

**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 15, 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
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

Additions to the Agenda:

- Request a joint meeting with MPIII regarding the Sheriff's Department

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes**
 - February 1, 2017
 - February 15, 2017
 - Workshop Minutes – February 1, 2017
- B. Financials**
 - February 28, 2017
- C. Deed Restrictions**

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

Mr. Cohen noted he was listed as in attendance at the February 15, 2017 meeting; he was not present at the meeting.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE to approve the consent agenda as amended. 4-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

- A. Sheriff’s Department**
None.

- B. Resident’s Council**
The Easter Egg Hunt is scheduled for April 9, 2017; the Spring Fling is set for May 20, 2017.

EIGHTH ORDER OF BUSINESS

Reports

- A. Deed Restriction Appeals**
None.

- B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-33	Deer Run	29537 Allegro	Roof Shingles	Approve
2017-34	Deer Run	29420 Allegro	Paint Home	Approve
2017-35	Deer Run	29629 Eagle Station	Roof Shingles	Approve
2017-36	Wrencrest	30710 Nickerson Loop	Paint Home	Not approved

On MOTION by Mr. Picarelli seconded by Mr. Bovis to approve the color scheme presented for Case #2017-36.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Cline voting AYE to accept the color scheme presented for Case #2017-36. 4-0.

2017-37	Wrencrest	30729 Burleigh	Roof Shingles	Approve
2017-38	Deer Run	29603 Eagle Station	Paint Home/Gutters	Approve
2017-39	Deer Run	29603 Eagle Station	Roof Shingles	Approve
2017-40	Glenham	1736 Wolcott	Paint Home	Approve
2017-41	Deer Run	29634 Allegro	Roof Shingles	Approve
2017-42	Wrencrest	30927 Burleigh Dr.	Roof Shingles	Approve

On MOTION by Mr. Bovis seconded by Mr. Aleo to accept the Architectural Review Recommendations for Case #2017-33 thru #2017-42 as modified.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Cline voting AYE to accept the Architectural Review Recommendations for Case #2017-33 thru Case #2017-42 as modified. 4-0.

C. District Counsel

General Updates:

- Moving forward with the sidewalk issues involving Pasco County.
 - A pre-meeting will be held at District Counsel’s office on March 22, 2017 with representatives to discuss strategy for the March 27, 2017 meeting with the County.
 - The Northwoods CDD expressed interest in the process.
 - A joint meeting with the County and CDD Board will be scheduled within 60 days from the March 27, 2017 meeting.

- A written response was provided to the representative of the Anand Vihar Parcel regarding questions posed to Mr. Bovis.
 - Information was received from Severn Trent to complete the Resolutions for the additional parcels.
 - An Engineer is working to ensure the proper assessments are captured for the Clubhouse parcel.

ii. Resolution 2017-4 Reimbursement Capital Expenditures

Mr. Cohen stated proceeding with Resolution 2017-4 is prudent and will provide opportunity to expend funds on the more pressing expenses; and then, if and when financing is issued, it will allow the District to be paid back from that financing.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to adopt Resolution 2017-4 Establishing Intent to Reimburse Certain Capital Expenditures with Proceeds of Future Tax-Exempt Financings.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Cline voting AYE to adopt Resolution 2017-4 Establishing Intent to Reimburse Certain Capital Expenditures with Proceeds of Future Tax-Exempt Financings. 4-0.

A tentative list of projects to be considered were submitted to Bond Counsel to establish if they are financeable; it was concluded bond funds could be utilized for the projects submitted.

i. Bond Counsel Agreement

A Bond Counsel Agreement between the Meadow Pointe II Community Development District and Bryant Miller Olive, P.A. was presented for discussion and consideration. The fee for a Negotiated Bond Sale is \$45,000, paid at closing as a cost of issuance; the fee for a Private Placement Bond is \$25,000; other services offered at \$350 per hour; cost to validate the bond would be \$350 per hour with a NTE maximum of \$10,000. The timeframe to complete the bond process could take between 6 – 8 months since the court schedule impacts the bond validation process.

Supervisor Aleo joined the meeting.

Discussion followed on the Bond Counsel Agreement.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli accept the Bond Counsel Agreement with Bryant Miller Olive, P.A.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Aleo voting AYE, and Mr. Cline voting NAY the Bond Counsel Agreement with Bryant Miller Olive, P.A. was accepted. 4-1.

Mr. Cohen addressed a letter distributed to the Board at the meeting;

- Review of the District’s insurance policy is warranted.
- A Legal Defense Resolution was previously adopted.

Mr. Picarelli requested an update on the pond company contract.

