

**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, January 8, 2014 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:

Sheila Diaz	Operations Manager
Katie Holt	ARC/DRC
Dana Sanchez	Chairperson, Deed Restrictions Fining Committee
Numerous Residents	

The following is a summary of the discussions 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

None.

Additions or Corrections to the Agenda

Monday, 1/27/14

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents' Council

None.

B. Sheriff's Department

None.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Operations Manager

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

NINTH ORDER OF BUSINESS

Board Discussions (Discussion Only)

A. Policy for Emergency Repairs to Streets and Sidewalks

- Mr. Aleo will formalize the document for the Board's consideration at the next meeting.

B. Resurfacing of Parking Lot

- Ms. Diaz presented proposals from three contractors; copies of which will be entered into the official record.
 - The Board would like to review the bids.
 - Bids will be sent to Mr. Payne for his feedback before the next meeting.
 - The Board concurred to discuss this issue at the next meeting.

C. Repairs to Tennis Courts and Basketball Courts

- Ms. Diaz presented proposals from three contractors; copies of which will be entered into the official record.
 - The quotes include repair to the area in which the tree roots are coming up and requires installation of a bio barrier.
 - If the repairs exceed \$15,000, remaining funds will have to come from Reserves.
 - Mr. Cline asked Ms. Diaz to get references regarding this process and to seek the opinion of Mr. Payne.

- The Board concurred to move forward with the repairs once Ms. Diaz provides all of the information the Board requested.

D. Addition of Six Security Cameras

- Ms. Diaz presented a proposal from Digital Rescue for the addition of six security cameras in the amount of \$1,649.02; a copy of which will be entered into the official record.
- Funds will come from *Clubhouse Reserves*.
- The Board was in favor of moving forward with the installation, with the exception of Mr. Shahin who is not in favor.

SEVENTH ORDER OF BUSINESS

Reports

B. Architectural Review

- 2014-01 – Install a white vinyl fence – Recommend approval.
- 2014-02 – Install a wooden fence – Recommend approval.
- 2014-03 – Install a white vinyl fence – Recommend non-approval.
- 2014-04 – Exterior paint – recommend approval.
- 2014-05 – Exterior paint and install a three foot stone facing on front of exterior area – Recommend approval.
- 2014-06 – Install a standard fiberglass front door with glass and stain wood on the door – Recommend approval.

Mr. Aleo MOVED to accept the recommendations of the Architectural Review Report as presented; and Mr. Shahin seconded the motion.

- None of the fences are on easements.

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

A. Deed Restrictions

- 2014-01 – Lawn unkempt – N/A.
- 2014-02 – Trailer on driveway – N/A.
- 2014-03 – Lawn unkempt – N/A.

- 2014-04 – Lawn unkempt – DR-14.
- 2014-05 – Lawn unkempt – DR-14.
- 2014-06 – Cars parked on front lawn – N/A.
- 2014-07 – Mailbox is wrong color – DR-18.
- 2014-08 – Stones sticking out on easement of the grass – DR-15.
 - The utility box also needs to be adjusted.
- 2014-09 – Garage door is not painted the same color as the primary color – DR-21.
- 2014-10 through 2014-17 – Garage door paint color issue – DR-21.
- 2014-18 – Garage door paint color issue – N/A.
- 2014-19 through 2014-23 – Garage door paint color issue – DR-21.
- 2014-24 – Did not submit ARC form to paint home – DR-21.
- 2014-25 through 2014-33 – Garage door paint color issue – DR-21.
- 2014-46 – Garage door paint color issue – DR-21.
- 2014-34 through 2014-56 – Garage door paint color issue – N/A.
- 2013-297 – Garage door paint color issue – Active case.
- 2009-96 – Lawn unkempt – Active Case.
- The following Residents made statements regarding paint color:
 - Mr. Kenneth Kloc
 - Mr. Jeff Duffy
- Ms. Dana Sanchez commented on the vehicle parked on the lawn.

Mr. Aleo MOVED to table the Deed Restriction violations on the Deed Restrictions Report associated with painting of garage doors until such time as the Board has an opportunity to prepare a policy concerning paint color schemes and Architectural Review follow-up; and Mr. Shahin seconded the motion.

On VOICE vote with all in favor, the prior motion was approved. Mr. Bovis MOVED to table any action on all Deed Restrictions concerning garage paint colors until such time as the Board decides on a policy; and Mr. Aleo seconded the motion.

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

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, the Deed Restrictions Report was accepted with the noted exceptions as stated in the prior motion.

NINTH ORDER OF BUSINESS

**Board Discussions (Discussion Only)
(Continued)**

- E. First Aid Training and CPR Classes for Staff**
 - Ms. Diaz presented three proposals for first aid training and CPR classes; copies of which will be entered into the official record.
 - The Board is in favor of proceeding and will make a decision at the next meeting.

- F. Gate Receivers/Transmitters**
 - Ms. Diaz presented an estimate from Metro Gates; a copy of which will be entered into the official record.
 - Ms. Diaz will determine the number of remotes needed for each village for the first February meeting.

- G. Purchase of a Used Lift**
 - Ms. Diaz presented proposals for acquisition of a lift; copies of which will be entered into the official record.
 - The Board is in favor of continuing to rent the lift in order to avoid the maintenance responsibility.

- H. Security System**
 - Ms. Diaz presented three proposals for security and monitoring; copies of which will be entered into the official record.
 - ADT is the current contractor and is willing to reduce the current price.
 - The Board believes a staff member should be in the fitness center at all times when it is open.
 - The Board concurred to select one of the contractors at the next meeting.

- I. Defibrillator for Clubhouse and Pool**
 - Staff will be trained.
 - The unit will be stored in the clubhouse in a central location.

- The Board concurred to address this further at the next meeting.
- J. Pumps for Longleaf and Morningside Ponds**
- Ms. Diaz presented fountain proposals; copies of which will be entered into the official record.
 - Ms. Diaz will prepare a spreadsheet of best and worst case scenarios for replacement of the pumps.
 - The Board is in favor of replacing the pumps.
 - This will be addressed again at next week's meeting.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mrs. Glassman would like to discuss ponds in more detail at the next meeting.
- The carts should have license plates since they are gas-powered.
- Mr. Cline commended the Board's accomplishments.

ELEVENTH ORDER OF BUSINESS


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

None.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, the meeting was adjourned at approximately 10:05 p.m.


Michael Cline
Chairman