

**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, June 21, 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
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

None.

FIFTH ORDER OF BUSINESS

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

➤ Resident expressed concern regarding the TRIM budget increase.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes**
 May 3, 2017
 May 17, 2017
 Workshop Minutes – May 3, 2017
- B. Financials**
 May 2017
- C. Deed Restrictions**

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

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the consent agenda was approved as presented. 4-0.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

- A. Sheriff’s Department**
 The Sheriff’s Deputy reported on criminal activity in the community.
- B. Resident’s Council**
 None.

EIGHTH ORDER OF BUSINESS

Reports

- A. Deed Restriction Appeals**
 None.
- B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-113	Wrencrest	30652 Nickerson Loop	Paint home	Approve
2017-114	Wrencrest	30652 Nickerson Loop	New roof	Approve
2017-115	Wrencrest	30652 Nickerson Loop	New windows	Approve
2017-116	Wrencrest	30543 Tremont	Paint home	Approve
2017-117	Deer Run	29708 Forest Glen	New roof	Approve
2017-118	Deer Run	29524 Eagle Station	Prior installed roof	Approve
2017-119	Wrencrest	30846 Wooley	Paint home	Approve
2017-120	Deer Run	29415 Allegro	Prior installed roof	Approve

On MOTION by Mr. Picarelli seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-113 thru #2017-120 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 #2017-113 thru Case #2017-120 as presented. 4-0.

C. District Manager

District funds will be assigned to a Certificate of Deposit with Bank United for 18 months at a rate of 1.1%.

As a result of the recent bond payoff, the Bond Trustee informed us of a surplus in the amount of approximately \$98,000. This amount will be apportioned and returned to everyone with a remaining bond debt and currently paying their assessments. The tax collector will be notified of the amount to be credited based on the type of parcel owned.

On MOTION by Mr. Bovis seconded by Mr. Picarelli authorizing District funds to be assigned to a Certificate of Deposit with Bank United for 18 months at a rate of 1.1%.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline voting AYE to authorize District funds to be assigned to a Certificate of Deposit with Bank United for 18 months at a rate of 1.1%. 4-0.

D. Operations Manager

Ms. Diaz provided an update on following information included in the June 21, 2017 report:

- **Lettingwell Project**
 - ACPLM is on schedule to start apron/gutter concrete repairs the week of June 26th.
 - Juan Sanchez - trees were removed; sod will be laid early July
 - LMP is to install trees early July

- **Covina Key Wall**
 - Monument was rebuilt.
 - The replacement sign was delayed; the install is scheduled for the week of 6/25/17.

- **Facility Usage Requests**
 - The two summer camp programs, Bricks for Kids and Soccer Shots agreed to the CDD terms; camps are scheduled to start.

- **Lobby/Reception Area Changes**
 - Based on the need to check IDs for all residents entering the facilities to use the pool or fitness center, the following physical changes to the lobby are recommended.
 - Add a large opening in the wall beneath the security monitors.
 - Build a double workstation counter-space on the office side.
 - Relocate lobby computers.
 - The estimated cost to complete this work is \$1,000.

NINTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

A. Discussion on Change to Lettingwell Concerns over Concrete Repairs

A concern reported by a Lettingwell resident was reviewed and one additional repair will be added to the repair list.

C. Discussion on Bond or Loan for Repairs and Improvements to MPIO

If the District is going to seek out a new bond or loan for MPIO infrastructure repairs and improvements, a comprehensive plan should be created. Improvements and enhancements for consideration: roadways; sidewalks; gates; security cameras; tree removal/replacement; and recreational enhancements. A Capital Project Plan, with associated costs is be created and the items for consideration prioritized.

The District will need to engage a Financial Advisor regarding the costs associated with pursuing a bond versus a bank loan. Bond Counsel would need to be consulted to ensure funded projects are approved under the terms of the bond.

D. Homeowners Concern about Pond in Deer Run

This item was not addressed.

E. Other New Business

None.

F. Guest Pass Rules and Fees

District Counsel was consulted regarding changes to the guest pass rules and fees.

Discussion followed on suggested changes in the rules and assessed fees.

