

**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, April 6, 2011 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	Chairperson
Mark Glassman	Vice Chairman
James Bovis	Assistant Treasurer
Glen Aleo	Assistant Secretary
Brian Shahin	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the April 6, 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.

- The record reflects Mr. Shahin will arrive in approximately 15 minutes.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- Ms. Nancy Catagna found two used drug syringes when she was walking through her neighborhood on Burleigh Drive.

- She took a photograph which she passed around for the Board to see.
- She also contacted the Sheriff and he found razor blades and a lighter in the same area.
- This is unacceptable and Ms. Catagna discussed constructive ideas to try to alleviate the problem.
 - A letter should be sent to all residents making them aware of what is going on.
 - Patrols should be increased.
 - *No Trespassing* signage should be strictly enforced.
- Mr. Lynn will work with the Sheriff's Office in an effort to determine exactly what is going on.
- Neighbors need to become involved by contacting the Sheriff's Office if they witness suspicious activity.
- The CDD cannot become involved with anything which is considered criminal activity.
- Mr. Lynn indicated the community's new Deputy is going to take a course in a Neighborhood Policing Program; and he will patrol the neighborhood on a bicycle at random times.
- Mr. Lynn indicated this issue is difficult to stop and occurs everywhere.
- Ms. Straw will include notification in the newsletter.
- Mr. Robert Setzer noticed a group of teenagers setting a fire in the field adjacent to the SWFWMD area.
 - Another neighbor who noticed the flames called the fire department; and the fire was put out before a large area could have been severely damaged.
 - The Deputy Sheriff is in favor of prosecuting individuals for these actions in the future, but the CDD and area sheriffs must ensure SWFWMD will support prosecution.
 - Ms. Straw asked Mr. Lynn to ask Mr. Mendenhall whether or not the CDD should send a letter to SWFWMD asking for their support in this regard.
 - Mr. Snyder will determine whether this is school or mitigation property.

- Mr. Lynn indicated this area may be under the auspices of the Wiregrass CDD.
- Ms. Glassman indicated the tennis courts require maintenance, as there are more cracks showing.
 - Mr. Snyder is aware of this, but the roads and pool deck must be taken care of first.

The record reflects Mr. Shahin joined the meeting.

- Mr. Doug Harrison discussed the large number of portable basketball hoops on residents' driveways in Deer Run.
 - He is concerned they may be knocked over due to high winds with the potential to cause damage.
 - This is also a deed restriction.
 - Mr. Glassman indicated the CDD has control when the hoops are at the following locations:
 - On the grass between the sidewalk and curb;
 - On the cement slab where the sewer poles are located;
 - On the apron.
 - Ms. Straw indicted he will have to fill out a formal deed restriction form.
- Mr. Harrison had no power for two days after the last storm and power was restored incrementally in certain areas. He wants to know if TECO can do something about this.
 - Not much can be done since there are separate transformers which feed different areas.
 - Ms. Straw suggested Mr. Harrison can send a letter to TECO asking if something can be done.
 - Mr. Bovis suggested any handicapped residents contact TECO and make them aware of this so that they can be put on a priority list for power restoration.
- Mr. Harrison wants to know if the unpaved area on Mansfield is ever going to be re-paved.
 - It will likely not be re-paved.

- The road is not capable of handling a large amount of traffic.
- Mr. Bovis spoke to the County Engineer and was told there is not enough right-of-way to expand the road.
- Mr. Harrison indicated the crossing lights continue to flash 30 minutes after school is already in session.
 - Ms. Straw indicated this is a county issue.

FOURTH ORDER OF BUSINESS

Guest Speakers

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

FIFTH ORDER OF BUSINESS

Committee Reports

B. Deed Restrictions

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

- 2011-012 – Fence has mold growing which may be a health hazard; boards are falling and in need of repair – DR-19.

Mr. Glassman MOVED to accept the recommendation from the Deed Restrictions Report as presented.

- Ms. DiPeri took photographs which the Board viewed.

Ms. Shahin SECONDED the prior motion.

There being no further discussion,

On VOICE vote with all in favor, the recommendation from the Deed Restrictions Report was accepted as presented.

