

**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, July 5, 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 (via phone)	Chairman
Dana Sanchez	Vice 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

Ms. Sanchez called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Sanchez 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

Mr. Picarelli requested adding Consideration of a Public Hearing for Rule Development regarding change to fees for clubhouse usage to the agenda; and the addition of a window in the office.

Mr. Bovis requested adding the proposed 7-11 Store and the Pasco County Parking Ordinance.

Approved

FIFTH ORDER OF BUSINESS

Audience Comments

- Mr. Sanchez from Juan Sanchez Tree Service, LLC addressed tree stump grinding and the underground utilities which prevent a complete level grinding. An issue arose from cutting cable lines due to poor markings identifying the lines.

Mr. Cline joined the meeting telephonically.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to authorize Mr. Cline to participate in the meeting telephonically and to vote.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo and Mr. Picarelli voting AYE authorizing Mr. Cline to participate in the meeting telephonically and to vote. 4-0.

The depth the Frontier cable lines buried are in question; Mr. Bovis will investigate the issue and provide an update at a following meeting.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

An update was provided on activities occurring within the District.

B. Residents Council

The Immunization Clinic is scheduled for September.

ADDITIONS TO AGENDA:

A. Consideration of a Public Hearing for Rule Development Regarding Change to Fees for Clubhouse Usage

Request a Public Hearing be set regarding an increase in fees for clubhouse usage for non-residents. The purpose of the increase is to keep MPII in line with the fees being charged by neighboring Meadow Pointe Communities.

On MOTION by Mr. Picarelli seconded by Mr. Aleo to hold a Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities on August 16, 2017 at 6:30 p.m.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities on August 16, 2017 at 6:30 p.m. was approved. 5-0.

B. Add a Window in the Office.

Add a reception window (no glass) to assist staff in the process of checking IDs for use of the facility.

On MOTION by Mr. Picarelli seconded by Mr. Bovis to move forward with the installation of a reception window in the Clubhouse Office.

The following concerns were discussed:

- Would the opening result in a bottle neck?
- How would those who bypass the check-in be controlled?
- Structural concerns - wood or metal studs?

Mr. Picarelli requested the above motion be amended as follows:

AMENDED MOTION by Mr. Picarelli seconded by Mr. Aleo to move the reception area to the front of the Clubhouse and to obtain quotes for Board approval from contractors on the cost for structural work to install a reception area window opening.

Discussion followed on the amended motion confirming the Board is to review the contractor quotes before proceeding with any work.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to move the reception area to the front of the Clubhouse and to obtain quotes for Board approval from contractors on the cost for structural work to install a reception area window opening. 5-0.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

DRVC Case #2017-112, and 2017-120 through 2017-139 were presented for consideration.

On MOTION by Mr. Picarelli seconded by Mr. Cline to accept the Consent Agenda as presented.

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

B. Deed Restrictions Appeal – 30840 Wooley Court

- Dirt on the home
- Driveway stains
- Grass dying/bare spots/landscaping

No one is in attendance to represent or respond to the appeal for 30840 Wooley Court; the fines will continue.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2017-121	Wrencrest	30637 Wrencrest Dr.	Previously installed roof	Approve
2017-122	Morningside	29636 Morwen Pl.	Previously installed roof	Approve
2017-123	Iverson	30822 Iverson Dr.	Paint Home	Deny
2017-124	Iverson	1317 Baythorn	Previously installed roof	Approve
2017-125	Manor Isle	1537 Deerbourne	New roof	Approve
2017-126	Iverson	1349 Baythorn	New roof	Approve
2017-127	Morningside	29737 Fog Hollow	New roof	Approve

On MOTION by Mr. Picarelli seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-121 thru #2017-127 as modified, denying case #2017-123.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-121 thru #2017-127 as modified denying case #2017-123. was approved as noted. 5-0

B. Operations Manager

Ms. Diaz read a letter from a resident in Wrencrest who received several deed restriction violations. He requested an exception to give for him to continue parking his commercial vehicle (under 1 ton) in his driveway, which he has done for the past 6 years.

