

**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, July 17, 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 Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Diana Cline	Residents' Council
Numerous Residents	

*The following is a summary of the discussions and actions taken. The first part of the meeting was not recorded.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cline called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Supervisors and staff introduced themselves.

**THIRD ORDER OF BUSINESS**

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

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

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
June 19, 2013 Meeting**

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the Minutes of the June 19, 2013 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Approval of June 30, 2013  
Financial Statements**

On MOTION by Mrs. Glassman seconded by Mr. Aleo with all in favor, the June 30, 2013 Financial Statements were approved.

**SIXTH ORDER OF BUSINESS**

**Committee Reports**

**B. Architectural Review**

- 2013-39 – Install in-ground swimming pool with screen enclosure – Recommend approval.
- 2013-40 – Paint – Recommend approval.

**A. Deed Restrictions**

- 2013-53 – Above ground pool, shed and trash on the side of the home – DR-10, DR-22; recommend a fence.
- 2013-54 – House is in foreclosure, lawn is unkempt, believe people are living in the house – N/A; report to Code Enforcement.
- 2013-55 – Car on blocks in driveway – DR-19.
- 2013-56 – Lawn unkempt – DR-14.
- 2013-57 – Lawn unkempt – DR-14.
- 2013-58 – Lawn unkempt – N/A. This is an active case under item 2013-43.
- 2013-59 – Lawn unkempt – DR-14.
- 2013-60 – Lawn unkempt; mailbox issues – DR-14, DR-18.
- 2013-61 – Lawn unkempt – N/A. This is an active case under 2011-21.
- 2013-62 – Lawn unkempt – N/A. A letter was sent and this is considered an active case under 2013-50.
- 2013-63 – Lawn unkempt – DR-14.
- 2013-64 – Lawn unkempt – DR-14. Property is up for sale.

On MOTION by Mrs. Glassman seconded by Mr. Shahin with all in favor, The Architectural Review and Deed Restrictions Reports were accepted as presented.

- C. Appointment of ARC/DRC Violation Committee**
  - i. Yolanda Bush, Chair**
  - ii. Bill Rainey**
  - iii. Fran Jargowsky**
    - 1. Temporary Guidance for Committee**

Mr. Cline MOVED to appoint Yolanda Bush as Chair and Bill Rainey and Fran Jargowsky as members of the ARC/DRC Violation Committee; and Mrs. Glassman seconded the motion.

- Mr. Cline presented Meadow Pointe I’s guidance on deed restrictions for temporary guidance for the committee until such time as the process is refined.
- This Committee will meet once per month to make recommendations to the CDD Board.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Manager**
  - i. Questions and Comments on Modified Tentative Fiscal Year 2014 Budget**
  - ii. Public Hearing on Budget 14 August 2013**
  - iii. Update on Status of RFP for Landscaping Services**
  - OLM will hold a pre-bid meeting on July 26, 2013 at 11:00 a.m. at the Meadow Pointe II Clubhouse; and Board members may attend.
  - The bid due date is August 8, 2013.
- B. Operations Manager**
  - iii. Update on Damage and Repair Assessment**
  - The damage is likely over \$10,000.
  - ii. Update of Lightning Protection**
  - Ms. Diaz distributed bids for lightning protection; copies of which will be entered into the official record.
    - More research will be done and the contractors will be asked to do a walk-through of the property.
    - Ms. Diaz will compile a list of questions to ask the contractors.

- Ms. Diaz presented a bid for interior surge protection from Himes Electrical Service, Inc; a copy of which will be entered into the official record.
- Ms. Diaz requested approval to purchase a new telephone system for staff in the amount of \$550.

On MOTION by Mrs. Glassman seconded by Mr. Shahin with all in favor, Ms. Diaz was authorized to purchase a new telephone system for clubhouse staff in the amount of \$550, with said funds to come out of the *R&M-Clubhouse* line item.

- Ms. Diaz requested approval to purchase additional fitness center equipment.

Mrs. Glassman MOVED to approve purchase of two treadmills from FitRev Inc. in the amount of \$6,277.98; and one stair master from Phenomenal Exercise Equipment Repair Service Inc. in the amount of \$1,000; and Mr. Bovis seconded the motion.

- Phenomenal Exercise Equipment is willing to purchase the treadmills which are to be disposed of for \$500 each.

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

- Ms. Diaz requested approval to purchase playground equipment.

Mr. Shahin MOVED to approve the purchase and installation of a two scater jeep, jumbo flyer and sec saw from GameTime in the total amount of \$3,530.10; and Mrs. Glassman seconded the motion.

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

- Ms. Diaz presented a request from the soccer club to use the District's field facilities; a copy of which will be entered into the official record.

**i. Update of Glenham Sewer Problem**

- Mr. Aleo was involved and gave the update.

**NINTH ORDER OF BUSINESS**

**Chairman's Comments**

**A. 2014 Budget**

This item was addressed under the District Manager's Report.

**TENTH ORDER OF BUSINESS**

**New Business**

- Mrs. Glassman discussed LMP and mowing issues and read a letter into the record.
- Streetlights are checked four times per week.
- The light at the monument in Deer Run has been off for a couple of weeks and needs to be repaired.
- Ms. Diaz will investigate the video surveillance sign.

Mr. Cline MOVED to determine the cost for an RFP for a Reserve Study; and Mr. Aleo seconded the motion.

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

**ELEVENTH ORDER OF BUSINESS**

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


- Mr. Peter Bischard was asked to fill out a Deed Restriction form regarding the abandoned properties in question.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned.



Michael Cline  
Chairman