A. Architectural Review

Ms. Bush presented the Architectural Review Report for the Board’s review and acceptance; a copy of which is attached hereto and made part of the public record.

- 2011-04 – Resident wants to put up a shed – was sent back because necessary documentation was missing.
- 2011-05 – Wood fence being installed – Recommend approval.

- 2011-06 – Wood fence being installed – Recommend approval.
- 2011-07 – Vinyl privacy fence and four-foot picket fence to be installed in the back inside the property line – Recommend approval.

There being no further discussion,

On MOTION by Mr. Glassman seconded by Mr. Aleo with all in favor, the recommendations from the Architectural Review Report were accepted as presented.

C. Government Liaison

- Mr. Lynn presented statistics from January through March.
- The Deputy Sheriff is going to attend a class to be certified to patrol the community on a bicycle.
 - He will also be patrolling using laser radar.
- Mr. Lynn discussed the new alligator retrieval program which he brought up at the last meeting.
 - It is called the Nuisance Alligator Targeted Harvest Area.
 - If the CDD signs up for the program; a trapper will be designated for the community.
 - The CDD will be able to contact the trapper directly.
 - Mr. Lynn will have further details at the next meeting.
 - They are not doing a good job of informing the CDDs of this new program.
- Mr. Lynn discussed the Mansfield feeder road.
 - The issue will be presented to the county.
 - One staff member indicated the county is considering opening the road, but another staff member emphatically denied this.
 - Mr. Lynn was authorized to send the county a letter indicating the CDD is not in favor of this.

SIXTH ORDER OF BUSINESS

New Business

James Bovis

- Six primary Verizon accounts for the gates expired.

- If the CDD goes with a three-year agreement, \$831.60 will be saved over that period.
- Mr. Bovis discussed this with Mr. Snyder and gave Verizon verbal approval; to which the Board was in consensus.
- The barricade on Foghollow was discussed.
 - Mr. Bovis, Mr. Snyder and Mr. Lynn met with Mr. Widman on site last week to discuss options.
 - Mr. Widman sent a sketch which shows the state's requirements for this type of road which indicates the current barricade is not in accordance with state standards.
 - The county indicated the CDD will be financially responsible for any modifications.
 - Ms. Straw asked that the Board wait for the county to let them know how far back they are willing to place the sign.
 - Ms. Straw would like for the county to define the difference between a *closed road* and a *dead end road*.
- The landscape contract was discussed.
 - The landscape company is going to include more information on their invoices and proposals.
 - Mr. Bovis indicated there are two contracts associated with LMP.
 - o The first one is the contract for basic landscaping in the amount of \$113,700.
 - o The second one is for irrigation inspection and management in the amount of \$13,608.
 - There is an addendum to this contract which is not readily available.
 - The contract amount at the bottom of Page IV-7 is \$33,608, which is incorrect and should be \$13,608.
 - Ms. Straw does not recall signing an addendum.

- In studying the landscape contract, Mr. Bovis determined planting and preparation of perennials as well as irrigation repairs is not in the budget, but the line item appears to be over budget.
- Mr. Bovis continued to discuss at length.
- The paragraph regarding plant materials needs to be rewritten when the contract is brought up for renewal in September.
- Ms. Straw is going to ask Mr. Mendenhall to audit the contract to determine which line item was used to restore the property prior to LMP taking over.

SEVENTH ORDER OF BUSINESS

Property Manager

- Mr. Snyder discussed pool resurfacing.
 - Two base coats were applied.
 - The top needs to be sealed.
 - Mr. Snyder is hoping to have everything complete by the 15th.
 - Ms. Straw asked Mr. Snyder to let her know when the job is done so that she can write a thank you letter to the other two Districts for accommodating their residents.
- The PVC fence at Mansfield was power washed.
- Storm damage was discussed.
 - A tree snapped above the right of Covina Key.
 - A sign at Solitude blew over, but was put back up.
 - A section of fence at Wrencrest blew down and was put back up.
- Parts for the tennis court were replaced.
- Trash is being picked up more frequently.
- A new steel pedestrian gate was installed at Glenham.
- Residents need to contact law enforcement if a crime is witnessed.
 - Mr. Shahin and Ms. Straw suggested that any resident reports of criminal activity be recorded and reviewed to determine whether or not any of the incidents are similar in nature.
 - Ms. Straw will contemplate the best way to do this.