It was noted the Board does not have authority to change deed restrictions; deed restrictions can only be changed by 2/3 vote of the Wrencrest owners. This matter will be referred to District Counsel for review; parking a commercial vehicle may also be subject to a Pasco County Ordinance.

Ms. Diaz reviewed the July 5, 2017 Operations Manager’s Report highlighting the following items:

- Lettingwell concrete repairs continue; the District Engineer is overseeing the project.

- The Oak Tree Removal proposal from Juan Sanchez Tree Service is pending the response on the buried cables.
- Covina Key Wall Update: The sign company reported another delay in getting the sign made. Installation is scheduled for end of this week.
 - Submit to the insurance company the District Engineer’s costs; the cost for landscape restoration; and staff time for the initial clean-up.
- LED lights were delivered to clubhouse; Torres Electric was contracted by SuperGreen Solutions to install the lights on Tennis and Basketball Courts.
- A Notice of Public Hearing to Adopt Amendments to the fees and rules for usage was prepared by District Counsel.
- A small community co-op business, veteran owned, is requesting permission to use the clubhouse parking lot for customer pick up of fresh produce.
 - Additional information is needed before a decision can be made.
- An unannounced pool inspection was conducted on June 28, 2017 by the Pasco County Board of Health Inspector; we passed the inspection and a report was provided.
- LMP passed the OLM inspection with a score of 91%.
 - There are issues with weeds; the annuals; and a dead tree outside of Manor Isle.
 - Continued problem with grass cuttings going into the ponds; staff should spot check this issue.
- Mr. Picarelli stated the plans for the entrance plantings were reviewed and the planting beds may be relocated; soil sample were taken to determine if there are any problems; the next rotation of plantings will occur in the fall.
 - The Board expressed an overall disappointment and disgrace in the annual plantings.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were received:

- How will coolers will be checked once the window is installed?
- What is the cost for staff to install the window?
- Inquiry on fee changes for the passes.
 - This item will be addressed at the Public Hearing.
- Report of resident neglecting maintenance to the pond edge.
 - A deed restriction violation should be filed.
- Comment on digging and cable line cutting; question on bond payoff.

TENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Bovis:

- There may be a proposal for 7-11 Convenience Store at the SE corner of Mansfield Blvd and County Line Road.
 - Consider sending a letter to the Pasco County Board to voice opposition to such a proposal.

On MOTION by Mr. Bovis seconded by Mr. Aleo to request the chairman prepare a letter for the Pasco County Board voicing the Meadow Pointe II CDD opposition to any proposed 7-11 Convenience Store with gas pumps at the SE corner of Mansfield Blvd and County Line Road. The Board is to review the letter prior to authorizing sending the letter to the County.

Discussion followed to determine if there is an application on file with the County for the 7-11 store. Information thus far is from an article published in the May 10, 2017 Laker News.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, and Mr. Picarelli, AYE and Mr. Cline voting NAY to request the chairman prepare a letter for the Pasco County Board voicing the Meadow Pointe II CDD opposition to any proposed 7-11 Convenience Store with gas pumps at the SE corner of Mansfield Blvd and County Line Road. The Board is to review the letter prior to authorizing sending the letter to the County. 4-1

- Pasco County Proposed Parking Ordinance –

On MOTION by Mr. Bovis seconded by Mr. Picarelli to prepare a letter, signed by the Chair, stating objection to changes to the Proposed Parking Ordinance, and present the letter to the County Commissioners at the workshop held on this item.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE to prepare a letter, signed by the Chair, stating objection to changes to the Proposed Parking Ordinance, and present the letter to the County Commissioners at the workshop held on this item. 5-0

ELEVENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

Ms. Sanchez requested a motion to adjourn the meeting and proceed to a workshop.

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



Michael Cline
Chairman