

**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, March 3, 2010 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Linda Straw	Chair
Mark Glassman	Vice Chairman
Diana Ricker	Treasurer
Brian Shahin	Secretary
Jerry Lynn	Assistant Secretary

Also present were:

Bill Snyder	Property Manager
Renee Glassman	ARC/DRC
Yolanda Bush	ARC/DRC
Several Residents	

The following is a summary of the minutes and actions taken at the March 3, 2010 Meadow Pointe II Board of Supervisors regular meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Straw called the meeting to order and the Board members identified themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Guest Speakers

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Resident Council Representative

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

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

- 2010-6 – recommend approval.

On MOTION by Mr. Lynn seconded by Ms. Ricker with all in favor the recommendations from the Architectural Review Report were approved as presented.

B. Deed Restrictions

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

- 2010-7 – DR 18.
- 2010-8 - DR 19.
- It was noted both appear to be in foreclosure – Mr. Hess will check to see if bank owned before sending letters.

The record will reflect Mr. Shahin has joined the meeting.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the recommendations from the Deed Restriction Report were approved as presented.

- Mr. Lynn inquired as to where they are with the orange house at Wrencrest and Tremont.
 - Mr. Snyder will check on this item.
- Ms. Straw noted Mr. Hess provided the name and address on the tree issue and the letter will be drafted by Monday and to Mr. Hess for mailing.
 - It was noted the last quote for the cost was \$350 to cut the root and repair the sidewalk.

SIXTH ORDER OF BUSINESS

New Business

- Mr. Lynn provided copies of the quarterly statistics from the Sheriff's Office for the third and fourth quarters. (Did not receive a copy for the record.)
 - Ms. Straw noted she has commented to Mr. Lynn about the activity in Morningside for those people not stopping at the stop sign.
 - Mr. Shahin inquired if the data could be placed in a spreadsheet so they can determine trending.
 - Further discussion ensued with regard to the numbers.
 - Mr. Lynn noted there is a new program for ticketing for not wearing seatbelts and includes front seat and backseat passengers.
 - There is a new item statewide for changing lanes without signaling and interfering with the flow of traffic – you can be fined \$186.
- Ms. Ricker noted Relay for Life is April 16th and hopes to have information out within the next week.
- Mr. Glassman addressed an email he received from Mr. Valentine, District Engineer, for the cost to inspect the roads during the repaving process – it will be over \$8,000 for the three Villages.
 - Mr. Glassman recommended an RFP for an engineer and further addressed current District engineering services.
 - Ms. Straw addressed the cost for the inspections per Mr. Valentine's email and noted she would not want to approve an \$8,500 expense at this time.
 - Discussion ensued with regard to having a Performance Bond and the need for engineering inspections.
 - Further discussion ensued with regard to an RFP for engineering services and challenging the fee quoted from Mr. Valentine.
 - Ms. Ricker noted she agrees with Mr. Glassman that this may be the time to go out for an RFP and addressed the engineer billing.

- Discussions ensued with regard to requesting an RFP from Mr. Mendenhall and proceed through the motions of sending it out and interviewing.

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor to request an RFP for engineering services from Mr. Mendenhall was approved.

SEVENTH ORDER OF BUSINESS

Property Manager

Mr. Snyder reported on the following:

- Mr. Lynn addressed the parking lot closing for one week and inquired as to whether provisions have been made with regard to controlling traffic in and out.
 - Mr. Snyder noted Francis is bringing signs and they have signs out front and he has spoken to the Deputy.
 - Discussion ensued to the facility and playground being closed also for maintenance and painting.
 - Banners will be placed at the entrances notifying residents the parking lot, facility and playground will be closed.
 - The project will be next week Monday through Friday.
- Further discussion ensued with regard to the parking lot paving and maintenance projects.
- The Scapes inspection was poor – the score was an 87.5 which is still passing by .5.
 - Mr. Snyder met with Bruce from Scapes to discuss.
 - Bruce was upset about the weed control and Mr. Snyder noted he has seen no signs in treated areas.
 - Mr. Snyder noted at each walk through inspection there is a different person from Scapes and there continues to be carryover items.
 - Mr. Snyder noted it was a good meeting and Bruce is sending another crew.

