

**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 2, 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**

Mr. Cline called the meeting to order.

**Call to Order**

**SECOND ORDER OF BUSINESS**

Mr. Cline called the roll.

**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**

None.

**B. Sheriff's Department**

- Deputy Beeson commented bicycles have been stolen; they have suspects.
- Burglary of commercial properties was discussed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

- They are having problems with the server and it is being worked on.
- The scope of work for the air gap trench was signed by LMP, but a start date has not been determined.
- Sand Pine Elementary School did a breakdown of donations; a copy of which will be entered into the official record.

**NINTH ORDER OF BUSINESS**

**Board Discussions (Discussion Only)**

**A. CDD Projects for 2015**

**i. Replace Monument Lights with One LED Light on Higher Post**

- This item will be considered during 2015.

**ii. Flag Pole at Entrance to MPH on County Line Road with Light**

- The Board is in favor of having a flag pole with a light on County Line Road.

**iii. Holiday Lighting at Villages**

- The majority of the Board is in favor of holiday lighting.

**iv. Parking Lot Repairs and Re-Sealing**

- The engineer believes this is not a long lasting solution.
- The Board is in favor of having something done.

**v. Sidewalk Repairs – 10% of Village Reserves and Monies in Village Reserves for Sidewalks**

- This item will be considered at a future meeting.

**vi. Addition of One New Cabana in Rear of Pool with Tables and Chairs**

- There is currently \$2,500 in the budget for use of the pool cabana area.

- Staff is looking into the possibility of purchasing pavers.
- **vii. Replacement of One Mule for Maintenance Department**  
The Board is in favor of repair or replacement for next year’s budget.
- **viii. Electricity Run on South Side of Wrencrest**  
The Board is in favor of doing this.
- **ix. Electricity Run to Entrance of MPH on Mansfield Road on Both Sides**  
The Board is in favor of further consideration.
- **x. Other Proposed projects**
- Mrs. Glassman suggested a Reserve Study be done on the clubhouse.
- An update from the engineer is necessary.
- Mr. Shahin suggested a better database to track violations, which Ms. Diaz commented they are working on.

**SEVENTH ORDER OF BUSINESS**

**Reports**

**B. Architectural Review**

- 2014-49 – Paint home; install shingles – Recommend approval.

Mr. Shahin MOVED to approve Architectural Review Item 2014-49 to paint home and install shingles; and Mrs. Glassman seconded the motion.

- They are Miami/Dade approved shingles.

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

- 2014-50 – Install standby generator – Recommend approval.

Mrs. Glassman MOVED to approve Architectural Review Item 2014-50 to install a standby generator as long as resident plants shrubs around the unit; and Mr. Shahin seconded the motion.

- The proposal includes all of the necessary permitting.

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

- A Resident of Wrencrest would like to add pavers and rocks to the side gate. They are addressing a drainage issue on CDD property.
  - They were told to use sod only.
  - They cleaned the mailbox.
  - They have 45 days to rectify the situation.
  - They were advised to install a sprinkler head in the area to enhance grass growth.

On MOTION by Mr. Shahin seconded by Mrs. Glassman with all in favor, Architectural Review Request 2014-51 was approved as proposed subject to the homeowner attempting to grow sod on the portion of the lawn on the sidewalk.

- Ms. McCrary discussed the request from the May meeting from the woman wanting to put up a lanai and white metal roof.
  - The woman is saying that the Board failed to meet the two week deadline for approval and as such, the request should be considered approved.
  - She received a formal letter indicating the roof was not approved.
  - A letter should be sent via certified mail indicating disapproval along with a copy of the original letter.
  - The attorney should be contacted in this regard.

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

**A. Deed Restrictions**

**ii. Review of Letters Sent to Residents on Violations of Deed Restrictions**

- Ms. McCrary discussed the home which burned down.
- 2014-193 – Lawn needs to be mowed; bushes overgrown; trees are not trimmed – DR-16.
- 2014-194 – Lawn needs to be mowed; bushes along home as tall as roof – DR-14.
- 2014-195 – No mailbox; only post – DR-18.
- 2014-196 – No Trespassing sign on tree – DR-9.
- 2014-197 – Trailer on property – Ms. McCrary will take a photo of the trailer the next time she is over there.

- 2014-198 – Lawn needs to be mowed; dirty mailbox – Code Enforcement will be contacted.
- 2014-199 – Trailer on driveway – DR-17.
- 2014-200 – Mailbox needs cleaning and paint – DR-18.
- 2014-201 – Boat/trailer on driveway – N/A.
- 2014-202 – Mailbox needs cleaning and painting – DR-20.
- 2014-203 – Mailbox needs cleaning and painting – DR-18.
- 2014-204 – Mailbox needs cleaning and painting – DR-18.
- 2014-205 – Mailbox needs cleaning and painting – DR-18.
- 2014-206 – Overgrown lawn – DR-14.
- 2014-207 – Lawn needs to be mowed next to home and fence – DR-14.

On MOTION by Mrs. Glassman seconded by Mr. Bovis with all in favor, the Deed Restrictions Report was accepted as presented and modified.

**i. Discussion on Standards for Inspection of Yards, Fences, Driveways and Homes**

Ms. McCrary presented a sample letter regarding a violation for discussion; a copy of which will be entered into the official record.

- This letter was reviewed by the District Attorney.

Ms. McCrary presented the Deed Restriction Violation Standards document for discussion; a copy of which will be entered into the official record.

- The percentage of weeds was discussed, and the Board concurred to change 50% to 25%, as a standard, with Ms. McCrary making a judgment call as to whether or not there is an excess amount of weeds.
- Mowing was discussed, and the Board concurred to change 6" to *over 6"*.
- Fences were discussed.
  - Ms. McCrary was advised she must bring another staff member along with her when investigating ponds, as it presents a hazard.
  - Mold on the fence was discussed and the Board concurred to change 50% to 10%.

- Driveways were discussed, and the Board concurred to change 25% to 10%.
- Mailboxes were discussed.

Other issues regarding standards were discussed by Ms. McCrary.

- A photo should be sent for specific items, but not general items.
- All standards should be the same for bare spots in the grass.

**C. DVRC Report**

This item was not addressed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Bovis advised an engineering study should be done of the parking lot area.

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the Board was authorized to direct the District Engineer to perform an assessment of the parking lot area as discussed.

- Mr. Cline discussed areas of responsibility for the Operations staff.
  - Any complaints regarding the Operations Manager or staff should be directed to the Board of Supervisors as a whole.
  - Any requests or issues of staff members should be directed to the Operations Manager.
  - If a resident notifies a staff member of an issue on the property, that staff member should call the resident back if it cannot be taken care of immediately.

**ELEVENTH ORDER OF BUSINESS**


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

- A resident commented on brown spots in the grass from the landscaper spraying, which was not the CDD landscaper. Mr. Bovis will speak to them.
- Any issues with dogs need to be addressed with the HOA.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Shahin seconded by Mr. Bovis with all in favor, the meeting was adjourned at approximately 9:57 p.m.

  
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Michael Cline  
Chairman