

**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 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 (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**

Additions to the Agenda:

- Tree Replacement for the Villages
- Lettingwell Concrete Work

**FIFTH ORDER OF BUSINESS**

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

- Lettingwell HOA receiving multiple calls regarding tree removal and replacement plans; there is a desire to provide their input on tree selection.
- Questions on the Budget and Capital Project.

*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. Picarelli, and Mr. Aleo voting AYE to authorize Mr. Cline to participate in the meeting telephonically and to vote. 4-0.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. **Minutes**  
  - June 7, 2017
  - June 20, 2017
  - Workshop Minutes – June 7, 2017
- B. **Financials**  
  - June 30, 2017
- C. **Deed Restrictions**

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

On VOICE VOTE with Mr. Bovis, Mr. Cline, Mr. Picarelli, Mr. Aleo, and Ms. Sanchez voting AYE to accept the consent agenda as presented. 5-0.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

The Sheriff’s Deputy provided an update on activities within the Meadow Pointe II 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
2017-128	Glenham	30319 Glenham	Paint Home	Approve
2017-129	Colehaven	30530 Treyburn	Pool Enclosure	Approve
2017-130	Iverson	30822 Iverson	Paint Home-Gutters	Approve
2017-131	Wrencrest	30502 Wrencrest	Home Painted	Approve
2017-132	Wrencrest	30931 Burleigh	Previously Installed Roof	Approve
2017-133	Glenham	30319 Glenham	Screen Enclosure	Approve
2017-134	Wrencrest	30851 Wooley	Paint Home w/variation	Approve
2017-135	Wrencrest	30507 Wrencrest	Previously Installed Roof	Approve
2017-136	Morningside	30056 Morningmist	New Roof	Approve
2017-137	Morningside	29624 Morwen	Shed Replacement	Approve
2017-138	Wrencrest	30533 Wrencrest	Previously Installed Roof	Approve
2017-139	Wrencrest	30621 Wrencrest	New Roof	Approve
2017-140	Iverson	30747 Burleigh	New Roof	Approve

On MOTION by Mr. Cline seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2017-128 thru #2017-140.

On VOICE VOTE with Mr. Bovis, , Mr. Picarelli, Mr. Cline, Mr. Aleo and Ms. Sanchez voting AYE to accept the Architectural Review Recommendations for Case #2017-128 thru Case #2017-140. 5-0.

**C. District Manager**

None.

**D. Operations Manager**

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

- **County Trees:**
  - Obtain an accurate count on the number of trees to be replaced.
  - Determine an appropriate location for planting the new trees.
  - The County will plant the trees; the District will be responsible for maintaining the trees.
  - Mr. Picarelli is to coordinate with LMP regarding the tree species and locations for planting.

- County Sidewalks:
  - County is looking to resolve the dispute with a \$10,000 payment for repairs in exchange for an Interlocal Agreement.
  - Maintenance obligation would be transferred to the CDD for the sidewalks.
  - Advise District Counsel payment from the County should be equal to the actual costs provided by the County to do the work at \$17,000.
  - Clarify the streets are not included.
  
- Reception Area Proposals
  - Proposals were received to construct a reception window opening ranging from \$380 to \$3,700

On MOTION by Mr. Cline seconded by Mr. Aleo to table discussions on the reception area proposals to the August 2, 2017 meeting.

Discussion followed.

On VOICE VOTE with Mr. Cline, Mr. Aleo, and Ms. Sanchez voting AYE and Mr. Bovis and Mr. Picarelli voting NAY to table discussions on the reception area proposals to the August 2, 2017 meeting. 3-2. Motion Passes.

- Lettingwell Concrete Project
  - Per Brad Foran, ACPLM completed the bulk of the work and will be back within 2 weeks to finish.

**ADDITION TO THE AGENDA**

**Lettingwell Concrete Work**

Mr. Picarelli provided comment on the Lettingwell project:

- Displeased the District Engineer is working as the site supervisor on this project.
  - The District is paying the engineering rate for supervisory work.
  - Need to determine how to work with the utility companies in identifying their lines so tree stump grinding can be done properly.

Discussion followed on who should be responsible to oversee supervision of these types of projects; CDD Supervisors or staff. The parameters for engineering services should have been established first, prior to authorizing the District Engineer to oversee the project. Mr. Foran will be notified at this point to only do the final inspection on the Lettingwell project and to explain why there was a 2 week delay in completion.

- Covina Key Wall Update
  - Covina Key wall has been rebuilt and the sign finally installed. All related expenses will be billed to insurance company.
- Court LED Lights
  - Installation of the Court LED lights was completed
- Fall Garage Sale
  - By consensus of the Board, the Meadow Pointe II Garage Sale will be held Saturday, October 14, 2017
- Air Conditioner Location
  - A resident moving an A/C unit to the side of house will need to complete an ARC application to insure the conduit attached to the house matches the house color scheme.

**ADDITION TO THE AGENDA**

**Tree Replacement for Villages**

- Residents in the Villages want a say in the type of trees being planted.
  - Discussion followed on how to involve residents in the selection process; how to manage such a project (HOA and non-HOA communities); and how to meet County requirements of 3 different trees.
  - This item will be discussed in detail at a workshop.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval/Disapproval**

**A. DRVC Committee Applicant**

Mr. Kyle Molder volunteered to serve on the DRVC Committee.

On MOTION by Mr. Cline seconded by Mr. Picarelli to allow Mr. Kyle Molder to serve as a volunteer on the Deed Restriction Violation Committee.

On VOICE VOTE with Mr. Cline, Mr. Aleo, Mr. Bovis, Mr. Picarelli and Ms. Sanchez voting AYE to allow Mr. Kyle Molder to serve as a volunteer on the Deed Restriction Violation Committee.  
5-0

**B. Guest Window Project**

This item was addressed above.

**C. Lettingwell Project**

This item was addressed above.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Remarks**

**Mr. Bovis:**

- Follow up on joint MP III Meeting; need to determine what is needed to move forward.
- Mr. Nanni advised there is no additional information available at this time on any proposed changes to the Parking Ordinance.
- The letter regarding a potential development project has been scripted and is ready to be sent to the West Pasco County Senior Development Review Technician.
- Send letter to the new company leadership of our current Management Services Company, offering our support and let them know we look forward to working with them.

On MOTION by Mr. Bovis seconded by Mr. Aleo to direct Mr. Nanni to send letter to the new company leadership of our current management services company, offering our support and letting them know we look forward to working with them.

On VOICE VOTE with Mr. Aleo, Mr. Bovis, Mr. Picarelli and Ms. Sanchez voting AYE and Mr. Cline voting NAY to direct Mr. Nanni to send letter to the new company leadership of our current management services company, offering our support and letting them know we look forward to working with them. 4-1

**ELEVENTH ORDER OF BUSINESS**

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

- Comment regarding the FIOS cable – it is laid on the ground level just below the concrete – it was not buried.
- Where the trees were removed in Lettingwell and the stumps were not ground, the grass is growing and cannot be mowed.
- PACA sent a letter to the County regarding the proposed changes to the Parking Ordinance.
- Comment on tree lawn and yard parking.
  - Add item to a workshop agenda for discussion.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Picarelli seconded by Mr. Cline with all in favor the meeting was adjourned. 5-0



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Michael Cline  
Chairman