

**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, December 17, 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
Dana Sanchez	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary (via telephone)
James Bovis	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Sheila Diaz	Operations Manager
Cindy McCrary	ARC/DRC
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

Mr. Cline called the roll with all Supervisors reporting present.

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

None

FIFTH ORDER OF BUSINESS

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

None

SIXTH ORDER OF BUSINESS

Adjourn to the Basketball Courts for Review

The meeting was recessed to the basketball court for review. There is to be no discussion or actions taken while in recess.

SEVENTH ORDER OF BUSINESS

Reconvene the Regular Meeting

Mr. Cline reconvened the recessed meeting.

EIGHTH ORDER OF BUSINESS

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

The following people provided comment:

- George Neuendorf, Longleaf: Request a camera be positioned at the entrance gate
- Diane Cline, Deer Run: Numerous pictures were taken with Santa Claus; is parental permission required before using the photos in newsletters or other forms of communication

NINTH ORDER OF BUSINESS

Consent Agenda

A. Consent Agenda

- i. Minutes of the November 5, 2014 Minutes
- ii. Minutes of the November 19, 2014 Minutes
- iii. October 31, 2014 Financials
- iv. November 30, 2014 Financial Statement

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the Minutes of the November 5, 2014 and November 19, 2014 meetings and the Financial Statements dated October 31, 2014 ad November 30, 2014.

Mr. Bovis requested correction to the November 19, 2014 minutes on page 2: change “appointed” to “elected”.

On VOICE VOTE with all in favor the Consent Agenda was approved with the correction stated above.

TENTH ORDER OF BUSINESS

Staff Reports

A. Sheriff's Department Report

- Provided information on a gang activity, body cameras, and ISIS recruiting

The Board provided a heartfelt thank you to the Sheriff along with a round of applause in recognition of their service to the community.

B. Residents Council

Ms. Cline reported on the following:

- There were about 65 kids who participated in the Christmas Party with Santa
- There were 53 letters written to Santa which will all be answered
- Volunteers are needed for the Council

ELEVENTH ORDER OF BUSINESS

Reports

A. Deed Restrictions

i. Status of Court Cases and Proposed Settlement Officers

Ms. McCrary reviewed her report covering the following deed restriction violation cases:

2014-354; 2014-354; 2014-375; 2014-376; 2014-377; 2014-378; 2014-379; 2014-380; 2014-381; 2014-382; 2014-383; 2014-384; 2014-385; 2014-386; 2014-387; 2014-388; 2014-389; 2014-279; 2014-324

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the deed restriction violations report as modified by the Board.

On VOICE VOTE with all in favor the above motion was approved.

- **Fernando Loaiza, 1516 Baythorn**
 - Discussion followed on recovery of fees expended by the CDD
 - The homeowner was provided an opportunity for a payment plan to repay the postage, copying, and legal costs totaling \$380 to the CDD or continue with the court case.

On MOTION by Mr. Bovis seconded by Mr. Aleo to recover CDD costs in the amount of \$250 associated with the Deed Restriction Violation; providing for 12 monthly payments of \$20 with a 13th final payment of \$10; and agreement to correct the violation by March 2015.

Discussion ensued on disagreements among the Board on what fees it should pursue.

Mr. Cline reiterated guidance provided by the CDD attorney which is that we must treat everyone equally.

On VOICE VOTE with Mr. Aleo and Mr. Bovis voting AYE and Ms. Glassman, Ms. Sanchez and Mr. Cline voting NAY the MOTION to recover CDD costs in the amount of \$250 associated with the Deed Restriction Violation; providing for 12 monthly payments of \$20 with a 13th final payment of \$10; and agreement to correct the violation by March 2015
FAILED 3-2.

On MOTION by Ms. Sanchez seconded by Ms. Glassman to recover all CDD costs for postage, time and court filing in the amount of \$380 associated with the Deed Restriction Violation; providing for 12 monthly payments of \$31.66 with the last payment of \$31.74; and agreement to correct the violation by April 2015.

