

**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, March 2, 2011 and called to order at 6:31 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Linda Straw	Chairperson
Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

Bill Snyder	Property Manager
Renee Glassman	ARC/DRC
Gerald Lynn	Sheriff's Department & Government Liaison
Several Residents	

The following is a summary of the discussions and actions taken at the March 2, 2011 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Straw called the meeting to order and Supervisors and staff identified themselves.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Don Bass and Ms. Liz Englander discussed the issue regarding the resident who has been taking control of the courts and charging a fee to teach Pickleball.

- He used to have an agreement with the CDD which he breached for non-payment.
- Ms. Straw suggested deactivating his ID until such time as he attends a Board meeting to discuss.
- Mr. Shahin indicated he will draft a written procedure regarding use of the courts for discussion at the next Board meeting.
- Ms. Pat Watthington commented that a neighbor in Deer Run complained that the Verizon hole looks sloppy and should be cleaned up.
 - Ms. Straw indicated this is being worked through with the District Engineer.

FOURTH ORDER OF BUSINESS

Guest Speakers

There being no guest speakers in attendance, the next item followed.

FIFTH ORDER OF BUSINESS

Resident Council Representative

- The report should be deleted from this agenda since the Resident Council Meeting occurs prior to the second meeting of the month; at which time it will be discussed.

SIXTH ORDER OF BUSINESS

Supervisor Suggestions for Potential Meadow Pointe I Joint Meeting Agenda Items

- Mr. Bovis suggested the following items:
 - Possibility of a future joint agreement;
 - Cooperation on contracts to possibly seek better pricing;
 - County issues;
 - Benefits of at least one to two joint meetings per year;
 - Sharing of contracts;
 - Joint beautification of entranceways
- Mr. Lynn commented there may be legal issues with regards to the CDD spending money on projects outside of its jurisdiction.
 - Ms. Glassman suggested a member from each CDD coordinate a joint fundraiser.

- Ms. Straw will put together a list and send it to Mr. Dennis Smith for his consideration.
- She will try to meet with Mr. Smith to determine whether or not a joint meeting is possible; and report back to the Board.

NINTH ORDER OF BUSINESS

Committee Reports

A. Architectural Review

There being no report, the next item followed.

B. Deed Restrictions

Ms. Glassman presented the Deed Restrictions Report for the Board’s review and approval; a copy of which is attached hereto and made part of the public record.

- 2011-003 – Boat parked in driveway – DR-17.
- 2011-004, 2011-005, 2011-006, 2011-007 – Basketball hoop on top of drain – Send a letter asking that it be removed since it is on CDD property.
 - The CDD can remove it if the residents do not cooperate.

There being no further discussion,

On MOTION by Mr. Glassman seconded by Mr. Bovis with all in favor, the recommendations from the Deed Restrictions Report were approved.

- Further discussion ensued and it was decided that DR-15 would be an appropriate coding on the items for which a letter was to be sent.

Mr. Shahin MOVED to withdraw the prior motion and revise items 2011-004, 2011-005, 2011-006 and 2011-007 to DR-15; and Mr. Glassman seconded the motion.

There being no further discussion,

On VOICE vote with Mr. Glassman, Mr. Shahin and Mr. Aleo voting aye; and Ms. Straw and Mr. Bovis voting nay, the prior motion was withdrawn, and the Deed Restrictions Report was approved as amended with items 2011-004, 2011-005, 2011-006 and 2011-007 modified to DR-17.

- Mr. Shahin indicated the DR-15 letters should specify that the hoops are interfering with CDD maintenance of the storm sewers.
- Ms. Glassman confirmed the affected Villages do have DR-15 in their bylaws.

C. Government Liaison

- The lights at Meadow Pointe Boulevard and Mansfield are fully functional.
- Deputy Frisco is being reassigned and Deputy Aaron Smith has replaced him.
- Safeguard Properties gained access to Lettingwell and changed locks on a home in foreclosure which was still occupied, which they claim was authorized by the bank.
 - This is part of a scam going on throughout Florida.
 - The owner called the Sheriff's Department.
 - The bank cannot authorize lockout until such time as they take possession.
 - Although the CDD must allow access by law, the party can be asked for a formal reason for access.
 - They need to be granted access through the homeowner.
- There is a PACA meeting next Thursday, which Ms. Straw will attend.

SEVENTH ORDER OF BUSINESS

**Discussion of Attorney RFP/
Advertisement**

- Ms. Straw recommends the Board submit requirements to Mr. Mendenhall in order for him to draft an RFP document.
 - The person needs to have both CDD and HOA experience.
 - The person should have knowledge of contract and labor law.
 - Ms. Straw will send the Board's requested requirements and Mr. Mendenhall will prepare a draft RFP for discussion at the next meeting.
 - A short and concise notice will be advertised in the newspaper.
 - Potential candidates will be invited to a Board meeting to make a presentation once the list is narrowed down.

TWELFTH ORDER OF BUSINESS

**Status Reports – Supervisor Areas of
Specialization and Comments**

James Bovis

- A Claim of Lien from against the CDD from Rentalex was discussed.

