

**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, January 3, 2018 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
Jim Bovis	Assistant Secretary
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Andy Cohen	District Counsel
Brad Foreman	District Engineer
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, First
Responders, et al**

The Pledge of Allegiance was recited; a moment of silence was observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

- Follow-up with the Resident's Counsel on the situation with the Firehouse.
- Motion to Proceed with Issuance of Bonds.

Approved

FIFTH ORDER OF BUSINESS

Audience Comments

Audience comments were received on the following items:

- Ongoing problem with parking in tree lawns; blocking the sidewalks in Morningside and Deer Run.
 - The Board advised they cannot cite Residents since it is not a deed restriction matter; this is an issue for Law Enforcement to handle.
- Facebook Petition against a 7-Eleven development.
 - The Board advised a letter was sent to the Pasco County Commissioners stating the District’s opposition. It was noted the CDD cannot expend funds against this opposition or lead any such effort.
 - Residents can organize their efforts if they are in opposition to the development.

Mr. Bovis joined the meeting.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

A community update was provided by the Pasco County Deputy.

- Warnings and citations will be issued for parking violations by law enforcement and/or code enforcement.

B. Residents Council

The Christmas Event was very successful.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

DRVC Case # 2017-172 was presented for consideration.

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

On VOICE VOTE with all in favor the Consent Agenda was approved as presented. 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>
2018-01	Manor Isle	1548 Deer Run	New windows Hurricane screen door	Approve
2018-02	Iverson	30942 Iverson	New roof	Approve
2018-03	Deer Run	29603 Forrest Glen	New windows	Approve
2018-04	Morningside	29842 Morning Mist	Paint home	Approve

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to accept the Architectural Review Recommendations as presented above for Case #2018-01 thru #2011-04.

On VOICE VOTE with all in favor to accept the Architectural Review Recommendations as presented above for Case #2018-01 thru #2018-04 . 5-0

B. Deed Restriction Violation Appeals

➤ **DR 2017-172 at 1938 Fellsway Ct.**

- An appeal request was presented by the homeowner; the Board reviewed the information.
- Violations were not corrected within the time allotted. The driveway was cleaned but the stain remains.

A 30-day extension was granted to allow the homeowner to provide proof of compliance.

On MOTION by Mr. Aleo seconded by Mr. Bovis to extend the timeframe by 30 days for homeowner to have driveway professionally cleaned; the CDD to waive the fine and impose administrative fee costs of \$150.67, following affirmation of compliance for the DR 2017-172 appeal.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, and Mr. Aleo voting AYE and Ms. Sanchez and Mr. Cline voting NAY to waive the fine, following affirmation of compliance within 30 days; and to impose administrative fee costs of \$150.67 for DR 2017-172 appeal. Motion carries 3-2.

C. Operations Manager

Ms. Diaz reported the CDD Packets are now available online; they were emailed to the Board and a printed copy was also provided.

➤ **January 2018 Newsletter**

- **Spring Garage Sale**
 - Meadow Pointe III date is March 24, 2018.
 - Meadow Pointe I and IV have not yet set a date.
 - At the next meeting, recommendations will be presented for the date of the MP II Spring Garage Sale.
 -

➤ **Pool Service**

- Contract with current vendor Finley Pool Services ended December 31, 2017 and they are currently providing service on a month-to-month basis.
- Proposals were included in the Agenda Packet and discussion can be scheduled for review at the next meeting.
 - Positive Pool Service offers pool service six days per week.
 - Finley Pool has not yet submitted a proposal.

D. Discussion Regarding Issuance of Bonds

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to proceed with discussions on a future issuance of a bond to cover roadways, tree removals and other projects.

On VOICE VOTE with Mr. Picarelli, Mr. Aleo, Mr. Bovis, Ms. Sanchez and Mr. Cline voting AYE to proceed with discussions on a future issuance of a bond to cover roadways, tree removals, and other projects was approved. 5-0.

E. Mr. Cline provided information regarding the situation with Fire Station 26.

- Pasco County entered into an agreement with Hillsborough County to provide ambulance and fire service to areas in Hillsborough County; specifically Pebble Creek, Cross Creek, Live Oaks and Wharton High School.
- The \$275,000 agreement does not seem to be enough to cover the cost for 6 additional staff and use of Pasco County fire department equipment.
- Three other fire stations in Pasco County will now be responding to calls from Meadow Point II which will significantly affect emergency response times.
- Our community will be disadvantaged in the following ways:
 - The fire-emergency response to Hillsborough County will be used as justification for connecting Kinnan and Mansfield roadway; Pasco County residents will be paying a portion of the bill for the road opening.
 - A lapse in fire-emergency response time provided to Pasco County residents will be created.
 - The amount of money negotiated for this contract agreement cannot support the proposed staffing and depreciation costs for the equipment.

- It was noted residents should reach out to Commission Moore to provide their comments and input.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were received on the following:

- A copy of the Pasco County agreement with Hillsborough County to provide ambulance and fire service to areas in Hillsborough County was requested.
 - A copy of the agreement was provided.
- Does the Pasco County agreement with Hillsborough County to provide ambulance and fire service contain an escalator clause?
 - Yes it follows the CPI.

TENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Bovis:

- Please reach out to Commission Moore to voice your comments and concerns regarding the roadway opening.

Ms. Sanchez:

- There are mixed feelings within the community regarding the opening of Kinnan Road. The District has taken a position against the opening of the road. There will be a significant increase in traffic from Hillsborough/Tampa onto a two-lane road in our community since there are areas where it is not expandable to four lanes. This will have a detrimental impact on the safety of the residents in our community.

Mr. Picarelli:

- Supporting the road opening for use a shortcut is at the sacrifice of all the bad things associated with it.
- The letter Mr. Cohen wrote to Verizon/Frontier regarding Verizon cables buried in the tree lawns was appreciated.

Mr. Cohen noted Frontier received the letter and responded. They were directed to contact the District Engineer, Brad Foran who will be meeting with them onsite.

Mr. Foran stated when he meets with Frontier they will be advised where the stump grinding will occur. At their cost, they will be given the option to relocate the lines or otherwise protect them from damage.

ELEVENTH ORDER OF BUSINESS

**Adjourn the Regular Meeting and Proceed
to the Workshop**

Mr. Cline requested a motion to adjourn the meeting and proceed to a workshop.

On MOTION by Ms. Sanchez seconded by Mr. Aleo with all in favor to adjourn the regular meeting at 7:49 p.m. and to proceed to a workshop.



Michael Cline
Chairman