On VOICE VOTE with Mr. Aleo and Mr. Bovis voting NAY and Ms. Glassman, Ms. Sanchez and Mr. Cline voting AYE the MOTION to recover all CDD costs for postage, time and court filing in the amount of \$380 associated with the Deed Restriction Violation; providing for 12 monthly payments of \$31.66 with the last payment of \$31.74; and agreement to correct the violation by April 2015. MOTION PASSED 3-2

➤ **Peter Arramann, 30950 Burleigh Dr.**

- There was discussion on the letters and notices received; the problem with scheduling the appeal due to the CDD Meeting Agenda, and a request to understand the deed restriction and required compliance.

On MOTION by Mr. Bovis seconded by Ms. Glassman to recover all CDD costs for postage in the amount of \$20.17 associated with the Deed Restriction Violation; and agreement to correct the violation by April 15, 2015.

On VOICE VOTE with all in favor to recover CDD costs for postage in the amount of \$20.17 associated with the Deed Restriction Violation; and agreement to correct the violation by April 15, 2015.

Mr. Arramann volunteered, as a Christmas gift, to make payment on behalf of his neighbor covering the \$380 CDD costs for the Deed Restriction at 1516 Baythorn.

The Board acknowledged his kindness and thanked him for his generosity.

B. Architectural Review

Ms. McCrary presented a report from the Architectural Review committee with recommendations for approval or denial of submitted requests.

2014-116	Wrencrest	30842	Wooley Court	Approve
2014-117	Iverson	1455	Baythorn Drive	Approve
2014-118	Morningside	29710	Fog Hollow Drive	Approve
2014-119	Deer Run	1531	Stetson Drive	Approve
2014-220	Wrencrest	30634	Nickerson Loop	Approve

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the recommendations of the Architectural Review Committee as submitted on December 17, 2014.

On VOICE VOTE with all in favor the recommendations from the Architectural Review Committee were approved as submitted.

C. District Attorney

i. Settlement Offer CASE NO: 2014-CC000756-ES ALFREDO A. PROHASKA and ANABEL PROHASKA

District Counsel was not present to review the Settlement Offer. Mr. Cline explained the Settlement Agreement and reported a Final Judgment was entered by the Court awarding the CDD \$3,554 which was recorded as a lien against the property. The District can enter into a payment plan with terms acceptable to the District. Discussion followed on a payment plan of \$100 per month for 36 months. The lien remains in place until the full amount owed is paid in full.

On MOTION by Mr. Bovis seconded by Ms. Glassman to accept the Settlement Offer along with a payment plan in the amount of \$100 per month for 36 months with the final payment in the amount of \$54.

On VOICE VOTE with all in favor the Settlement Offer along with a payment plan in the amount of \$100 per month for 36 months with the final payment in the amount of \$54 was approved.

Once the Agreement is signed, first payment should be made in January 2015.

ii. Easement Areas Clarification

Mr. Cline provided the following clarification:

- If there is an easement on somebody's property they have the right to put up a fence, plant flowers or bushes, providing it is submitted and reviewed by ARC.
- They must also understand in the event the CDD or the Utilities needs access through the easement the CDD or Utilities have the right to remove the obstacles to gain the needed access and it would be the homeowner's responsibility to repair or replace the materials removed.

D. District Manager

Mr. Mendenhall introduced Bob Nanni, District Manager who is now located at the Wesley Chapel Office. Mr. Nanni was previously responsible for CDDs in the Orlando area.

Mr. Mendenhall reported there is approximately \$324k in undesignated cash. It is suggested \$200k be allocated in Pond Reserves, leaving \$123k in undesignated cash to be used for expenses as needed.

On MOTION by Mr. Bovis seconded by Ms. Glassman to allocate \$200k of undesignated cash to Pond Reserves.

On VOICE VOTE with all in favor the allocation of \$200k of undesignated cash to Pond Reserves was approved.

