

**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 Tuesday, March 4, 2014 at 6:30 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 (Via Telephone)
James Bovis	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Deputy Beeson	Pasco County Sheriff's Department
Diana Cline	Residents' Council
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**

**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**

- Mrs. Cline requested donations for the yard and bake sale on April 12, 2014.
- Mrs. Cline requested a donation of \$400 for banners for the Spring Fling which is to be held on May 3, 2014.

**SECOND ORDER OF BUSINESS**

**Roll Call (Continued)**

*The record shall reflect Mr. Aleo joined the meeting via telephone.*

Mr. Shahin MOVED to authorize Mr. Glen Aleo to exercise his participation and voting rights via telephone; and Mrs. Glassman seconded the motion.

- The attorney confirmed a Board member attending via telephone must do so via motion of the Board.

On VOICE vote with Mr. Cline, Mr. Shahin and Mrs. Glassman voting aye; and Mr. Bovis voting nay, the prior motion was approved.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports (Continued)**

**A. Residents' Council (Continued)**

- Discussion of the Spring Fling continued.

**B. Sheriff's Department**

- A couple of recent major incidents were discussed.

**SEVENTH ORDER OF BUSINESS**

**Reports**

**A. Deed Restrictions**

- 2014-93 – Lawn unkempt, trash cans visible, unregistered vehicle on driveway – DR-10, DR-14, DR-19.
- 2014-94 – Lawn unkempt, full of weeds and has not been cut for some time – DR-14.

- 2014-95 – Weeds growing up and out of fence – DR-14.
- 2014-96 – Lawn unkempt, full of weeds and has not been cut for some time – DR-14.
- 2014-97 – Lawn unkempt, full of weeds and has not been cut for some time – DR-14.
- 2014-98 – Weeds growing up and out of fence – DR-14.
- 2014-92 – Lawn unkempt – Active case – letter sent out.

Mrs. Glassman MOVED to accept the Deed Restrictions Report as presented; and Mr. Shahin seconded the motion.

- Ms. Diaz was asked to determine a percentage of weeds on the lawns.

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

**B. Architectural Review**

None.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager**

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

**NINTH ORDER OF BUSINESS**

**Board Discussions (Discussion Only)**

- **Closing of Tennis/Basketball Courts Until Repairs Can be Made**

Mr. Bovis MOVED to rescind last month's motion to table discussion regarding tennis court and basketball court issue and continue discussion; and Mr. Shahin seconded the motion.

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

- **Specifications for Repairs**
  - i. **Streets**
- The engineer does not recommend increasing the thickness of the asphalt.
- ACPLM meets the criteria.

- Mr. Cline is in favor of the engineer to inspect the job as it is being done.
- This item will be voted on at the March 19<sup>th</sup> meeting.

**ii. Pumps at Morningside and Longleaf**

On MOTION by Mr. Bovis seconded by Mr. Shahin with all in favor, rescinding tabling of discussion regarding pumps at Morningside and Longleaf as well as discussion regarding tennis/basketball courts was approved.

- The engineer recommends using Vertex.
- The Board concurred to move forward at the next meeting to approve Vertex.

**iii. Crack Filling**

This was addressed under discussion of streets.

**iv. Sealing of Asphalt Surfaces**

- This was not budgeted and funds would have to come from Renewal & Replacement, but will be delayed until the ponds are done.

On MOTION by Mr. Cline seconded by Mr. Shahin with all in favor, tabling discussion of sealing of asphalt surfaces until such time as the ponds are done was approved.

**v. Tennis/Basketball Courts**

- Mrs. Glassman is in favor of having them done as specified by the District Engineer.
- \$15,000 was budgeted for this work.
- The lowest bid is \$17,540 from Florida Courts.
- The bushes also need to be trimmed.
- OLM can recommend which bushes should be removed.
- It is recommended to have them done all at once.
- The work should get done before the start of the rainy season.
- OLM recommends removing the grass, as it is not growing well in this area.
- Ms. Diaz was asked to contact Florida Courts to see how much they will charge to apply concrete after the court work is done.

- Ms. Diaz will report back at the next meeting the cost to replace concrete and Florida Courts will be authorized to repair the courts.

The Maintenance Report was presented for the Board's information; a copy of which will be entered into the official record.

*The record shall reflect the Board recessed for a short period.*

- **Preliminary Discussions on Fiscal Year 2015 Budget**

Mr. Cline presented a preliminary copy of the Fiscal Year 2015 Budget for discussion; a copy of which will be entered into the official record.

- General Liability may increase by 15%.
- The Trustee may increase by 15%.
- Solid waste was increased as per the contract.
- R&M-Clubhouse increased based on the actual.
- Supplies for fuel oil increased based on actual.
- This budget shows an increase in assessments which Mr. Cline outlined for each Village.
- There may be an error in Repairs & Maintenance on Gates in Glenham.
- Staff may want to consider allocating funds for sidewalk and pond repairs.
- The costs for remotes may be cut in half.
- Engineering costs should decrease by approximately \$5,000.
- Legal services may be able to decrease to approximately \$25,000.
- Costs for the Verizon issue are applied to Prof-Serv - Special Counsel, which may also decrease to \$10,000 or be removed.
- Website development will probably increase to approximately \$1,000.
- Postage & Freight may decrease to \$3,000.
- Landscape renovations were discussed.
- R&M-Mulch should be increased.
  - Ms. Diaz will look at the costs.
- Plant costs should be looked at.
  - OLM should provide some feedback on Florida-friendly plants.
  - Mr. Aleo suggested perennials instead of annuals.
- R&M-Ponds should be increased by \$20,000.

- Reserve-Ponds should be kept at \$20,000.
- It has been recommended to increase pool maintenance service from five to seven days during the summer months; five days during the winter months, which will increase the amount spent for pool service by \$200 per month. The line item will increase by \$2,000; and some fine tuning will be done.
- Telephone may decrease to \$5,000.
- Utility-Water may decrease to \$14,000 from \$18,000.
- Court maintenance may be decreased to \$10,000.
- Fitness Center Equipment may decrease to \$7,000.
- The possibility of a reserve for rubber mulch may be considered.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Bovis commented on the spray paint along the curb in several Villages. That means someone was surveying there, but not ready to do the work surveyed for. Each paint color has a different definition.
- The next meeting will be the Public Hearing for the ARC Policy.

**TWELFTH ORDER OF BUSINESS**

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

- Mrs. Diana Cline commented on whether or not utilities may go on CDD property.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mrs. Glassman seconded by Mr. Shahin with all in favor, the meeting was adjourned at 9:38 p.m.



Michael Cline  
Chairman