

**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, June 5, 2013 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Michael Cline	Chairman
Brian Shahin	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Alco	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Kelly Fernandez	District Counsel
Sheila Diaz	Operations Manager
Deputy Beeson	Pasco County Sheriff's Department
Katie Holt	ARC/DRC
Diana Cline	Residents Council
Mark Grover	LMP Inc., Tampa Division
Numerous Residents	

*The following is a summary of the discussion and actions taken.*

**FIRST ORDER OF BUSINESS**

Mr. Cline called the meeting to order.

**Call to Order**

**SECOND ORDER OF BUSINESS**

Supervisors and staff introduced themselves.

**Roll Call**

**THIRD ORDER OF BUSINESS**

The Pledge of Allegiance was recited; a moment of silence was held.

**Pledge of Allegiance/Moment of Silence  
for our Fallen Service Members and First  
Responders**

**FOURTH ORDER OF BUSINESS**

**Guest Speakers**

- Mr. Mark Grover, District Manager, LMP Inc., Tampa Division discussed their services to the District, reasons they failed last month’s inspection by OLM and addressed Board members’ concerns.
- Their contract expires in September; and they plan on submitting a bid for the new contract.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

None.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 1, 2013 Meeting**

On MOTION by Mr. Aleo seconded by Mr. Glassman with all in favor, the Minutes of the May 1, 2013 Meeting were approved.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**B. Architectural Review**

- 2013-33 – Installation of white vinyl fence – Recommend approval.
- 2013-34 – Installation of awning – Recommend approval.
- 2013-35 – New roof – Recommend approval.

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

**C. Deed Restrictions**

- Ms. Holt discussed a possible SWFWMD violation in which a resident cleared a protected conservation area at the back of the home. Documentation, including e-mails between Mr. Mendenhall and Ms. Diaz shall be entered into the official record.
- A letter will be sent to the homeowner from the attorney, along with a copy of the e-mail from SWFWMD.

**D. Residents Council**

- The grand reopening was a success, with approximately \$1,500 being made from the event.

- Walgreen's would like to sponsor a clinic program at the clubhouse in September or October.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

- The District Engineer determined the handicapped parking spaces in Vermillion which are to be painted over are within county and ADA regulations, but measurements are required.

**B. District Attorney**

- A status report of active and closed cases will be presented at the next meeting.

**NINTH ORDER OF BUSINESS**

**Supervisors' Comments**

**C. Supervisor Shahin**

**i. Policy and Procedures for ARC/DRC**

Mr. Shahin presented a draft of the Deed Restriction and Architectural Review Application Review & Enforcement for discussion; a copy of which will be entered into the official record.

- Deed Restrictions 3 and 5 were updated per Mrs. Glassman's suggestions.
- Ms. Fernandez had Deed Restriction 18 inserted.
- A note was added to Architectural Review Application 7 at the advice of the attorney.
- Links were added for all documentation.
- Ms. Fernandez suggested the Deed Restriction and Covenants Enforcement Committees may be one committee serving both functions.
- Staff/resident should replace Deed Restriction Committee under Deed Restriction 5.
- Ms. Fernandez will send Mr. Shahin the Statute covering the Covenant Enforcement Committee.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**C. Operations Manager**

Ms. Diaz presented her report for discussion; a copy of which will be entered into the official record.

- It was suggested to put locks on the call boxes, as there was damage at one of the gates.

Mr. Shahin MOVED to approve installation of a locking system as outlined by the gate company to secure the gates at Tullamore and Charlesworth; and Mrs. Glassman seconded the motion.

- Costs should be brought forward at the next meeting in order to make a determination for the remaining Villages.

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

- The chair lifts need to be bonded correctly.
  - The county has everything needed and the permit should be issued by the end of the week.
  - The CDD has a legal contract with the company supplying the chair lifts, but there have been problems.
  - The Board concurred to cancel their contract at the advice of Mr. Cohen if the permit is not issued by this Friday.
- i. Status of Cameras**
- The utility markings for digging involved with installation of the security cameras should be done within the next couple of days.
- Mrs. Glassman indicated the cameras at the basketball courts are too high.
- ii. Status of Sidewalks**
- Lettingwell, Iverson and Wrencrest are complete.
- Ms. Diaz asked the sidewalk contractor to mark sidewalks in need of repair in Sedgewick and Vermillion, but they repaired everything without checking.
  - Ms. Diaz failed to notify the HOA of the work, but residents were aware.
  - Staff will let the contractor know which sidewalks need to be repaired from now on.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports (Continued)**

**A. Sheriff's Department**

- Deputy Beeson was assured the rocks were left over from sidewalk repairs and will be used for pond repairs.

- The Deputy discussed various crimes throughout the community.

**NINTH ORDER OF BUSINESS**

**Supervisors' Comments (Continued)**

- A. Supervisor Aleo**
  - i. Publications**

None.

- B. Supervisor Bovis**

None.

- D. Supervisor Glassman**
  - i. Status of Landscaping**

- The front of the clubhouse is done.
- The projects for Morningside and Longleaf will be done this month.

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, LMP shall be notified they will not be paid for the work associated with their earlier appeal to the Board.

- The Board concurred to go out for bid for a new landscaper when LMP's contract expires.

**TENTH ORDER OF BUSINESS**

**Chairman's Comments**

- Ponds were discussed.
  - Mr. Cline suggested having an engineer evaluate all of the ponds to determine what needs to be done regarding erosion.

Mr. Bovis MOVED to authorize the Chairman and Operations Manager to contact the District Engineer to facilitate an evaluation of all ponds for erosion problems.

Mr. Bovis MOVED to amend the prior motion to include authorizing the District Engineer to provide a specification for what should be done to be collaborated with SWFWMD and include a letter regarding said specification; and Mr. Shahin seconded the motion.

- Mr. Aleo asked that the motion be re-stated.

Mr. Bovis MOVED to authorize the Chairman and Operations Manager to engage the services of an Engineer to facilitate an evaluation of the ponds and identify those in the worst condition; create a specification to alleviate the erosion; and meet with SWFWMD and request they provide said specification in writing for the records of the District; and Mr. Shahin seconded the motion.

*The record reflects the Board recessed for a short time.*

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

**B. Fiscal Year 2014 Budget**

- Security Services should be increased.
- Utility-Reclaimed Water should increase.
- Utility – Water & Sewer should be increased to \$18,000.
- An amount is needed for Lease – Copier.
- R&M-Fitness Equipment is increased because some equipment needs to be replaced.
- Ms. Diaz is to provide input as to how much is needed for Office Supplies.

**ELEVENTH ORDER OF BUSINESS**

**New Business**

- Cell phones for clubhouse employees was discussed.
  - Ms. Diaz was asked to prepare a spreadsheet of employees who may need a cell phone or get reimbursed for business on their personal cell phones.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments (Comments will be limited to three minutes.)**

None.

June 5, 2013

Meadow Pointe II CDD

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bovis seconded by Mrs. Glassman with all in favor, the meeting was adjourned at approximately 10:00 p.m.



Michael Cline  
Chairman