

**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, February 7, 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**

None.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

Audience comments were received on the following items:

- A request for a light to be installed by the tennis courts.

- Concern was voiced regarding early tennis court closings; would like the night hours extended.
- Comment on the costs associated with the CDD taking over Morningside and Deer Run sidewalks.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

None.

**B. Residents Council**

None.

**C. Government Liaison**

- Reached out to each of the Pasco County Commissioners via email to set up a face-to-face meeting regarding the Kinnan roadway extension and the 7-Eleven development.
  - Commissioner Mariano was the only Commissioner to respond to-date; a meeting is being set for next week.
- Met with a Fire & Rescue Representative regarding the new contract to provide service in Hillsborough County.
  - Fire & Rescue wants the road opened so there is access to provide service for the new contract.
- A representative of the Development Review Committee provided assurance if there is any new information on the 7-Eleven development they will inform the MP II Government Liaison immediately.
- Mr. Cline requested the Government Liaison address the issue of digital signs when meeting with the Commissioners.
  - There was no objection by the Board regarding this request.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

DRVC Case #2018-32 thru 2018-44 were presented for consideration.

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

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

Additional audience comments were received.

- Comment on the meeting regarding Morningside and Deer Run sidewalks.
- Concern regarding proposals adding costs to the District and then increasing taxes.

**EIGHTH ORDER OF BUSINESS Reports**

**A. Deed Restriction Violation Appeals**

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

- Follow-up from the January 3, 2018 meeting; a 30-day extension was granted to allow the homeowner to have his driveway professionally power washed and to provide a receipt for the work.
  - The homeowner complied.
- The Board is to address the costs, if any, the homeowner is required to pay, following compliance.
  - Fine at \$25 per day; Total of 3 days = \$75
  - Administrative costs: \$150.67

On MOTION by Mr. Picarelli seconded by Mr. Bovis to impose administrative fee costs in the amount of \$150.67; and to waive the \$75 fine since the homeowner is in compliance.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, and Mr. Aleo voting AYE, and Ms. Sanchez and Mr. Cline voting NAY to impose administrative fee costs in the amount of \$150.67; and to waive the \$75 fine since the homeowner is in compliance. Motion carries 3-2.

Payment of the administrative fee costs is to be made in 3 payments over the next 3 months.

**B. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2018-06	Iverson	30942 Iverson	New windows	Approve
2018-07	Morningside	29813 Morwen	Repaint door	Approve
2018-08	Wrencrest	30721 Wrencrest	Paint home	Approve
2018-09	Wrencrest	30723 Tremont	Roof	Approve
2018-10	Wrencrest	30927 Burleigh	Paint home	Approve
2018-11	Wrencrest	30618 Tremont	Screen Room	Approve

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Architectural Review Recommendations as presented above for Case #2018-06 thru #2011-11.

On VOICE VOTE with all in favor the Architectural Review Recommendations as presented above for Case #2018-06 thru #2018-11 were accepted. 5-0

**C. Operations Manager**

Ms. Diaz reviewed the February 7, 2018 Operations Manager’s Report highlighting the following items:

**Pond Contract Renewal**

The Aquatic Systems contract ends March 31, 2018. The renewal will be effective April 1, 2018 and there is no increase in cost. Renewal is recommended.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to approve the pond contract renewal agreement with Aquatic Systems in the amount of \$4,775 per month, effective April 1, 2018 thru March 31, 2019.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE, the pond contract renewal agreement with Aquatic Systems in the amount of \$4,775 per month, effective April 1, 2018 thru March 31, 2019 was approved. 5-0

**Pond Repairs 2018**

- Pond repairs continue in Longleaf.
  - Pond #12-3 was completed February 7, 2018.
  - Pond #12-4 is scheduled to begin February 8, 2018.
    - The Longleaf HOA, the Management Company, and residents affected by the repairs were notified.

**Pasco County Sheriff’s Contract**

- The Meadow Pointe II contract with the Pasco County Sheriff’s Department will end on February 15, 2018.

**Pool Service**

- Effective February 1, 2018 Positive Pools took over pool service from Finley Pools.
  - District Counsel reviewed the contract; an addendum addressing liability was added and accepted by Positive Pools.

**Holiday Decorations**

- Replacement wreaths, lights, etc. will be ordered at a 20% discount.
- Request approval to send an email to Anand Vihar, requesting feedback on adding this community’s entrance to the 2018 decorating schedule.

**OLM Inspection/February 2018**

- LMP failed February inspection with a score of 85%.
  - LMP’s performance issues were addressed by Mr. Picarelli.
    - LMP believes OLM’s scoring was not justified; Mr. Picarelli reviewed the discrepancies regarding the problem areas.
    - LMP will be invited to participate in the next walkthrough with OLM.
    - If the score from the previous month is adjusted to 90% based on the findings, a majority of the Board (3-2) was in agreement to allow an additional one-time bonus payment for the adjusted score.

**Monument Overlays Signs**

The overlay signs on Beardsley were installed.

**Newsletter**

The newsletter was completed, and once again Earl McDonald did a phenomenal job.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

None.

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

**Ms. Sanchez:**

- Thank you to residents(s) for voicing their opinions to the Board; their comments are important, welcomed and encouraged.

**Mr. Picarelli:**

- Working on Project Tracking Forms with Ms. Diaz to be used in tracking a project’s progress.

**Mr. Cline:**

- No decision has been made regarding the sidewalks in Morningside and Deer Run.

**ELEVENTH ORDER OF BUSINESS**


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

Mr. Cline requested a motion to proceed to an executive session to discuss a confidential legal matter, and to allow Ms. Diaz to participate.

February 7, 2018

Meadow Pointe II CDD

On MOTION by Mr. Bovis seconded by Ms. Sanchez with all in favor to proceed to an executive session to discuss a confidential legal matter.

  
Michael Cline  
Chairman