

**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, February 1, 2017 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
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

Mr. Nanni requested the following be added: Email from Resident; Discussion on courtesy emailed copies to residents.

FIFTH ORDER OF BUSINESS

Audience Comments

None.

Approved

SIXTH 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

None.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

DRVC Case # 2017-15 through 2017-19 were presented for consideration.

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

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

EIGHTH ORDER OF BUSINESS

Reports

A. DRVC Appeal

Mr. Brown, 1902 Blanchard Court, Wrencrest, presented a Deed Restriction Violation Appeal for Case #2016-160. The fine reached \$1,000 on December 19, 2016; administrative costs to date are \$155.33.

On MOTION by Mr. Aleo seconded by Mr. Bovis to waive the DRVC Case #2016-160 \$1,000 fine and require payment of administrative costs in the amount of \$155.33.

Discussion followed on notifications sent to the homeowners and if the violations were corrected.

On VOICE VOTE with Mr. Aleo and Mr. Bovis voting AYE; and Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting NAY to waive the DRVC Case #2016-160 \$1,000 fine and require payment of administrative costs in the amount of \$155.33. 2-3 MOTION FAILS.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli DRVC Case #2016-160 is to pay the \$1,000; payments can be made monthly over a 12 month period.

Discussion followed.

On VOICE VOTE with Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE and Mr. Aleo and Mr. Bovis voting NAY DRVC Case #2016-160 is to pay the \$1,000; payments can be made monthly over a 12 month period. 3-2 MOTION PASSES.

B. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2017-09	Wrencrest	30708 Nickerson	Roof Shingles	Approval
2017-10	Morningside	29923 Morningmist	Roof Shingles	Approval
2017-11	Morningside	29546 Fog Hollow	Roof Shingles	Approval
2017-12	Morningside	29546 Fog Hollow	Paint Home	Approval

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-09 and #2017-12 as presented.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Picarelli, Mr. Bovis and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-09 through #2017-12 were accepted as presented. 5-0

B. District Manager

i. Email from Resident Requesting Reinstatement of Privileges.

An email from a resident requesting reinstatement of privileges was read; a copy of the email is included with the minutes and made part of the record.

Board discussion followed on the question presented; the individual instituting the No Trespass Order on behalf of the Board agreed to review removal of the order after one year. The Board member requesting the order did not confer or discuss the matter with other Board members outside of a noticed public meeting.

A No Trespass Order on CDD property is not unprecedented; such action was previously taken when warranted for residents and employees.

The action taken was to ensure there is Workplace Safety for District employees and vendors. No one is permitted to touch our assault any Meadow Point II employees.

ii. Courtesy Email of Agenda Packages

Severn Trent has been providing courtesy emails of the Board’s Agenda Packages to past Board members at their request. The information provided is available online.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli Severn Trent is instructed not to send agenda packages or website links to former Board members or residents.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Picarelli, Mr. Bovis and Mr. Cline voting AYE Severn Trent will not send agenda packages or website links to former Board members. 5-0

C. Operations Manager

Ms. Diaz reviewed the February 15, 2017 Operations Manager’s Report highlighting the following items:

- Tree trimming began along Countyline Road, Beardsley and Mansfield; notices were hand delivered to residents affected by the work.
- Annual pond repairs are underway by staff.
- Once again Earl McDonald produced an exceptional Newsletter for MPII CDD residents. February’s newsletter is available online only; printed copies will be hand delivered every other month.
- Discussion on the number of aprons damaged in Lettingwell.

NINTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

None.

TENTH ORDER OF BUSINESS

Supervisor Comments


Mr. Bovis: Followed up with TECO, the lights should be on by Friday or Monday.

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. Sanchez seconded by Mr. Bovis with all in favor to adjourn the regular meeting and to proceed to a workshop at 7:43 p.m. 5-0


Michael Cline
Chairman