

**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, September 20, 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:

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|----------------|---------------------|
| Mike Cline | 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

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:

- Trees for Lettingwell

FIFTH ORDER OF BUSINESS

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

Comments from the audience were received.

- Request installation of railing.
 - This project has been addressed and is currently in progress.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities

A. Public Hearing on Fees and Rules

On MOTION by Mr. Bovis seconded by Mr. Picarelli with all in favor to open the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities.

There being no comments from the public,

On MOTION by Ms. Sanchez seconded by Mr. Cline with all in favor to close the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities.

B. Resolution 2017-10 Amending the District’s Policies and Procedures and Related Fees for Utilization of its District Facilities; Providing a Severability Clause; Providing an Effective Date; and Providing for Repeal of Rules in Conflict Therewith

On MOTION by Ms. Sanchez seconded by Mr. Bovis to adopt Resolution 2017-10 Amending the District’s Policies and Procedures and Related Fees for Utilization of its District Facilities; Providing a Severability Clause; Providing an Effective Date; and Providing for Repeal of Rules in Conflict Therewith.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline, voting AYE to adopt Resolution 2017-10 Amending the District’s Policies and Procedures and Related Fees for Utilization of its District Facilities; Providing a Severability Clause; Providing an Effective Date; and Providing for Repeal of Rules in Conflict Therewith.

SEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes from August 2, 2017; August 16, 2017 and Workshop Minutes from August 2, 2017**
- B. Financials - August 2017**
- C. Deed Restrictions**

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the consent agenda.

Mr. Picarelli provided comment on the engineering costs for the concrete work in Lettingwell. Moving forward with future concrete work, the process needs to be managed differently to be more cost efficient.

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

EIGHTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

Ms. Sanchez provided an update on the Sheriff's Department contract.

B. Resident's Council

On October 7, 2017 the Immunization Clinic will be offered on site. Walgreens will be offer flu shots between 4:30 and 5:30 p.m. The Blood Mobile will also be on site October 7, 2017 for blood donations between 2:00 p.m. to 6:00 p.m. The Halloween Bash will be held October 28, 2018.

The Resident's Counsel is requesting \$1,500 for the various events held in the community throughout the year.

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to support the Resident's Counsel's request for \$1,500 for the various events held in the community throughout the year.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to support the Resident's Counsel's request for \$1,500 for the various events held in the community throughout the year.

NINTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals

None.

B. Architectural Review

| Case # | Village | Street | Type of Request | Recommendation |
|----------|-------------|-------------------|-----------------|----------------|
| 2017-157 | Manor Isle | 1536 Deerbourne | Replace Roof | Approve |
| 2017-158 | Manor Isle | 1536 Deerbourne | Paint Home | Deny |
| 2017-159 | Morningside | 29709 Morningside | Paint Home | Approve |

On MOTION by Mr. Picarelli seconded by Mr. Aleo with all in favor to accept the Architectural Review Recommendations for Case #2017-157 thru #2017-159 as modified.

C. District Manager

Mr. Nanni reported on the criteria Special Districts need to meet to qualify for FEMA disaster assistance. The District's insurance was contacted.

D. Operations Manager

Ms. Diaz noted a copy of the Operations Manager Report dated September 20, 2017 was included in the agenda package.

➤ **Hurricane Irma**

- Much of staff time and resources over the last two weeks were spent on preparing for and cleaning up after Hurricane Irma.
- LMP was onsite Monday September 11, 2017 to assess damage; a negotiated price of \$2,800 was agreed to for tree removal and debris clean up.
- Staff was tasked with the smaller debris cleanup and re-cleaning of storm drains.
- The pond company assessed the ponds following the hurricane and they are providing additional treatments as needed.

A heartfelt appreciation was expressed by all for the work accomplished by the staff, vendors, fellow Board members, and residents of the community. It is through everyone's efforts the restoration process is progressing.

Additions to the Agenda:

➤ **Trees - Lettingwell**

Mr. Bovis inquired about the issue of fallen trees from the conservation areas onto homeowner's property and the District's property.

If a tree falls from a conservation area, the portion on the tree landing on private property is the owner's responsibility to remove and dispose of that portion of the tree landing on their property. It cannot be discarded back into the conservation area.

The portion of the tree remaining in the conservation area can only be removed by someone who is permitted to do the work in the conservation area.

Discussion followed on landscape maintenance of CDD property located within an HOA where the HOA maintains the area.

District Counsel will be consulted to determine who is responsible for a tree fallen onto CDD property that is currently being maintained by the HOA and there is no written agreement between the District and the HOA.

On MOTION by Mr. Cline seconded by Mr. Bovis Effective September 20, 2017 going forward, if a tree falls from the conservation area onto CDD property, regardless of who currently maintains the property, the CDD will remove the tree from CDD property.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline voting AYE and Ms. Sanchez voting NAY Effective September 20, 2017 going forward, if a tree falls from the conservation area onto CDD property, regardless of who currently maintains the property, the CDD will remove the tree from CDD property. Motion Passes 4-1

Ms. Sanchez requested a letter be sent to all the HOA's advising them of the above motion.

Mr. Bovis provided comment on the Utility Locate letter from District Counsel.

Ms. Diaz continued the highlights from the September 20, 2017 Operations Manager Report.

➤ **Proposal for Mulch from LMP**

On MOTION by Mr. Cline seconded by Mr. Bovis to approve the LMP Proposal #41354 in the amount of \$16,400 for mulch which is a budgeted expense.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to approve the LMP Proposal #41354 in the amount of \$16,400 for mulch which is a budgeted expense.

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| TENTH ORDER OF BUSINESS | Action Items for Board Approval/Disapproval |
|--------------------------------|--|

A. Hurricane Preparedness and Cleanup

i. Hurricane Shutters – Clubhouse

Reconsider purchasing hurricane shutters for the CDD owned property. Information on this item will be pursued.

ii. Emergency Sheltering in Clubhouse - Emergency Back-up Generator

District Counsel was consulted if the Clubhouse could be designated as an Emergency Shelter. It was suggested the District consider establishing the Clubhouse as a Cooling Center rather than an Emergency shelter. To accomplish this the District would need to purchase and install an Emergency Back-up Generator. Information on this item will be pursued.

iii. Sandbags and Sand for Residents

Consider purchasing sand for use by MPII residents. This can be looked into as well as purchasing quick dam flood bags versus sand bags.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Remarks

Ms. Sanchez:

- Great job by Ms. Diaz and the entire staff on the handling of the pre and post hurricane issues. Thank you.

Mr. Aleo:

- Thank you to the Board for all their hard work.

Mr. Cline:

- Final request for wish list capital improvement items are to be submitted for compilation for the October 4, 2017 meeting.

TWELFTH ORDER OF BUSINESS

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

Audience comments were received.

- Question regarding CDD property boundaries.
- Comment on Emergency Generator; question on the shelf life of quick dam flood bags.
- Thank you for the work on the Hurricane.

Mr. Cline noted a very valuable employees is relocating to Texas and will be greatly missed.

On MOTION by Mr. Cline seconded by Mr. Bovis with all in favor to approve a staff recognition party for the employees working during Hurricane Irma and provide a special recognition for the employee relocating to Texas.

THIRTEENTH 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.



Michael Cline
Chairman