

**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, March 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 (via phone)	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
Brad Foran	District Engineer
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**

- Add LED Lights to the Workshop Agenda.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

- Question regarding damages and payment for repairs along the pond bank.

Approved

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**  
None.

**B. Residents Council**

- The Easter Egg Hunt is set for April 9, 2017
- The Spring Fling is scheduled for May 20, 2017.
- The Residents Council is looking for volunteers.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

DRVC Case # 2017-23 through 2017-25 were presented for consideration.

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

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the Consent Agenda was accepted as presented. 4-0.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2017-24	Morningside	29515 Morningmist	Roof Shingles	Approval
2017-25	Iverson	1517 Baythorn	Roof Shingles	Approval
2017-26	Morningside	29806 Morwen	Paint Home	Approval
2017-27	Morningside	29734 Fog Hollow	Paint Home	Approval
2017-28	Morningside	29630 Morningmist	Roof Shingles Paint Home	Approval Approval
2017-29	Deer Run	29419 Allegro	Roof Shingles	Approval
2017-30	Morningside	29722 Morwen	Roof Shingles	Approval
2017-31	Morningside	29649 Morningmist	Paint Home	Approval
2017-32	Wrencrest	1910 Blanchard Ct	Roof Shingles Solar Attic Vents	Approval Approval*

\*Change from pending to approve.

On MOTION by Mr. Aleo seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-24 thru #2017-32 as modified.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Mr. Picarelli, and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-24 thru #2017-32 were accepted as amended. 4-0

**B. Operations Manager**

None.

**NINTH ORDER OF BUSINESS**

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

- Clarification of the rules for guests to use the MPII Amenities.

*Ms. Sanchez joined the meeting telephonically.*

On MOTION by Mr. Bovis seconded by Mr. Picarelli with all in favor to accept Dana Sanchez to participate and vote at the meeting telephonically.

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

**Mr. Bovis:**

- Provided the Board with a handout regarding LED lighting.
- Received a request from a resident for a dog walk area by the BBQ Pit.

**Mr. Aleo:**

- Question to District Counsel regarding the competitive bid process parameters.
  - There is a monetary threshold of \$195,000 for most contracts.
  - There are statutory requirements for other contracts, such an engineer or architect.

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




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Michael Cline  
Chairman