

**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, May 3, 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 (via phone) | Assistant Secretary |
| John Picarelli          | Assistant Secretary |

Also present were:

|                              |                               |
|------------------------------|-------------------------------|
| Bob Nanni                    | District Manager              |
| Sheila Diaz                  | Operations Manager            |
| Juan Sanchez                 | Juan Sanchez Tree Service LLC |
| 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**

None.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Sanchez addressed questions and concerns regarding tree removal in Lettingwell.

- Placement of trees in relationship to underground utilities is a concern.
- The type of trees planted will depend on a review of landscape architecture in the surrounding area and County approval of the selection.

- 2 types of Holly Trees were selected.
- Work to remove the trees can begin in a week, and could take a month to complete.

***Mr. Bovis joined the meeting.***

- 44 trees are to be removed.
- 48 locations to plant new trees have been identified.

Additional audience comments:

- Inquiry regarding placement of a camera at the gate at Longleaf.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

None.

**B. Residents Council**

- Spring Fling is set for May 20, 2017 between 10 a.m. and 2 p.m. Volunteers are needed. There will be various activities, including a water park with 2 slides. Hot dogs and hamburger will be available for purchase.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

DRVC Case #2017-79 through 2017-95 were presented for consideration.

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

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

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

| <u>Case #</u> | <u>Village</u> | <u>Address</u>       | <u>Request</u>            | <u>Recommendations</u> |
|---------------|----------------|----------------------|---------------------------|------------------------|
| 2017-76       | Deer Run       | 29639 Allegro Drive  | Paint home                | Decline                |
| 2017-77       | Morningside    | 30012 Morningmist Dr | Previously installed roof | Approve                |
| 2017-78       | Glenham        | 30250 Glenham Ct     | Paint home                | Approve                |
| 2017-79       | Deer Run       | 29613 Allegro Drive  | Paint home                | Approve                |
| 2017-80       | Iverson        | 30644 Iverson Dr     | Previously installed roof | Approve                |
| 2017-81       | Wrencrest      | 30501 Tremont Dr     | Paint home                | Approve                |
| 2017-82       | Morningside    | 29746 Morningmist    | Paint home                | Approve                |
| 2017-83       | Wrencrest      | 1922 Blanchard Ct    | Roof Installation         | Approve                |
| 2017-84       | Deer Run       | 29447 Allegro Dr     | Roof Installation         | Approve                |

On MOTION by Mr. Picarelli seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-79 thru #2017-84 as noted.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-79 thru #2017-84 were accepted as noted. 5-0

**B. Operations Manager**

Ms. Diaz reviewed the May 3, 2017 Operations Manager’s Report highlighting the following items:

- A copy of the revised Policies and Procedures was provided and will be available on the website.
  - Revisions included changes to the BBQ Area; Fitness Center ID Cards, and Pool Rules.
- A copy of the Aquatics Monthly Inspection Report was provided.
- The Goodwill Box was removed.
- Pond repair work in Morningside commenced; this is the last area to begin before onset of the rainy season.
  - Mr. Cline noted the District is currently out of money budgeted for ponds repairs, but there is an opportunity to complete the repair on this pond.

On MOTION by Mr. Cline seconded by Mr. Bovis to move \$20,000 from Pond Reserves to Pond Maintenance so pond repairs can be completed in Morningside.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE to move \$20,000 from Pond Reserves to Pond Maintenance to complete the pond repairs in Morningside was approved. 5-0

- The OLM Inspections report was provided; LMP received a rating of 93.5.
  - Mr. Picarelli provided information based on his walkthrough with OLM on the following:
    - Replacement of a tree completed.
    - Annual planting are finished.
    - Trees around the basketball court were trimmed at no additional charge.
    - LMP is doing a good job keeping the grass green considering the extreme drought conditions.

The tree replacement proposal from Juan Sanchez Trees, LLC for Lettingwell was reviewed. It was noted there is no guarantee on the trees planted and the District would be responsible for watering them.

A proposal was received from LMP for the tree replacement which would include a 1 year guarantee and LMP would be responsible for watering.

Discussion followed on considering Juan Sanchez Trees, LLC to remove the trees and use LMP for tree replacement which included watering and a 1 year guarantee.

A modified proposal from Juan Sanchez Trees, LLC for removal of 44 trees should be obtained and a concise proposal should be obtained from LMP for the tree replacement/planting plus the watering and 1 year guarantee.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept Estimate #1147 from Juan Sanchez Trees, LLC with amendments totaling \$26,275; and to accept the LMP Estimate #38708 in the amount of \$14,346 with additional comments regarding a 1 year guarantee and watering included. An additional 10% for each project will be allotted.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE to accept Estimate #1147 from Juan Sanchez Trees, LLC with amendments totaling \$26,275; and to accept the LMP Estimate #38708 in the amount of \$14,346 with additional comments regarding a 1 year guarantee and watering included. An additional 10% for each project will be allotted. 5-0

- Follow up on putting carp in the ponds.
- Issue regarding deposit and clean-up fee.
- Find out why the storm drain was roped off.

Mr. Bovis reviewed information from SuperGreen Solutions on converting pole lighting at the tennis and basketball courts to LED system with a potential for a rebate from TECO.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to enter into a contract agreement with SuperGreen Solutions and Torres Electric Company LLC for the purchase and installation of LED lighting fixtures in the amount of \$28, 980 for lighting at the tennis and basketball courts.

Discussion followed on the funding of this project which would come from Capital Improvements.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE to enter into a contract agreement with SuperGreen Solutions and Torres Electric Company LLC for the purchase and installation of LED lighting fixtures in the amount of \$28, 980 for lighting at the tennis and basketball courts.  
5-0

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

**Mr. Bovis:**

- It was noted in the Newsletter parking on the driveway apron was permitted. For clarification, various HOA covenants may not permit any parking on the driveway apron.

**Mr. Aleo:**

- Consideration of Gate Cameras for discussion.
- Feedback was provided on the joint CDD meeting regarding the Sheriff's Department Coverage.

**Mr. Picarelli:**

- Review of items relating to the Bonds.
- Concur with consideration of Gate Cameras for discussion.

**Mr. Cline:**

- Highlights and takeaways from the joint CDD meeting.
  - Request analysis of service usage by area.

**NINTH ORDER OF BUSINESS**

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


- None.

**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. 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