

**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 on Wednesday, February 6, 2008 at 6:40 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Gerald Lynn	Chairman
James P. Bovis	Vice Chairman
Harold Ziegler	Treasurer
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Renee Glassman	Architectural Review Committee
Michelle Blankenbaker	Resident Council Representative
Sheila Diaz	Resident Council
Ed Carter	Resident
Jamie Childers	Resident
Carol Gassler	Resident
Skip Gassler	Resident
George Neuendorf	

The following is a summary of the minutes and actions taken at the February 6, 2008 Meadow Pointe II Board of Supervisors regular meeting. A copy of the recording of the meeting is on file at the District Office.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lynn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speakers

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to Three Minutes per Speaker)

- Ms. Childers was asked to get feedback from residents with regards to the restroom at the pool, most of which were positive.
- The CVS Pharmacy will not be built.
 - She heard this from her father-in-law who was to going to be the manager.
 - Mr. Lynn heard from the county the plans were being submitted for their approval.
- Mr. Gassler inquired as to the status of the washout next to a drop inlet at Emmetts Court.
 - The Engineer is currently waiting for more moisture to form in order to determine whether or not it dropped any further.
 - There may be a problem with the pipe.

TENTH ORDER OF BUSINESS

Other Business

- Mr. Lynn distributed and read a letter from Sand Pine Elementary School commending the District for providing them the funds collected from newspapers placed in the dumpster outside the clubhouse.
 - They also sent the District a Certificate of Appreciation.
 - Mr. Lynn asked the Board to consider the possibility of dividing future funds between Sand Pine and Double Branch Elementary Schools.
 - The people collecting the newspapers weigh and process the funds, which makes it difficult to determine how much money the District receives on an annual basis.
- Mr. Lynn found a contractor who is able to obtain all permits on behalf of the District for the pool restroom.
 - He is a custom home builder in Hillsborough County.
 - The District's workers will be able to handle 90% of the work under this contractor's jurisdiction.
 - Plumbing will have to be done by a licensed plumber.

- Electrical work will have to be done by a licensed electrician.
- This will decrease the estimate for the work from approximately \$25,000 to \$7,000.
- This contractor estimates the work will be complete approximately two to three weeks after all permits are obtained.
- Mr. Lynn is looking at a completion date toward the end of March or sooner.
- The District is still in the process of trying to find a covering for the play area.
 - Preliminary drawings need to be sent to potential contractors in order to estimate the price.

FIFTH ORDER OF BUSINESS

Resident Council Representative

- Ms. Blankenbaker discussed residents' concerns with regards to the painting of the wall.
 - A resident thought they were being burglarized when a worker climbed a ladder and jumped over the wall.
 - All homeowners were notified of this work.
 - Residents who notice suspicious individuals on their property should contact the clubhouse or the Sheriff's Office directly and not wait for a meeting to report these concerns.
 - All staff members usually wear a uniform shirt.
- The Neighborhood Crime Watch Program was discussed.
 - Mr. Lynn asked the Board to consider authorizing the District to pay for the necessary signage in gated neighborhoods which do not have an HOA.
 - The Board is encouraging neighborhoods to participate in order to deter burglaries.
 - The program cannot be managed by the District or the Resident Council; it requires resident participation.
- Ms. Diaz explained her *door hanger procedure*.
 - Her staff posts signage at the door of each home being affected by maintenance work one week prior to commencement of the work.
 - The signage is put between door opening or under the door itself.

- Ms. Blankenbaker has received feedback from some residents claiming they are not receiving this notification.
- Mr. Snyder requested the addresses of these residents in order for him to speak to them.
- Mr. Lynn wants these residents to contact Mr. Snyder directly.

The record reflects Mr. Ziegler joined the meeting.

SIXTH ORDER OF BUSINESS

Committee Reports

B. Deed Restriction

Ms. Glassman distributed the Deed Restriction Report for review, which is attached hereto and made part of the public record.

- **Garbage can in driveway visible from the street**
 - The third letter will be sent to the attorney.
- **Complaint from neighbor in which resident did not abide by ARC specifications with regards to new pool construction**
 - These items were approved for installation.
 - The neighbor incurred damage to their Verizon telephone lines and sprinkler system as a result of flooding because the pool company did not have locations of all utilities in the area.
 - The complainant filled out an *Excavator Non-Compliance Report*, but the line damage was internal.
 - The Board recommends sending these people letters informing them this is not a CDD issue, but a civil matter to be resolved between the two neighbors.
- **Vandalism of conservation area between Wrencrest and Iverson**
 - Inspections need to be done to determine who is responsible.
 - The Deputy's Office has already begun to investigate this.
- **Skateboard ramp blocking sidewalk**
 - A notice will be sent in which they will be asked to remove the ramp; after which the District can forcibly remove it.

