

**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, April 19, 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
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Andy Cohen	District Counsel
Regina Kardash	
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:

The order of the agenda will be adjusted to facilitate a presentation on the Sidewalk Dispute with the County, Item 8Ciii.

FIFTH ORDER OF BUSINESS

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

- Date when tree removal will begin and type of trees to be replanted.
- Add “no burn” on the marquee.

EIGHTH ORDER OF BUSINESS

Reports

C. District Counsel

iii. Discussion of Sidewalk Dispute with County

Mr. Cohen reported there was a meeting with Pasco County staff on March 27, 2017 wherein it was agreed to put the proceedings on hold while the County and the District get cost estimates for the project. The slide presentation to the County was presented to the Board. A copy of the presentation is included and made part of the record. The following items were highlighted:

- The County will assess homeowners for any work they do.
- It would probably be more cost effective for the District to repair than the County.
 - The County will do an RFP for the work.
- Timeline for the County to repair would be sometime in Fiscal Year 2018-19.
- County has not agreed to take the deed as they had previously in other cases; we look to resolve this matter before this comes to a conclusion.

The District is in a hold period while we provide the County information they need to proceed. Once the County receives the information they will have 60 days to obtain cost estimates for doing the work and the District will also obtain costs estimates.

- The County has agreed to do “the work” on Mansfield, County Line and Beardsley.
- The meaning of the work remains to be defined.
- The County has agreed to review the tree issue which is potentially damaging our wall.

CDD neighborhoods are the District’s responsibility to take care of, leaving Deer Run and Morningside as the areas in dispute. The County and the District do not agree who owns the sidewalks in these areas. There are 3 options to consider.

Option 1: Continue with the litigation process. If agreement cannot be reached with the County, ultimately the Courts would decide who owns the sidewalks in Deer Run and Morningside. Whoever owns the sidewalks will end up assessing the homeowners.

Option 2: Stop the litigation. The County has said they will fix the sidewalks, but we do not know to what standards or how long it will take. The homeowners will be assessed and in the end, it will still not be determined who owns the sidewalks.

Option 3: Stop the litigation and the District will take title through a Quit Claim Deed, fix and assess the sidewalks repairs. This option presents liability issues, however the residents will probably pay less if the District handles the project and the District would have ongoing control over future repairs.

C. District Counsel

The following two resolutions related to the Anand Vihar parcels were presented and discussed with the recommendation to wait to pass these resolutions so they align closer with the FY 2018 Budget.

- i. Resolution 2017-5 Declaring Revised O&M Special Assessments**
- ii. Resolution 2017-6 Public Hearing on Imposing Assessments on Certain Properties**

There are 24 units in the now Anand Vihar development that were never assessed. These 24 units will be added to our tax roll moving forward for the Operations and Maintenance (O&M) only. The bond will be paid off either May 2018 or May 2017.

The process to capture these 24 parcels for the O&M is provided in Florida Statutes Chapter 170, Chapter 190 and Chapter 197. The 2 resolutions will be considered for adoption at the June 7, 2017 CDD meeting to coincide with approving the FY 2018 Preliminary Budget and setting the Public Hearing date.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Bond Pre-Payment

Mr. Cohen noted previously there was consideration to pre-pay the Bond by May 2017, and in discussion with Severn Trent the prepayment will be done. There is more than enough money for the payment and there is additional money left over. The Board will be required to determine what to do with the money remaining after the Bond payment.

The options to consider are (1) to return it to homeowners or (2) to use the money for Capital Projects if Bond Counsel agrees. The exact amount will not be known until the bond payment is made, but it appears to be around \$50,000 which would equate to approximately \$22 credit to the tax roll of eligible homeowners.

Discussion followed.

On MOTION by Mr. Picarelli seconded by Mr. Aleo to approve a tax credit to residents for any bond pre-payment excess.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE a tax credit to residents for any bond pre-payment excess was approved. 4-0.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes
 - March 1, 2017
 - March 15, 2017
 - Workshop Minutes – March 1, 2017
- B. Financials
 - March 2017
- C. Deed Restrictions

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

Mr. Aleo was not present at the time the vote was taken.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, and Mr. Cline voting AYE to approve the consent agenda as presented. 3-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

B. Resident’s Council

The Easter Egg Hunt had 180 participants. The Spring Fling will proceed on May 20, 2017; vendors, volunteers and donations are seriously needed. This event was in jeopardy of being cancelled due to lack of support. If the community wants them to continue, participation and support is needed.

EIGHTH ORDER OF BUSINESS

Reports - continued

A. Deed Restriction Appeals

None.

B. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2017-54	Iverson	30729 Burleigh Dr.	Roof Shingles	Approve
2017-55	Morningside	29740 Morningmist Dr.	Roof Shingles	Approve
2017-56	Deer Run	29707 Allegro Dr.	Paint Home	Approve
2017-57	Wrencrest	30507 Wrencrest Dr.	Paint Home	Approve
2017-58	Deer Run	1506 Stetson Dr.	Paint Home	Approve
2017-59	Morningside	29959 Morningmist Dr.	Roof Shingles	Approve
2017-60	Morningside	29710 Morwen Pl.	Roof Shingles	Approve
2017-61	Morningside	29941 Morningmist	Roof Shingles	Approve
2017-62	Deer Run	29721 Eagle Station Dr.	Roof Shingles	Approve

2017-63	Wrencrest	30839 Wooley Ct.	Roof Shingles	Approve
2017-64	Morningside	29728 Bright Ray Place	Roof Shingles	Approve
2017-65	Iverson	30716 Burleigh Dr.	Roof Shingles	Approve
2017-66	Morningside	29723 Morwen Pl.	Roof Shingles	Approve
2017-67	Iverson	30522 Iverson Dr.	Pool Enclosure	Approve
2017-68	Morningside	29955 Morningmist Dr.	Roof Shingles	Approve
2017-69	Morningside	29713 Bright Ray Place	Roof Shingles	Approve
2017-70	Morningside	30006 Morningmist Dr.	Roof Shingles	Approve
2017-71	Morningside	29640 Bright Ray Place	Roof Shingles	Approve
2017-72	Morningside	30039 Morningmist Dr.	Roof Shingles	Approve
2017-73	Morningside	29644 Morwen Pl.	Roof Shingles	Approve
2017-74	Morningside	29752 Morningmist Dr.	Roof Shingles	Approve
2017-75	Morningside	29823 Morningmist Dr.	Roof Shingles	Approve

On MOTION by Mr. Bovis seconded by Mr. Picarelli to accept the Architectural Review Recommendations for Case #2017-54 thru #2017-75 as presented.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to accept the Architectural Review Recommendations for Case #2017-54 thru Case #2017-75 as presented. 4-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports - Continued

A. Sheriff's Department

The Sheriff's Department provided an update on incidences occurring within the community.

EIGHTH ORDER OF BUSINESS

Reports - Continued

E. Operations Manager

Ms. Diaz provided an update on following information included in the April 19, 2017 report:

- **Lettingwell**
 - A pre-bid conference is scheduled for May 3, 2017 for the curb and apron repair project.
 - Juan Sanchez provided a map which shows where the replacement trees will be planted.
 - Utility Markings are completed for the entire Village.

- **Aquatics Systems**
 - Treatment of the ponds began April 10, 2017; copy of their weekly report was provided.

➤ **Goodwill Box**

- The box is creating problems in the community due to people dumping mattresses and broken furniture around the box.

On MOTION by Mr. Aleo seconded by Mr. Picarelli to remove the Goodwill Collection Box due to problems with illegal dumping.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the removal of the Goodwill Collection Box due to problems with illegal dumping was approved. 4-0.

D. District Manager

i. FY2018 Preliminary Budget for Discussion

Mr. Nanni presented a first draft of the FY 2018 Preliminary Budget for the purpose of discussion. A draft preliminary budget will be presented at 3 more meeting before consideration to approve a budget for the purpose of the County Trim Notices.

Discussion followed.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval - Continued**

B. Change to Swimming Pool Rules

Mr. Cline proposed to add the following verbiage: Children under 5 years old in the pool area must be within arms distance of their parent(s) or guardian over the age of 18.

On MOTION by Mr. Picarelli seconded by Mr. Picarelli to make the following change to the Swimming Pool Rules: Children under 5 years old in the pool area must be within arms distance of their parent(s) or guardian over the age of 18.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the change to the Swimming Pool Rules: Children under 5 years old in the pool area must be within arms distance of their parent(s) or guardian over the age of 18 was approved. 4-0.

C. Discussions with MPIII and Deputies

Mr. Cline reported it was a good, productive and informative meeting with MPIII and the Sheriff's Deputies. Thank you to Mr. Bovis for coordinating the meeting and opening the lines of communications and helping to build relationships. The path forward will need to be decided.

- **Pasco County Information Sharing Meeting**
 - Study to determine the feasibility of opening of Mansfield, Meadow Pointe Blvd., or one additional unnamed street.
 - Website to obtain form to state your position on the opening:
<http://www.pascocountyfl.net/FormCenter/Metropolitan-Planning-Organization-16/Wesley-Chapel-Roadway-Connections-Commen-256>

TENTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Picarelli:

- There have been several productive meetings and the Board seems to be on track and working together.

Mr. Bovis:

- Comment on the hazards of traffic Roundabouts.
- An update on LED lighting costs will be provided for the May meeting.
- Utility rate information for the budget should be ready for the next meeting.

Mr. Cline:

- Review the FY 2018 Budget; it will be worked on at the next several meetings.

ELEVENTH ORDER OF BUSINESS

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

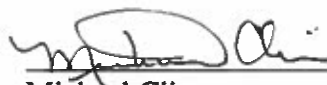
- Comment on Next Door website.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Aleo seconded by Mr. Picarelli with all in favor the meeting was adjourned. 4-0



Michael Cline
Chairman