D. District Manager

i. Amended Motion to Assign Fund Balance 09.30.16

On MOTION by Mr. Bovis seconded by Mr. Aleo the Board assigns the revised FY 2016 Reserves per the September 30, 2016 Balance Sheet as follows:	
General Fund 001	
Operating Reserves	\$415,412
Reserves – Ponds	\$249,053
Reserves-Renewal & Replacement	\$125,305
Deed Restriction Fund 002	
Operating Reserves	\$15,637
Charlesworth Fund 003	
Operating Reserves	\$7,390
Reserves – Roadways	\$79,830
Reserve – Sidewalks	\$3,414
Colehaven Fund 004	
Operating Reserves	\$2,857
Reserves – Roadways	\$26,922
Covina Key Fund 005	
Operating Reserves	\$6,356
Reserves – Roadways	\$72,220
Reserve – Sidewalks	\$3,293
Glenham Fund 006	
Operating Reserves	\$2,157
Reserves – Roadways	\$10,513
Iverson Fund 007	
Operating Reserves	\$6,001
Reserves – Roadways	\$62,144
Lettingwell Fund 008	
Operating Reserves	\$2,273
Reserves – Roadways	\$10,739
Longleaf Fund 009	
Operating Reserves	\$6,098
Reserves – Roadways	\$49,650
Manor Isle Fund 010	
Operating Reserves	\$3,919
Reserves – Roadways	\$34,290
Sedgwick Fund 011	
Operating Reserves	\$4,359
Reserves – Roadways	\$63,580
Reserves – Sidewalks	\$3,560
Tullamore Fund 012	
Operating Reserves	\$4,826
Reserves – Roadways	\$35,569
Reserve – Sidewalks	\$5,372
Vermillion Fund 013	
Operating Reserves	\$4,494
Reserves – Roadways	\$62,578
Reserve – Sidewalks	\$1,936
Wrencrest Fund 014	
Operating Reserves	\$9,726
Reserves – Roadways	\$87,881

Total	
Operating Reserves	\$491,505
Reserves – Ponds	\$249,053
Reserves-Renewal & Replacement	\$125,305
Reserves – Roadways	\$595,916
Reserve – Sidewalks	\$17,575

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Aleo and Mr. Cline voting AYE, the Board assigns the revised FY 2016 Reserves per the September 30, 2016 Balance Sheet. 5-0.

ii. Acceptance of FY 2016 Audit Report

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the FY 2016 Audit Report completed by McDermit Davis as presented.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli and Mr. Aleo and Mr. Cline voting AYE, the FY 2016 Audit Report completed by McDermit Davis was accepted. 5-0.

E. Operations Manager

Ms. Diaz provided an update on following information included in the March 15, 2017

report:

- The aquatic services contract reviewed by District Counsel was submitted to the vendor.
- A number of LMP proposals were submitted for work to redo some of the village entrances; we are awaiting receipt of the remainder of the proposals.
- The pond repair expenses to date are just under \$20,000; 7 ponds have been completed.
 - Use of rip rap from sidewalk repairs saves the project \$1,000 per load.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

A. Changes in Policy for BBQ Grill/Gazebo Area

The changes in the policy for the BBQ Grill/ Gazebo Area were discussed; additional changes were made.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept No. 19 BBQ Grill/Covered Picnic Area and Picnic Tables Usage Policy with the changes as discussed.

Mr. Bovis was out of the room at the time of the vote.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to accept No. 19 BBQ Grill/ Covered Picnic Area and Picnic Tables Usage Policy with the changes as discussed. 4-0.

B. Changes in Policy for Guest Passes

The changes in the policy for the Guest Passes were discussed.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the changes to the procedure for Guest Passes.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to accept the changes to the procedure for Guest Passes. 5-0.

C. Changes in Policy for Fitness Center

The changes in the policy for the Fitness Center were discussed; additional changes were made.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the change to the procedure for the Fitness Center.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Picarelli, Mr. Bovis and Mr. Cline voting AYE to accept the change to the procedure for the Fitness Center. 5-0.

D. Lettingwell Tree and Driveway Process

The project and cost estimates were reviewed and discussed.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to table the Lettingwell Tree and Driveway Process to the next meeting;

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Picarelli, Mr. Bovis, and Mr. Cline voting AYE the Lettingwell Tree 5-0.

Two additional quotes are to be obtained; an Engineer's scope of service should be used.

ADDED AGENDA ITEMS:

- Request a joint meeting with MPIII regarding the Sheriff's Department.
 - Mr. Bovis is looking to coordinate acceptable dates for a meeting with MPIII.

TENTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Picarelli:

- Comment on community reciprocity.

Ms. Sanchez:

- Comment on interaction with other Meadow Pointe communities.

Mr. Bovis:

- Continue to work toward building good relationships with neighboring communities.

Mr. Cline:

- Work to build courteous working relationships.

ELEVENTH ORDER OF BUSINESS

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

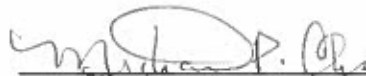
- Comments on various issues regarding the Sheriff's deputy coverage.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Sanchez seconded by Mr. Picarelli with all in favor the meeting was adjourned at 8:47 p.m. 5-0



Michael Cline
Chairman