There being no further comments or questions,

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, Deed Restriction Recommendations 2008-3 through 2008-14 were approved.

A. Architectural Review

Ms. Glassman distributed the Architectural Review Report for review, which is attached hereto and made part of the public record.

- **Return of paint swatches**

- There is no major action required here, other than returning the paint swatches.

There being no comments or questions,

On MOTION by Mr. Bovis seconded by Mr. Lynn with all in favor, the Architectural Review recommendation for Item 2008-104 was approved.

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Snyder discussed the following issues:

- The new cameras have been activated and the gates are being monitored.
- Two gate closures were destroyed at the playground.
 - The Board wants to ensure the deputy is made aware of this and a report is prepared documenting the incident.
- There are outstanding gate issues and missing lights at Wrencrest.
 - They are going to embed the gate area with cement.
 - Regular light bulbs were installed at the missing areas.
 - The new closer at the Wrencrest Gate was bent.
 - Mr. Snyder's staff is going to install stops to prevent the gate from opening more than 90 degrees.
- Mr. Snyder is going to get cement from Sherwin Williams to repair the cracks around the pool area.
- Ms. Diaz is in charge of the ponds.
 - She created a spreadsheet.
 - She does a walk-through.

- She ensures they are all treated.
- All ponds should be treated two times per month.
- A factory representative will assist Mr. Snyder and Ms. Diaz in determining the appropriate paint for the basketball court.
- Mr. Snyder is considering putting waste receptacles on County Line Road every 100' near the walkways.
 - Mr. Lynn commented that much of the trash comes from passing vehicles.

Mr. Bovis moved to authorize installation of approximately two or three trash receptacles along County Line Road and Mr. Shahin seconded the motion.

- The Board recommended installing two receptacles on each side.
- They must be anchored to the ground.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved as discussed.

- A substance was put around the ponds which prevent raccoons from contracting rabies.
 - The substance is distributed from the air.
 - The raccoons lick the substance.
 - Parents are concerned whether or not the substance is poisonous to children playing in the area.
 - Staff will contact the Health Department or Animal Control to ensure its' safety.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Mr. Lynn

- A risk management audit will be done on the District gates.
 - Numerous claims have been filed with regards to gates being damaged by vehicles.

- All claims were denied because gate inspections indicated they were working properly.
- The insurance company is threatening to cancel the District's policy due to the impending risks.
 - If this happens, the District will not be able to obtain liability insurance; in which case the District will have to insure itself.
- A meeting will be scheduled in February between the District, Severn Trent Services and the insurance company to discuss these issues.
- Most other Districts hold onto the claims until after the gate inspections are conducted.
 - Meadow Pointe II has been submitting the claims to Severn Trent.
 - Severn Trent has been submitting these claims to the insurance company.
 - Mr. Lynn spoke to Severn Trent staff to ensure claims will no longer be submitted until justified.
- The Deputy caught three juveniles with pellet guns.
 - The pellet guns resemble actual machine guns.
 - They were written up and turned over to their parents.

Mr. Bovis

- The claims against the toy company are in progress.
- The CVS project was discussed.
 - A variance was requested, which will not be granted by Pasco County.
 - Mr. Bovis spoke to the landowners.
 - Construction of a strip mall will commence in March.
 - Construction of the CVS will commence in April.
 - There will be buffering.
 - The white PVC fencing will be removed.
 - Mr. Bovis has drawings available.
- Mowing of the park site was discussed.
 - Nanak will be mowing the site once per month.
 - The county will mow it in between.

- Mr. Bovis will work with the county to encourage them to include this mowing in their budget.

Mr. Shahin

- The following items should be posted on the new website:
 - the approved budget;
 - meeting dates and times;
 - important news;
 - contact information for the District Manager, Board members, clubhouse members and Mr. Snyder;
 - various Pasco County governmental information.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the December 5, 2007 and January 2, 2008 Meetings

Mr. Lynn stated each Board member received copies of the minutes of the December 5, 2007 and January 2, 2008 meetings and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Ziegler seconded by Mr. Lynn with all in favor, the minutes of the December 5, 2007 and January 2, 2008 meetings were approved.

