

**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, February 4, 2015 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
James Bovis	Assistant Secretary
Glen Aleo	Assistant Secretary (via telephone)

Also present were:

Sheila Diaz	Operations Manager
Brad Foran	District Engineer
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**

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**

There being none the next item followed.

**FIFTH ORDER OF BUSINESS**

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

There being none the next item followed.

Approved

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

- There were 8 criminal calls within the community during the month of January.
  - 3 resulted in an arrest
- There were 22 tickets issued in January.
- Discussion followed on issues affecting the community.

*Supervisor Aleo joined the meeting.*

**B. Residents Council**

- There are plans for an Easter Egg Hunt and a visit from the Easter Bunny on March 28, 2015.
- The Spring Fling is scheduled for May 16, 2015; vendors are welcome.

**SEVENTH ORDER OF BUSINESS**

**Reports**

**D. Operations Manager Report**

Ms. Diaz presented and reviewed the Operations Manager Report dated February 4, 2015. A copy of this reported is included as a part of the minutes. It was noted the February 2015 Newsletter featured a very nice article on Ms. Dana Sanchez.

Items highlighted:

- Pond Erosion Repairs.
- Sidewalk Repairs.
- Status of the LED Landscape Lights.
- Lifeguards verses Pool Monitors – discussion followed on the differences confirming Lifeguards are to be hired.
- Posting CDD Meeting Agenda.
- Additional NO TRESPASSING/NO FISHING Signs were ordered and will be installed. Discussions followed regarding Rules and Procedures.
- The safety of employees engaging with the public while performing Deed Restriction Violation reporting was addressed with the purchase and installation of 3 vehicle sign magnets which read: COVENANT ENFORCEMENT
- A Deed Restriction Cheat Sheet was prepared and distributed to Supervisors.
- Jim DeCosta was hired as Maintenance Supervisor for MPII

**B. Architectural Review**

The Architecture Review Applications Log Report dated February 4, 2015 (#2015-12 thru 2015-20 and 2015-10) was presented; a copy of the report is made part of this record.

Review of 2015-13 resulted in the following:

Approved

On MOTION by Ms. Sanchez seconded by Mr. Bovis with all in favor to allow Case #2015-13 at 30917 Iverson Dr. to paint the garage door with the trim color. 5-0.

Going forward, when an application is received to install or replace a fence the homeowner is to be notified in writing with a letter advising them the CDD does not have jurisdiction to approve fences but noting they will need to adhere to the Deed Restrictions. (2015-15 and 2015-20.)

Discussion followed on Case #2015-19 a request for an insulated wood grain garage door that does not require painting. It was unanimously approved.

The Architectural Review Applications were individually reviewed resulting in the following motion:

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor the Architecture Review Applications Log Report dated February 4, 2015 was accepted as modified 5-0.

**A. Deed Restrictions**

Ms. McCrary reviewed the Deed Restrictions Violations Log dated February 4, 2015 covering Case Numbers 2015-39 through 2015-48 noting a brief description of the violation and the DR numbers.

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor the Deed Restrictions violation Log Report dated February 4, 2015 was accepted as submitted 5-0.

- Discussion followed on fences as it relates to the Deed Restrictions; District Counsel will be consulted to help define the parameters.
- There was a question regarding installation of solar panels; District Counsel will be consulted.
- A Deed Restriction violation payment was received in the amount of \$1000 for Case #2014-308 located at 30702 Wrencrest Drive.
- A Small Claims Court Settlement Offer for 30945 Burleigh Dr. from Mr. Borkowski in the amount of \$250 was presented.
  - Ms. McCrary was previously directed by the Board to accept half of what was owed plus legal fees. No change to those directions will be provided the Board.
- Community Standards are defined in our Architectural Review Policy Section 2.04.

Approved

- District Counsel is to draft a letter that will be sent to all residents/owners in Manor Isle regarding fences. Any fence put up after a stated effective date will fall under the Deed Restrictions which limits the types of fences that can be installed. Previously approved fencing will be grandfathered.

