

**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, December 18, 2013 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:

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
Joseph Payne	District Engineer
Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Dana Sanchez	Deed Restriction Fining Committee
Numerous Residents	

The following is a summary of the discussions and actions taken.

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

Changes or Additions to the Agenda

None.

FIFTH ORDER OF BUSINESS

Public Comment on Agenda Items

None.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. **Minutes of the November 6, 2013 Meeting**
- B. **Minutes of the November 20, 2013 Meeting**
- C. **November 30, 2013 Financial Statements**

On VOICE vote with all in favor, the Consent Agenda was approved as amended.

The record reflects Mr. Shahin and Mr. Bovis have joined the meeting.

SEVENTH ORDER OF BUSINESS

Non-Committee Reports

- A. **Residents' Council**
 - The \$500 which the CDD donated for the holiday party was spent as follows:
 - \$385.20 for the banner;
 - \$50 Gift Card for Santa Claus;
 - \$37.97 for candy canes, cookies and juices;
 - The remaining funds were returned to the CDD.

B. Sheriff
None.

EIGHTH ORDER OF BUSINESS

Committee Reports

- A. **Deed Restrictions**
 - 2013-296 – The garage door is not the primary color – DR-22.
 - 2013-297 – The garage door is not the primary color – DR-22.
 - 2013-298 – The garage door is not the primary color – DR-22.
 - 2013-299 – The garage door is not the primary color – DR-22.

Mr. Aleo MOVED to accept the recommendations of the Deed Restrictions Report; and Mrs. Glassman seconded the motion.

- Mr. Aleo asked Ms. Holt to look back at item 296 for the past 12 months for evidence of a prior violation.

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

B. Architectural Review

None.

C. Deed Restriction Fining Committee

- There were two penalties.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

i. Pond Study

Mr. Payne showed a PowerPoint presentation; a copy of which will be entered into the official record.

- Mr. Payne is planning to meet with SWFWMD after the first of the year.
- The following ponds were ranked the worst in order from the worst conditions:
 - 12-7 in Longleaf
 - 17B in Wrencrest
 - 20-2 in Vermillion
- ii. Reserve Study**
- The study created by the former District Engineer is currently being used.
- Mr. Payne updates the unit costs and assesses the infrastructure conditions in support of the bond on an annual basis.
- Mr. Payne will send a copy of the study to all Board members.

B. District Manager

i. Consideration of Resolution 2014-1 Adopting a Revised Parking Policy

Mrs. Glassman MOVED to adopt Resolution 2014-1 Adopting a Revised Policy Regarding Parking in Certain Areas Located Within the District Boundary; Providing for Conflicts, Severability and an Effective Date; and Mr. Bovis seconded the motion.

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

C. Operations Manager

Ms. Diaz presented her report for discussion.

- The single-button remotes which open all gates within the CDD are obsolete and unavailable for purchase or replacement.
 - Metro Gates has offered to switch out the receivers for approximately \$60 each.

TENTH ORDER OF BUSINESS

Pending Business

A. Policy for Emergency Repairs to Streets and Sidewalks

- Mr. Aleo submitted a draft policy to the Board.

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, discussion of the policy for emergency repairs to streets and sidewalks shall be tabled to the January Board meeting.

B. Employee Evaluation for Operations Manager and 2014 Salary Increase

Mr. Aleo MOVED to approve a maximum salary increase for the Operations Manager; and Mr. Bovis seconded the motion.

- Ms. Diaz’s job performance was commended by the Board.

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

C. Resurfacing of Parking Lot

D. Repairs to Tennis Courts and Basketball Courts

These items were tabled to the January meeting.

ELEVENTH ORDER OF BUSINESS

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

- Ms. Tabitha Holden commented on responsibility for sidewalk maintenance.
- Ms. Holden commented on the handicapped parking spaces.
- Ms. Holden commented on the conservation areas.
- Mr. Richard Corby discussed the lights on the tennis courts.
- Mr. Bill Rainey discussed the sidewalk repair in front of his home.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned at approximately 7:26 p.m.



Michael Cline
Chairman