at the basketball courts.
- Concern regarding the number of vehicle accidents occurring within the community.

**Mr. Cline:**

- The joint use agreement with MP III will expire February 6, 2020 and will need to be reviewed.
- The following PACA meeting items were shared:
  - Information regarding Mansfield Blvd.
  - Follow up on an earlier request for placement of a digital sign previously denied by the County.
  - Future public transportation plans.

**Ms. Sanchez:**

- Nothing at this time.

**ELEVENTH ORDER OF BUSINESS**

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

- Comment on oak trees.

**TWELFTH ORDER OF BUSINESS**  
There being no further business,

**Adjournment**

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



Michael Cline  
Chairman