

MEADOW POINTE II  
CLUBHOUSE

30051 COUNTY LINE RD  
WESLEY CHAPEL, FL 33543  
813-991-5016

clubhouse@mpiicdd.org

www.meadowpointe2cdd.org

Operations Manager:  
Sheila Diaz

Office Hours: Daily 8am-  
9pm

Fitness Center: M-F 7am-  
8:45pm, SS 8am-8:45pm

Pool: Daily 10am-30  
minutes before dusk.  
(Wednesdays the pool  
opens at 12 noon.)

MPII CDD BOARD

Mike Cline, Chair:  
mikecline@mpiicdd.org

Dana Sanchez, V. Chair:  
danasanchez  
@mpiicdd.org

John Picarelli, Asst.  
Treasurer: johnpicarel-  
li@mpiicdd.org

Glen Aleo, Asst. Sec.  
glen.aleo@mpiicdd.org

Jim Bovis, Asst. Sec.  
jim.bovis@mpiicdd.org

MPII RESIDENTS'  
COUNCIL

Main Contact: Diana  
Cline, Chair  
eang211@verizon.net

The RC is a group of vol-  
unteers that work to make  
our community a better  
place to live.

Notary Services are  
now available through  
the Clubhouse. Call  
ahead for availability.

# MP II News

VOLUME 2, ISSUE 1

JANUARY 1, 2017

## Rumors

By Mike Cline

Lately there have been numerous rumors, innuendos, and accusations flying around concerning actions that may have been taken by the CDD Board. As with any election the facts are always stretched without documenting the true facts. You, the homeowner needs to know the truth.

**FALSE STATEMENT 1:**  
***There is a Conflict of Interest or Nepotism on the CDD Board of Supervisors.***

This issue centered around an employee who was hired by the Operations Manager to work in the CDD Clubhouse Office. Several months later her spouse was elected by the voters to the CDD Board of Supervisors. The MPII CDD District Manager took the issue to our Districts' Counsel for research and a decision. Our attorney stated that according to case law and several Florida Attorney Generals opinions neither a Conflict of Interest nor violation of Florida Ethics Laws or Nepotism exists. The Florida Attorney General further states that ethics laws were not intended to keep family members from being

employed by the same agency. However, if the elected board member had recommended hiring a family member, it would be considered nepotism. The elected Supervisor cannot advocate giving a pay increase over what is normally given to other employees.

**FALSE STATEMENT 2:** ***No money has been put into a Reserve Account for Pond Repairs.*** In the past three years the CDD Board of Supervisors has put \$260,000 into a Reserve Account for pond repairs. An additional \$40,000 has been budgeted for pond repairs this year.

**FALSE STATEMENT 3:** ***No money has been put into a Reserve Account.*** According to our District Manager and Accounting Department we have 1.9 million dollars in Total Reserves. Thanks to the efforts of the Board of Supervisors and our Operations Manager we managed to finish up the 2016 budget year with an excess of approximately \$400,000 while making many improvements throughout Meadow Pointe II. There has been no increase in assessments in three out of the last four years. The assessments were raised by approximately \$30.00 in one year.

### ROAD REPLACEMENT -

There has been no decision as to how to fund replacement of roads owned by the CDD. There are three options to do it fairly quickly: (1) taking out a new bond, (2) taking out a loan, or (3) affecting additional assessments. The only other option is to simply continuing to make repairs slowly as the budget allows. It is imperative that the deteriorating roadways owned by the CDD be repaired or replaced.

Average road life is 20 years and many of our roads are 20 years old already. The CDD owns all the village roads except those in Morningside and Deer Run which are County Roads.

**GET THE REAL FACTS:** I urge you to come out to your CDD meetings the first and third Wednesdays of each month at 6:30 PM to get the real facts. The CDD Board of Supervisors responsibilities encompass taking care of all CDD owned property – gates, playgrounds, clubhouse, pool, basketball and tennis courts and other amenities. They are also enforce both Architectural Rules and Deed Restrictions except in those villages governed by an HOA.