- The agreement amount was \$8,600, with \$3,800 to be owed.
- Rentalex rented equipment through Pro Way Paving.
- Mr. Shahin confirmed the Notice of Commencement was filed.
- Ms. Straw will ask Mr. Santiago to look into this.
- Trial balance information regarding attorney fees was discussed.
 - The invoice has the detail.
 - He charges \$250 per hour.
 - This issue will be discussed at the next meeting when Mr. Mendenhall is in attendance.
 - Ms. Straw will determine whether or not there is a Professional Services Agreement.

EIGHTH ORDER OF BUSINESS

Discussion of Employee Handbook Revisions

Ms. Straw presented a memorandum to all employees which include update of policies and procedures; a copy of which is attached hereto and made part of the public record.

Ms. Straw MOVED to accept the memorandum regarding Update #002 to the Meadow Pointe II Employee Handbook – Version 2.1 as notification to all employees regarding a drug free work policy, with said memorandum to serve as an update to the handbook until such time as they are re-printed.

- Ms. Diaz will distribute the memorandums upon the Board’s approval.
- New employees will receive an electronic copy of the entire employee handbook.
- Existing employees will only receive the new inserts.
- Ms. Straw did not want to define the policy in this memorandum in order to avoid having to change it again if the policy changes.

Mr. Shahin SECONDED the prior motion.

There being no further discussion,

On VOICE vote with all in favor, the memorandum regarding Update #002 to the Meadow Pointe II Employee Handbook – Version 2.1 was accepted as notification to all employees regarding a drug free work policy, with said memorandum to serve as an update to the handbook until such time as they are re-printed.

- Mr. Snyder should ensure that Ms. Diaz dates the memorandum as of March 3, 2011, as approved by the Board on March 2, 2011.

TENTH ORDER OF BUSINESS

New Business

James Bovis

- Severn Trent entered the utility deposits on the balance sheet.
- The electricity at the gates is checked and maintained on an annual basis.
- The December/January water bills were considerably less as Mr. Snyder curtailed water use for subcontractors.

Brian Shahin

- Litigation issues with the attorney seem to be taking a long time to resolve.
- The ongoing legal matter in Deer Run was discussed.
 - There have been subpoenas to the District Manager for requests for public information, which Mr. Mendenhall provided.
- Mr. Santiago has not been providing Ms. Straw with requested status updates on issues he is handling.
 - Ms. Straw may consider filing a complaint with the Bar.
 - The next workshop to go over the final policies and procedures has to be postponed since Mr. Santiago has not provided a final draft.

Glen Aleo

- The meeting for the newsletter was discussed.
 - Mr. Snyder, Ms. Diaz and Wayne attended with Mr. Aleo.
 - Guidelines for submission of articles were discussed, which Mr. Aleo will present at the next Board meeting.
 - They agreed to meet the first Tuesday of the month at 6:30 p.m.
 - Anyone from the CDD Board is welcome to attend.

Mark Glassman

- The asphalt work was discussed.

- A Resident in Covina Key complained that the asphalt was not in good condition.
 - Mr. Glassman tried to set up a meeting with the resident in order to mark the bad areas and he has not responded.
 - Pro Way will repair all of the bad areas.
- Roadwork on Wrencrest and Iverson will commence on March 14th.
 - The roads on the Pasco County School Board bus route will be done first.
 - This is spring break week.
 - The roads will be paved in sections.
 - The new material which the District Engineer previously discussed will be applied on most areas requiring patching.
- Mr. Glassman discussed a proposal from a camera company which was submitted by a resident whose home was vandalized.
 - This person should not be submitting a proposal using the CDD's name.
 - The quotation was made out to the CDD.
 - Ms. Straw will respond back to the camera company indicating that the gentleman does not represent the CDD.
- A curb in Iverson which is low was discussed.
 - Mr. Snyder presented photographs.
 - Approximately 40 feet of steel curb has to be removed.
 - Ms. Straw will not sign off on the estimate until more necessary details are added.

ELEVENTH ORDER OF BUSINESS

Property Manager

- Gate issues were discussed.
 - They are being vandalized.
 - Mr. Shahin is concerned new residents may not know where to go to obtain a key.
 - Ms. Straw suggested the information can be added to the newsletter.

- o Mr. Lynn suggested residents can be told about the key when they obtain their remote.
- o Mr. Shahin suggested the information can be added to the welcome package.
- o Mr. Shahin suggested the information can be communicated through Twitter.
- Pool deck repairs were discussed.
 - Mr. Snyder is expecting the work to be complete by the end of March.

THIRTEENTH ORDER OF BUSINESS

Approval of the Minutes of the February 2, 2011 Meeting

Ms. Straw stated each Board member received a copy of the Minutes of the February 2, 2011 Meeting and requested any additions, corrections or deletions.

There not being any,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the Minutes of the February 2, 2011 Meeting were approved.

FOURTEENTH ORDER OF BUSINESS

Other Business

Linda Straw

- Discussion of the trial balances will be tabled to the next meeting.
 - Mr. Bovis and Ms. Straw will do some detailed work on invoices to amounts.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

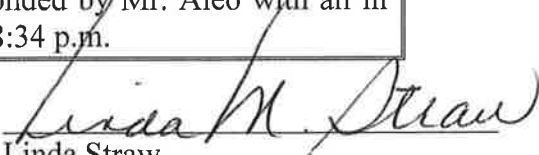
Hearing no comments from audience members, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 8:34 p.m.


Linda Straw
Chairperson