TENTH ORDER OF BUSINESS

Other Business

- The Rules of Procedure were discussed.
 - Mr. Lynn asked Mr. Mendenhall to obtain a copy of the Meadow Pointe I Rules of Procedure for use as a guideline and e-mail it to the office for copies to be made.

Mr. Ziegler moved to accept the Meadow Pointe II Rules of Procedure and Mr. Shahin seconded the motion.

- The Board proceeded to discuss possible amendments.
 - **Introduction**
 - Under Item G, *limited members* was inserted after *members*.

- Item H, which defined various memberships was inserted.
- In the first section under Item H, \$500 was deleted in accordance with Resolution 2007-3.
- A fourth section was added under Item H.
- **Page 5**
 - The paragraph should read as follows: *The sale, use, and possession of any alcoholic beverages, beer, wine, wine coolers and other spirits and controlled substances is expressly prohibited on all MPII CDD property.*
- **Page 6**
 - The following sentence should be added at the end of the first item under Section 4.1 in order to be consistent with other items of this nature: *Legal action may be taken.*
- **Page 7**
 - The second item under Section 4.3 should be deleted since there are now lights in the play area.
 - The last sentence in the second item under Section 4.4 should read as follows for consistency: *Legal action may be taken.*
- **Page 8**
 - The same sentence should be inserted at the end of the sixth item.
- **Page 12**
 - The following disclaimer should be added under the last item of Section 8.1: *Anyone found on the premises after the park closes may be subject to legal action.*
- **Page 13**
 - The first bullet should be deleted.
 - Under the third item, *hours of operation* should replace *business hours (Monday – Friday from 9 am to 5 pm)*.
 - The seventh item was deleted.

- Under the ninth item, *of* should be inserted after *record*.
- Under the last item, *excluding the fitness center* should be inserted at the end of the sentence.
- **Page 15**
 - In the first item under Section 11.1.1, *18 and over* should replace *over 18*.
- **Page 17**
 - The issue of dividing the funds between the two schools needs to be resolved in order to determine the appropriate wording.
- **Page 21**
 - The last sentence under the third note in Section 16.1 should be deleted.
 - Under the last note, *process* should replace *issue*.
- **Page 22**
 - In the first sentence of Section 16.3, *CDD* should be inserted before *property*.
- **Pages 21 and 22**
 - All statements of redundancy should be deleted or changed under Sections 16.1 and 16.2.
- **Page 23**
 - Minor modifications are necessary in Resolution 2007-2.
- **Page 24**
 - A third item should be added which states: *Property owners that are adjacent to ponds shall not deposit grass clippings into the ponds.*
- **Page 26**
 - In Item #2 under Section 18.3, *for the day* should be inserted before *by*.
 - Item #3 should be deleted.

- **Page 31**
 - Items 16 and 17 appear to be duplicating statements. Therefore, one of the statements should be deleted.
 - The information under Section 20.1.1 should be deleted since the sign is no longer there; and all sections thereafter will be numbered appropriately.
- **Page 35**
 - Section 20.1.5 will be deleted and incorporated with the Pool Regulations & Protocols on Pages 25 and 26.
 - In the sixth item under Section 20.1.5, *pool bottom* should be inserted at the end of the first sentence. The second sentence should be deleted.
- **Page 40**
 - Resolution 2007-4 has been superseded by Resolution 2008-2, which was modified at the last meeting.
- **Page 41**
 - Section 23 should be stated as follows: *Policies and procedures may be amended, deleted or added at the discretion of the majority vote of the Board of Supervisors. These policies and procedures will be reviewed as required by the MPII Board of Supervisors.*
- **Page 43**
 - Under Appendix A, the last sentence should read as follows: *However, changes should be brought to the attention of the MP II Board of Supervisors.*

There being no further discussion,

On VOICE vote with all in favor, the Meadow Pointe II Rules of Procedure were accepted as amended.
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ELEVENTH ORDER OF BUSINESS

Audience Comments

- A Resident discussed the people doing the dead runs.

- They are in the process of putting a schedule together.
- Mr. Lynn wants them to prepare documentation stating what they want to do for the District Attorney's review or attend a full staff meeting in which the District Attorney is present.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

Mr. Bovis moved to adjourn the meeting and Mr. Shahin seconded the motion.

- Mr. Bovis thanked the young lady who was present this evening in order to learn what goes on at CDD meetings.

There being no further discussion,

On VOICE vote with all in favor, the meeting was adjourned.



Gerald Lynn
Chairman