# Residents' Council Corner

Wow it's been a great year for Residents' Council events! They capped off 2016 with the Santa Visit – which was another successful and fun family event. Lots of neighborhood kids came by the Clubhouse and got pictures taken with Santa. Many letters were written and put into Santa's mailbox for his review! Everyone enjoyed snacks and the kids loved making their crafts

while waiting for their shot with the big guy! Just as soon as 2016 ended, 2017 started, and the RC is already back to work! They're working on this spring's Egg Hunt event and many other events for the year. If you're interested in helping make our community an awesome place to live – joining the Residents' Council is a great, and easy, way

to do it! The RC is always interested in new volunteers and new ideas! The only commitment is one meeting a month (2<sup>nd</sup> Wednesdays, 6:30 pm, in the Clubhouse) and helping with some of the events you help plan. It truly is a phenomenal way to contribute to our community and help your neighbors.

## Goodwill Donations

As most of you surely know, MPII hosts a location for a Goodwill donation collection box. It's located at the eastern end of our parking lot. This enables all our residents to easily make donations to help others in our community that need a little help. Since we maintain a good relationship with the fine people at Goodwill Industries, they help us out by making additional pick-ups whenever we ask – especially

near our two community garage sale dates and during the holiday season.

However, from time to time we have witnessed residents, and perhaps non-residents, taking items from just outside the collection bin and even from inside the collection bin. Once items are left in or adjacent to the Goodwill bin, they are considered donated and are the property of

Goodwill. Technically, taking them at this point is theft. If a Pasco Deputy witnessed this, the person would be arrested.

Please remember that any items put out for Goodwill are donations. They are items that have been given by our residents to Goodwill to help people in need. Please only add to the bin, don't take from the bin.

## January Holidays

1<sup>st</sup> – New Year's Day. MPII wishes all our residents and their families a very Happy New Year!  
6<sup>th</sup> – Epiphany. This holiday is typically a feast day that



celebrates the visitation of the Magi to Jesus and is honored by many Christian denominations. For those that celebrate: Have a blessed Epiphany!

16<sup>th</sup> – Martin Luther King Jr. Day. While King's birthday is actually the 15<sup>th</sup>, the holiday to honor him is always the 3<sup>rd</sup> Monday in January. The holiday is even starting to spread outside the U.S., with Toronto and Hiroshima honoring the holiday to acknowledge King's contribution to human rights in the U.S. and throughout the world. To commemorate King's legacy, the day is considered a national day of service and citizens are encouraged to find a way to give back to their communities. If you have

some spare time that day and don't know how you can help, consider giving blood! The OneBlood donation center at 5319 Village Market here in Wesley Chapel will be open all day.

28<sup>th</sup> – Chinese New Year. Celebrated by the Chinese, and commemorating the turning of the traditional Chinese lunisolar calendar, this is a very big deal in the Chinese culture and this year begins the Year of the Rooster. For all MPII residents that celebrate: Happy New Year!

# Pond Repairs

Although our weather lately hasn't been too much milder than the summer, we are officially in the winter season. This means that our maintenance team will resume work restoring ponds within MPIL. This has been an ongoing project for the last few years and we are still working on it. MPIL has the wonderful benefit of having well over 100 ponds within our community.

With that comes occasional work. Over time, natural erosion can wear away the edges of the ponds. This can have adverse effects on wildlife, property lines, as well as the aesthetic beauty of our neighborhood. The work to repair these shorelines is difficult physical work, so we try to do it only in the cooler months.

With consultation from an engineer, the ponds have been put in a priority order by need. We systematically restore the shorelines of the ones the engineer felt needed to be repaired the soonest. Also, the engineers were instrumental in determining how we would repair the eroding slopes. Here is a summary from our engineer:

"We were asked to provide you with a summary of the various types of slope stabilization and the recommendation by the water management district also known as SWFWMD. We met with the WMD and discussed the specifics of your pond maintenance program and of the existing slopes issues and failures.

- Their recommendation was to repair existing pond side slopes which have eroded since constructed in the 90's.
- Repairs may include geosynthetic materials and/or rip rap to improve stabilization.
- No permit is required for maintenance per 62-330.020(1)(a), F.A.C.
- These activities do not require a permit under the above guideline.

Our solutions to the remediation necessary to correct the slope failures are listed below:

**Wall (most expensive)** - This is the most expensive slope stabilization alternative. The wall or bulkhead is needed when velocity of the water flow in the pond is producing scour along the slopes. The measured velocity would be greater than 6 ft/s. The wall is used at pond outfalls, infalls, and other locations of higher

water velocities where riprap or stone is not functional. Wall is also used to address a deep toe failure plane. This is the most expensive installation and the most expensive maintenance option.