- Paul, OLM, will be receiving a letter asking whyan 87.5 was issued .
 - Further discussion ensued with regard to OLM and Scapes.
- Mr. Snyder has sent a letter to Air Express with regard to the warranty and invoices from November.
 - Several issues need to be resolved.
- A certified letter has been sent to the resident regarding the returned checks.
 - Discussion ensued with regard to Board action with the outcome being to follow-up at the next meeting.
 - Discussion ensued concerning how long a resident's access to the facilities can be limited with the outcome being to speak with Mr. Santiago.
- Mr. Snyder inquired if there was a count as to how many hits the newsletter received.
 - Mr. Shahin will pull the information tonight.
- The pool bath is 80% complete.
- Discussion ensued with regard to a "Road Closed" sign in Morningside and a resident noting that it should come down.
 - Ms. Straw will call the resident to see what it is in reference to. It is a county sign and the District cannot take it down.
- Mr. Lynn addressed the pool deck and suggested looking at the costs of pavers and putting it in the budget for next year.
 - Mr. Snyder noted he received a quote last week of \$47,000 to do this.
 - Ms. Straw requested the Board members start getting their budget item wish lists together for next year's budget.
 - Ms. Straw requested Mr. Snyder compile the numbers for what they have spent on pool deck maintenance.
- Mr. Snyder addressed the AFA (American Fence Association) trade show he attended in Orlando.

- Received a 20% discount.
- Obtained a price for remotes.
- Made a lot of contacts.
- Mr. Glassman inquired about MSR and Ms. Straw noted they have been non-responsive.
 - Mr. Snyder met with IT prospects last week and Ms. Straw noted she just received the notes of those meetings and it will be addressed at the next meeting.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

- Ms. Ricker noted there will not be a Resident’s Council Meeting on Wednesday.
- Mr. Snyder inquired if they were going to work on policies and Ms. Straw noted Ms. Diaz has provided her a copy of the Policies and Procedures.
 - Ms. Straw noted these are operating policies and procedures – they will get it distributed electronically so the Board can go through it to decide what is relevant and what is not, what needs to be removed and what needs to be updated.
 - Discussion ensued with regard to whether a public hearing is required and Mr. Santiago will be contacted for clarification.

APPROVAL OF FINANCIALS (tabled at last meeting)

- Ms. Ricker noted they are spending a lot of money again.

On MOTION by Mr. Lynn seconded Mr. Shahin with all in favor the January, 2010 financials were approved.

NINTH ORDER OF BUSINESS

Approval of the Minutes of the February 3, 2010 Meeting

Ms. Straw stated each Board member received a copy of the minutes of the February 3, 2010 meeting and requested any corrections, additions or deletions.

There being no questions or comments,

On MOTION by Mr. Lynn seconded by Mr. Glassman with all in favor the minutes of the February 3, 2010 meeting were approved.

TENTH ORDER OF BUSINESS

Other Business

- Mr. Lynn inquired as to the statement of work for the parking lot paving project and inquired if the curbing was going to be repainted yellow and the handicap spaces repainted blue.
 - Mr. Snyder will contact Francis and ask for a response in writing that they will do this.
- A resident addressed the newsletter and noted previously there were different sections in the newsletter such as a classified area.
 - Ms. Ricker noted it was eliminated due to the cost of production.
 - Further discussion ensued with the newsletter and it was noted with it being online it could be reinstated – Ms. Ricker will review it.
- Ms. Holden, Vermillion HOA, noted potholes have appeared.
 - Mr. Glassman noted he is still waiting for Sharon to send him the locations.
 - Ms. Holden noted she is now handling it and will provide this information to Mr. Glassman.
 - Further discussion ensued with regard to the repairs.
- A resident inquired if there was a requirement to repave roads every 15 years.
 - Ms. Straw noted she believe in the Reserve Study it is for milling and repaving every 15 years.
 - Ms. Ricker noted it is not a requirement.
 - Ms. Straw noted it is based on an estimate of the life span.
 - Further discussion ensued with regard to repair/patching and paving.

- Mr. Lynn noted the county is getting ready to repave Meadow Pointe Boulevard from US 54 to US 56.
 - Mr. Lynn has sent a personal email to the County Commissioners inquiring why they are spending money to repave a road which is only four years old when they have County Line Road in MP that is 15 years old and needs repaved desperately. The County Commissioners response was they are considering doing some work on County Line Road this year but the other needs to be done because of the excessive traffic.
 - Further discussion ensued with regard to the county paving and road projects.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lynn seconded by Ms. Ricker with all in favor the meeting was adjourned.


Linda Straw
Chair