- Allow up to 5 guests per household when the resident is at the facility
- Resident must apply – will be good for 30 days - nonrenewable
- Fee for MPI, MPIO, and MPIV Annual Pass: \$75.00

District Counsel will be contacted regarding the Rule Development process and suggested changes in the rules and fees will be presented for consideration at a Public Hearing.

G. County Proposal on Trees

The County confirmed there is a fund established for tree replacement; we have not received confirmation if they plan to replace the trees they removed.

The Board took a short recess.

B. 2018 Budget

Various modifications and adjustments to the TRIM budget were discussed; the updates will be submitted to the accountant to be incorporated in the budget.

TENTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Bovis:

- County Commissioner proposal to allow street parking on one side of the street.
 - Will apply to County owned streets.
- There is a request to construct a 7-11 store with gas pumps; rezoning will be needed. There is strong objection to the location of the project due to the proximity to schools.
- Lettingwell resident objection to the tree species selection.
- Fence issue in Longleaf.
- There may be a problem with the water/sewer billing involving MPI, MPIO, and possibly MPIO.

Mr. Picarelli:

- The possibility of taking back one side of Deer Run (tree lawn and sidewalks) from the County may be beneficial for the residents.

ELEVENTH ORDER OF BUSINESS

Audience Comments (continued)
(Limited to 3 Minutes)

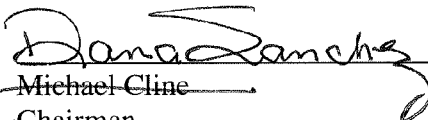
Comment on the financial report/invoices and the budget.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


 DANA Sanchez ~~Michael Cline~~
 Vice-Chairman

MINUTES OF MEETING MEADOW POINTE II
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Mike Cline 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 None.

FIFTH ORDER OF BUSINESS Audience Comments (*Comments will be limited to three minutes*)

- Resident expressed concern regarding the TRIM budget increase.

Approved

June 21, 2017

SIXTH ORDER OF BUSINESS A. Minutes

May 3, 2017 May 17, 2017

Workshop Minutes - May 3, 2017 **B. Financials**

May 2017

C. Deed Restrictions

Consent Agenda

Meadow Pointe II CDD

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

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the consent agenda was approved as presented. 4-0.

SEVENTH ORDER OF BUSINESS A. Sheriff's Department

Non-Staff Reports

The Sheriff's Deputy reported on criminal activity in the community.

B. Resident's Council None.

EIGHTH ORDER OF BUSINESS

A. Deed **Restriction** Appeals None.

Reports

B. Architectural Review Case # Village Street

2017-113 Wrencrest 30652 Nickerson Loop 2017-114 Wrencrest 30652 Nickerson Loop 2017-115

Wrencrest 30652 Nickerson Loop 2017-116 Wrencrest 30543 Tremont

2017-117 Deer Run 29708 Forest Glen 2017-118 Deer Run 29524 Eagle Station 2017-119 Wrencrest

30846 Wooley 2017-120 Deer Run 29415 Allegro

Type of Request Paint home New roof New windows Paint home New roof

Prior installed roof Paint home

Prior installed roof

Recommendation Approve Approve Approve Approve Approve Approve Approve Approve

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2 **Approved**

June 21, 2017

Meadow Pointe II CDD

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On MOTION by Mr. **Bovis seconded** by Mr. **Picarelli authorizing District** funds to be **assigned** to a Certificate **of Deposit with Bank** United for **18 months at a rate of 1.1 %**.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline voting AYE to authorize District funds to be assigned to a Certificate of Deposit with Bank United for 18 months at a rate of 1.1%. 4-0.

D. Operations Manager

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Approved

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June 21, 2017 Meadow Pointe II CDD

NINTH ORDER OF BUSINESS Action Items for Board Approval/Disapproval A.

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D. Homeowners Concern about Pond in Deer Run This

item was not addressed.

E. Other New Business None.

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June 21, 2017 Meadow Pointe II CDD

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ELEVENTH ORDER OF BUSINESS Audience Comments (continued) (Limited to 3 Minutes)

Comment on the financial report/invoices and the budget.

TWELFTH ORDER OF BUSINESS There being no further business,

Adjournment

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

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/ it --Chairman

5 Approved