**Riprap/ Stone (chosen alternative)** - Stone is used when the velocity of water is less than 6 ft/s and is causing full slope failure. It is used for the same condition as the wall; however, placing the stone has a lower installation cost and a lower maintenance cost long term. The stone is placed to re-create the slope or can be placed above stabilized fill to protect newly constructed slopes. Under this procedure we would recommend placing a geosynthetic mat under the stone (riprap) to prevent soil migration and weed/ nuisance plant growth.

**Geosynthetic Reinforced Soils (least expensive but doesn't solve the majority of the pond issues)** - This is an alternative to riprap/ stone and an alternative to walls when there is no failure plane beneath the toe of the slope. This is an erosion control mat placed along the slope and anchored at the top and bottom of the slope. The anchored mat reinforces the slope with a shear strength that is far greater than soil. However due to the type of slope failure within the majority of the ponds maintained by the District, which are slope/block failure this option was not recommended.

**Our conclusion and recommendation:** The best long term and most cost effective solution to the slope/ block failures of the pond slopes is a combination of the stone (riprap) and geosynthetic mat. Based on our research and understanding of the District's maintenance abilities this solution provides a long term solution to ALL of the slope failures and is within the abilities of the maintenance staff to perform both "in house" and "as needed." This solution method was discussed and recommended by the SWFWMD as a long term solution to the pond slope issues that currently exist within the community."

So be on the lookout for maintenance staff to be near some of the ponds in the coming weeks. If you live close to one of the ponds that are scheduled for this season's repairs, you may see our staff coming and going through easements and common areas. Feel free to say hello!

# New Clubhouse Hours

Based on analyzing the facility usage, our CDD Board has opted to make a small change to the Clubhouse hours.

Effective the first full weekend of January (the 7th and 8th) the Clubhouse will close at 8 pm on Saturdays and Sundays. This is for all Clubhouse amenities: the fitness center,

the playground, the courts, etc. The change won't affect the pool or basketball courts, as the basketball courts were already closing at 8 pm and the pool has to close 30 minutes before dusk.

We will continue to open 7 days per week at 8am and we will

still be open until 9 pm Monday through Friday.

Based on the analysis, this shouldn't affect many people. If it does affect you, we apologize for the inconvenience. By closing a little earlier, the CDD saves money and almost no one was using the facilities in those hours previously.

## Meadow Pointe II Clubs

**BOOK CLUB** Contact Joan Abrams at 813-907-8329 or email ah2wcn97@aol.com.

**BROWNIE/DAISY/GIRL SCOUT TROOPS** Several troops meet at MP II. Contact your local troop for meeting dates and times.

**EMPTY NESTERS** A social club for singles and couples. Contact Fran at fjargo71@gmail.com.

**MAHJONG** The Mahjong Group meets Mondays from 1 – 5 pm. The Newcomers Group also meets for Mahjong on Wednesdays from 12:30 – 4:30 pm. Come by for more information.



**MEN'S CLUB** Meets Friday nights from 5:30 – 9 pm for cards. For more info, call the Clubhouse at 813-991-5016.

**PICKLEBALL CLUB** Meets Monday, Wednesday, and Friday at 6:30 pm. Anyone interested in learning the game please come join us! Email Renee at rglassman@tampabay.rr.com.



**PIANO LESSONS** are available at the MP II Clubhouse. For more information, contact Anya Kovalenko at 813-417-3976.

**PINOCHLE CLUB** Meets the 2<sup>nd</sup> and 4<sup>th</sup> Friday each month from 6 – 8:30 pm. Come by for more information.



**SHUFFLEBOARD CLUB** Teams forming now for shuffleboard. Mondays & Thursdays at 6:30 pm. All skill levels and experience levels welcome. Contact Diana Cline at 813-994-8555.

**TAMPA BAY NEWCOMERS** A group for all women in MP II, whether they are new to the area or established. Meet every Wednesday to play mahjong from 12:30 – 4 pm. If Mahjong is not for you, they also host many other activities including luncheons, outings, bowling, book club, card games, and much more. For more info contact Anita Savage at 813-397-1551 (retiredanita08@aim.com) or go to [www.tampabaynewcomers.com](http://www.tampabaynewcomers.com)

**YARN CLUB** Meets every Thursday night from 6 – 8 pm. Open to all adults who knit or crochet – all skill levels welcome.