E. Operations Manager

Ms. Diaz stated UPS is urging the CDD to reconsider allowing the placement of a POD in the parking lot. For placement they are offering \$500 for the month of December only, and it is benefit the community. Steps will be taken to protect the parking lot.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to accept the \$500 payment and allow UPS to place a POD in the parking lot for the month of December.

Ms. Glassman stipulated the plywood protection must be placed under the POD to protect the parking lot.

On VOICE VOTE with all in favor to accept the \$500 payment and allow UPS to place a POD in the parking lot for the month of December.

Mr. Diaz obtained a proposal from Grime Fighters of Tampa Bay, Inc., to pressure wash sidewalks in the amount of \$18,409.92. This was provided for informational purposes only.

TWELVETH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Tennis Court Lighting

- Ms. Diaz presented a proposal from Himes Electrical Service, Inc., providing options for installing a controller. The options were reviewed and discussed.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to install an on-demand timer for the tennis courts lights, Option 2.

- Discussion followed on the benefits and cost savings of installing the on-demand timer. Option 2A designating the installation of the control button at the gate is the preferred location.

On VOICE VOTE with Mr. Bovis and Ms. Glassman voting NAY and Ms. Sanchez, Mr. Aleo and Mr. Cline voting AYE an on-demand timer for the tennis court lights is to be installed with the control button at the gate. MOTION PASSED 3-2

B. Remove grass areas in Basketball Courts and replace with cement

- Ms. Diaz presented cost options for removal of grass areas in the Basketball Court replacing the area with cement. The options and costs were reviewed.

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept Option 1 and 2 for replacement of grass with no-color cement on the Basketball Courts in the amount of \$8,160 including the area where the pavers and bicycle rack are removed and the rubber molding is replaced.

On VOICE VOTE with all in favor Option 1 and 2 for replacement of grass with no-color cement on the Basketball Courts in the amount of \$8,160 including the area where the pavers and bicycle rack are removed and the rubber molding is replaced was approved.

C. Crack fill, seal and restripe parking lot

- Ms. Diaz presented cost options to crack fill, seal and restripe the parking lot. The options and costs were reviewed. Discussion followed.

This item was tabled to the January meeting after consulting with the District Engineer.

D. Trees along County Line Road

Ms. Glassman reported on a recent walk through with OLM and LMP an oak tree was identified as almost touching the brick wall which will cause major damage to the wall.

Mr. Cline suggests the first step is to determine who is responsible for the tree, if it is the County or the CDD, and then proceed with a plan.

THIRTEENTH ORDER OF BUSINESS

Supervisor’s Remarks

- Ms. Glassman
 - Requests a bench by tennis court #3
 - Revisit the tennis court lighting at the January meeting
 - Discuss at the January meeting what the tennis pro is being charged for the use of the courts since he is no longer a resident of the community
- Mr. Aleo
 - Reiterated the need to revisit the issue with tennis court lighting regarding the dusk to dawn provision stated in Option 2
- Mr. Bovis
 - Review with electrician on which switches work the various lights at the tennis court

Information on case #2014-292 for property located at 1455 Baythorn was not ready earlier in the meeting and was addressed as part of the Supervisor Remarks. The CDD incurred expenses for postage, time and copies totaling \$77.32. The house was painted without approval; the real estate company Berkshire Hathaway will be assessed the charges.

On MOTION by Ms. Glassman seconded by Mr. Aleo to charge Berkshire Hathaway \$77.32 for CDD costs incurred for postage, time and copies as it relates to Case #2014-292 for failure to obtain approval prior to painting the house at 1455 Baythorn.

On VOICE VOTE with all in favor to charge Berkshire Hathaway \$77.32 for CDD costs incurred for postage, time and copies as it relates to Case #2014-292 for failure to obtain approval prior to painting the house at 1455 Baythorn.

FOURTEENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

- A resident inquired on the status of permitting skateboarding.
 - Mr. Cline advised the request had been denied due to requirements related to risk liability insurance

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Glassman seconded by Mr. Aleo with all in favor, the meeting was adjourned at 9:55 p.m.



Michael Cline
Chairman