

**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 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 |
| James Bovis    | Assistant Secretary |

Also present were:

|                    |                                   |
|--------------------|-----------------------------------|
| Sheila Diaz        | Operations Manager                |
| Cindy McCrary      | ARC/DRC                           |
| Dana Sanchez       | DVRC                              |
| Deputy Beeson      | Pasco County Sheriff's Department |
| 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**

**Additions or Corrections to the Agenda**

- Mrs. Glassman requested discussion regarding the tennis courts.

**FIFTH ORDER OF BUSINESS**

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

None.

**SIXTH ORDER OF BUSINESS**

**Guest Speaker, Mr. Dennis Costa,  
Regarding MPI Holiday Lighting (Board  
to Vote on Proposal)**

- Mr. Costa did a slide presentation regarding Meadow Pointe I holiday decorations.

Mr. Bovis MOVED to accept the second proposal for holiday decorations in the amount of \$10,800; and Mr. Aleo seconded the motion.

- Mrs. Glassman read the attorney's statement into the record, which was negative in regard to having decorations.
- Mr. Cline asked the audience to respond as to whether or not there should be decorations in the community; most audience members were in favor of decorations.

Mr. Bovis MOVED to amend the prior motion to include not hanging up the poster on the monument which Meadow Pointe I uses; and Mr. Shahin seconded the motion.

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

- Mr. Aleo is of the opinion CDD funds should not be expended outside the District.

Mr. Aleo MOVED to table the motion to approve the second proposal for holiday decorations in the amount of \$10,800 to the June 18, 2014 Meeting; and Mrs. Glassman seconded the motion.

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

- The Board is in favor of the decorations pending a final review by the District Attorney.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**B. Sheriff's Department**

- School is out, so residents should beware for any possible incidents and should respond accordingly.
- Mailboxes have been burglarized.
- A vacant home will be reported to Ms. McCray for code enforcement issues.

**A. Residents' Council**

- Donations may be given by the CDD as long as it involves a community-wide effort, according to the District Attorney.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Deed Restrictions**

- A resident is finally in the process of getting the garage door repaired in order to correct the violation.

Mrs. Glassman MOVED to rescind the violation for the garage door repair as requested by this resident; and Mr. Shahin seconded the motion.

- Mr. Cline requested the garage be repaired within the next 14 days.

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

- Four violations were corrected; one is being referred for another two weeks.
- 2014-166 – Trash overflowing from garage – N/A.
- 2014-167 – Trailer/jet ski in driveway – DR-17.
- 2014-168 – Trailer in driveway – DR-17.
- 2014-169 – Lawn needs to be mowed – DR-14.
- 2014-170 – Trash on lawn – DR-19.
- 2014-141 – Chain link fence – one letter was already received.

Mr. Shahin MOVED to approve the recommendations from the Deed Restrictions Report; and Mrs. Glassman seconded the motion.

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

**B. Architectural Review**

- 2014-42 – Install 6’ wooden privacy fence – Recommend approval.
- 2014-43 – Paint home – Recommend approval.
- 2014-44 – Paint home – Recommend approval.
- 2014-45 – Paint home – Recommend approval.
  - The Board decided it will be approved using the primary color only.
- 2014-46 – Driveway extension – in response to a deed restriction.
  - This should not be extended to the CDD property.
- 2014-47 – Install 4’ hedge around property – in response to a deed restriction.
  - The chain link fence needs to be removed, as it is not allowed.

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

**C. DVRC Report**

None.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Operations Manager**

- The new website will be going live by the end of this month.

**ii. Tennis Court Repairs**

- The proposals will be presented for approval at the next meeting.

**i. Update on Maintenance Supervisor**

- The new maintenance supervisor starts working tomorrow.
- Approximately 14 people were interviewed.

Ms. Diaz is requesting a salary increase for two employees.

Mr. Cline MOVED to approve a salary increase for two employees as discussed; and Mrs. Glassman seconded the motion.

- There are sufficient funds in next year's budget for all salary increases.

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

**TENTH ORDER OF BUSINESS**

**Board Discussions (Discussion Only)**

**A. Proposal for an Engineer's Study on Village Road Conditions**

A scope of services was prepared by the District Engineer; a copy of which will be entered into the public record.

- This will be on the agenda for the next meeting.

**B. Discussion of Fiscal Year 2015 Budget**

- *Website Development* should be changed to *Website Maintenance*.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Bovis commented on the holiday decorations.
- Mr. Bovis commented the telephone communication when a Supervisor attends a meeting via phone is poor; Ms. Diaz will check on this.
- Mr. Aleo requested speaking to Mr. Cohen to determine how decorations can be done within the law.

**TWELFTH ORDER OF BUSINESS**

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

- Ms. Tabitha Holden commented on the holiday lights and the need to stay conservative in this regard.
- Ms. Holden would like to remain on the DVRC Committee and attend via conference call or Skype due to work constraints; to which the Board concurred.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mrs. Glassman with all in favor, the meeting was adjourned at 9:18 p.m.

  
~~Michael Cline~~ BRIAN SHAHIN  
V. Chairman