

**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 16, 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 (Via Telephone)
Brian Shahin	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Sheila Diaz	Operations Manager
Cindy McCrary	ARC/DRC
Dana Sanchez	Deed Restriction Fining Committee
Cliff Morgan	Maintenance Supervisor
Numerous Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Mendenhall 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**

Mr. Aleo MOVED to recognize Mr. Michael Cline as attending this meeting via telephone.

Mr. Bovis MOVED to amend the prior motion and authorize Mr. Michael Cline to exercise his voting rights via telephone; and Mr. Aleo seconded the amendment to the motion.

On VOICE vote with all in favor, Mr. Michael Cline was authorized to attend this meeting and exercise his voting rights via telephone.

**FIFTH ORDER OF BUSINESS**

**Public Comment on Agenda Items Only**

None.

**SIXTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. **Minutes of the June 4, 2014 Meeting**
- B. **Minutes of the June 18, 2014 Meeting**
- C. **June 30, 2014 Financial Statements**

Mr. Aleo MOVED to approve the Consent Agenda; and Mr. Bovis seconded the motion.

- On Page 3, line 90 of the June 4, 2014 Minutes, *community-wide effort* was questioned.
- On Page 2, line 54 of the June 18, 2014 Minutes, the corrections to the minutes should be listed.
- On Page 7, lines 229 and 232 of the June 18, 2014 Minutes, Ms. Sanchez should replace Mrs. Cline.

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

**SEVENTH ORDER OF BUSINESS**

**Non-Committee Reports**

- A. **Residents Council**  
None.
- B. **Sheriff**
  - There have been no changes since the last meeting.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

**A. Deed Restrictions**

- 2014-208 – RV in vacant lot – N/A.
- 2014-209 – Lawn needs to be mowed – N/A.
- 2014-210 – Junk on front lawn for three weeks including large toys; garage door always open; trash cans on driveway – DR-10.
  - Open garage door is not a deed restriction.
- 2014-211 – Lawn not cut – DR-14.
- 2014-212 – Grass/weeds – N/A.
- 2014-213 – Grass/weeds – N/A.
  - Address does not exist.
- 2014-214 – Grass/weeds – N/A.
- 2014-215 – Grass/weeds – N/A.
- 2014-216 – Grass/weeds – N/A.
- 2014-217 – Grass/weeds – N/A.
- 2014-218 – Grass/weeds – N/A.
- 2014-219 – Grass/weeds – DR-14.
- 2014-220 – Grass/weeds – DR-14.
- 2014-221 – Grass/weeds – DR-14.
- 2014-222 – Grass/weeds – DR-14.
- 2014-223 – Grass/weeds – N/A.
- 2014-224 – Grass/weeds – DR-14.
- 2014-225 – Grass/weeds – DR-14.
- 2014-226 – Lawn needs to be mowed – DR-14.
- 2014-227 – Fence needs cleaning – DR-19.
- 2014-228 – Fence needs cleaning – DR-19.
- 2014-229 – Fence needs cleaning – DR-19.
- The remaining items are considered active cases.

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

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

**B. Architectural Review**

- 2014-52 – Paint home – Recommend approval.
- 2014-53 – Replace shingles – Recommend approval.
- 2014-54 – Paint front door only – Recommend approval.
- 2014-55 – Paint home – Recommend approval.
- 2014-56 – Paint home – Recommend approval.

On MOTION by Mr. Shahin seconded by Mr. Aleo with all in favor, items 2014-52 through 2014-56 of the Architectural Review Report were accepted as presented.

**C. Deed Restriction Fining Committee**

- One item was resolved and the second one was extended for 30 days to resolve.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

Mr. Mendenhall presented the Attorney Status Report Update for discussion; a copy of which will be entered into the official record.

There were no questions on the Proposed Fiscal Year 2015 Budget.

**B. Operations Manager**

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

Mrs. Glassman MOVED to approve having the garage sale on Saturday, October 11, 2014; and Mr. Bovis seconded the motion.

- Mr. Bovis recommended having the disabled veterans instead of Goodwill.

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

**TENTH ORDER OF BUSINESS**

**Pending Business**

None.

**ELEVENTH ORDER OF BUSINESS**

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

- Ms. Dana Sanchez commented on the poor condition of the landscaping on the center median of County Line Road.
- Ms. Tabitha Holden commented on the way violations are submitted to the DVRC.
- Ms. Holden suggests resetting the gate remotes; and Ms. Diaz was asked to seek costs.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Aleo discussed the ponds.
  - One of the ponds was accidentally damaged by a staff member; and more issues were found during the repair.
- Mr. Aleo discussed the gate remotes.
  - The Board decided not to issue remotes to Meadow Pointe III residents.
  - All remotes are pre-programmed.
- The bills for the gates are high.
  - Lightning is not an issue for most repairs.
- Mr. Cline commented the rubber mulch will be installed at the start of the new Fiscal Year.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cline seconded by Mr. Shahin with all in favor, the meeting was adjourned at approximately 7:43 p.m.



~~Brian Shahin~~ Vice Chairman      MICHAEL CLINE