- The forms Mr. Lynn has for criminal activity reporting need to be modified.
- Mr. Snyder is in favor of using some type of log sheet.
- Mr. Shahin indicated the pond behind his home is thick with some type of green growth.
 - Is this happening throughout the District?
 - Is this an isolated case?
 - Has the pond contractor made suggestions to alleviate this problem?
 - One of his neighbors waters their property frequently and the excess water flows into the pond like a river.
 - o Most residents are in the process of fertilizing their lawns, and the fertilizer may be running off into the ponds; thereby contributing to the problem.

EIGHTH ORDER OF BUSINESS

Status Reports – Supervisor Areas of Specialization and Comments

Brian Shahin

- Ms. Straw and Mr. Shahin discussed modifications to the tennis court rules.
 - Court hours should from 7:00 a.m. to 9:50 p.m.
 - In item 1 under *Court Reservations*, peak hours needs to be defined for weekdays and weekends.
 - Mr. Shahin does not believe it is necessary for a reservation to be made if no one else is playing or has a reservation at the time.
 - Mr. Glassman recommended that only card-carrying residents be allowed to make a reservation.
 - Mr. Shahin will collect data and make the other changes which should be ready for the next meeting; at which time the Board will determine an effective date.
 - o Copies of the draft rules will be distributed to members of the Pickleball team and the Colehaven tennis team for their review and recommendations.

Mark Glassman

- The irrigation was repaired at the home in Eagle Station.

- An invoice was not received yet.
- The amount should be recoverable in the lawsuit.
- Ms. Straw asked Mr. Snyder to clarify with Mr. Mendenhall what line item this should be charged to.
- The status of the paving work was addressed.
 - Wrencrest should be complete by next week, with the exception of some punchlist items.
 - Iverson will be done by the end of next week.
 - Colehaven, Glenham and Lettingwell will be complete within two weeks.

Linda Straw

- Ms. Straw and Ms. DiPeri attended a database workshop.
 - Ms. Straw did not believe it was conducted well, but many good ideas came out of it.
 - Ms. Straw and Ms. DiPeri are in the process of designing tables for the databases on paper for the time being.
- SWFWMD mitigation inspections were discussed.
 - They recommend inspections get underway prior to the start of the rainy season.
 - The mitigation areas must be inspected every two years.

Mr. Glassman MOVED to accept the District Engineer's recommendation to commence inspections of mitigation areas within the CDD as soon as possible; and Mr. Shahin seconded the motion.

- These inspections are required by SWFWMD.

There being no further discussion,

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

NINTH ORDER OF BUSINESS

**Approval of the Minutes of the
March 2, 2011 Meeting**

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

There not being any,

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

TENTH ORDER OF BUSINESS

Other Business

Brian Shahin

- Deed restriction settlement amounts were discussed.
 - For the record, Mr. Shahin is going to send a note to Mr. Mendenhall asking him to take the dollar amounts on the monthly report and check the ledgers to ensure the funds are there.

Linda Straw

- Mr. Santiago is to prepare a fining resolution for consideration at the next meeting.

James Bovis

- Deed restriction charges were discussed.
 - Mr. Santiago handles these and submits a report to the CDD with the results and his fees for handling each one.
 - Mr. Shahin indicated revenue received does not offset the expense item on the budget.

Mark Glassman

- A tree trimming request from Pasco County was discussed.
 - Captain Darren Pasquino from Fire Station 26 is concerned that many trees in Long Leaf hang low over the sidewalk which interferes with their equipment.
 - Ms. Straw wants an arborist to look at the trees and ensure they will not die if they are trimmed.
 - All of the trees in question are on CDD property.
 - Mr. Glassman will investigate exactly what needs to be done.

ELEVENTH ORDER OF BUSINESS

Audience Comments

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

April 6, 2011

Meadow Pointe II C.D.D.

TWELFTH 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 8:52 p.m.

A handwritten signature in blue ink that reads "Linda M. Straw". The signature is written in a cursive style and is positioned above a horizontal line.

Linda Straw
Chairperson