**EIGHTH ORDER OF BUSINESS**

**Board Discussions**

**C. DVRC Appeal Cases**

Ms. McCrary provided a status update on the DVRC appeal cases. The following appeal was presented:

- Violation # 2014-184: Wrencrest, 1953 Grenville Ct. regard the lawn.
  - The new company managing the property for the homeowner is currently addressing and correcting the violation.
  - The appeal was timely but the cost incurred thus far by the CDD was \$138.65.
  - By consensus, the Board approved collection of costs incurred for this violation in the amount of \$138.65; the fine was waived. The homeowner has 30 days to comply with the Board's decision.

**EIGHTH ORDER OF BUSINESS**

**Board Discussions**

**Club House Closed (New Years, Thanksgiving, Christmas)**

At the previous meeting Mr. Aleo requested this topic be brought forward for discussion. The playground and the basketball and tennis courts are open on New Year's Day, Thanksgiving and Christmas but there is no staff on site. Discussion followed on the various issues and solutions regarding staffing the Club House on holidays. This item will be addressed again at the March meeting after exploring suggested options for solution.

**Holiday Decoration**

Mr. Cline reported an outside service was used for holiday lighting this year, and the results were good but the cost was significant (around \$14,000).

Ms. Diaz researched preliminary price differences between purchasing the lighting, labor costs and storage of the fixtures verses using an outside service going forward; discussion followed on the pros and cons of each process; input was taken from the public.

It was suggested \$20,000 be considered for the purpose of holiday decorating; with all in favor this item will be placed on the next meeting agenda for Board consideration.

**Tree Trimming** - Ms. Glassman reported on the tress along County Line Road. Additional follow-up is needed before a determination can be made. The action required to move forward will be to send a letter to the arborist; have pictures taken; follow up with resident for access to his yard so pictures can be taken.

Mr. Cline addressed and reviewed the reserves and unassigned reserves for various projects. Discussion followed on tree trimming and sidewalk cleaning; the Board is in agreement to request proposals for tree trimming and sidewalk cleaning.\

*The Board took a short recess.*

**Road Repairs (Manor Isle, Covina Key, Longleaf, Sedgwick, Vermillion, Iverson**

Mr. Cline stated 5-6 roads have been repaired, but major problems exist with other roads that still need to be fixed. Discussion followed on whether to address needed repairs or evaluate doing them as a major rebuild; ideas were also discussed regarding funding sources and the expiration of the bonds in 2018. The Board consensus is to not proceed with road repairs at this time but to continue to review the situation.

**Discussions with MPI and the opening of the Mansfield Road Extension**

In meeting with MPI Mr. Bovis stated it was determined the primary issue between MPI and MPII is cooperation; additional considerations included finding common ground to begin working together more harmoniously. Common points of interest are: the Sheriff’s Deputies; the cost of Christmas decorations at all entrance points of Meadow Pointe I, and II; and the opening of Mansfield Blvd.

The Board supports the desire to improve communications with MPI; to share information between the communities; to leave the past to the past with a focus on future common efforts; and to define a common ground path forward.

**NINTH ORDER OF BUSINESS**

**Supervisors’ Remarks**

**Mr. Bovis:**

- No additional items to report at this time.

**Ms. Sanchez:**

- There is a CDD area in Wrencrest where the grass is dead.
  - There are no sprinklers in that area; a solution needs to be found.
  - This item is to be on the March agenda.

Approved

**Mr. Aleo:**

- No additional items to report at this time.

**Ms. Glassman:**

- Request from the Engineer a summary of items for replacement that should be addressed during the FY 2016 budgeting process.

**Mr. Cline:**

- No additional items to report at this time.

**TENTH ORDER OF BUSINESS**

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

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the meeting was adjourned at 11:10 p.m.



Michael Cline  
Chairman

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**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** There being none the next item followed.

**FIFTH ORDER OF BUSINESS Audience Comments on Agenda Items** (Comments will be limited to three minutes.)

There being **none the next item** followed.

**Approved**

February 4, 2015 Meadow Pointe II CDD

**SIXTH ORDER OF BUSINESS Non-Staff Reports A. Sheriffs**

**Department**

- There were 8 criminal calls within the community during the month of January. a 3 resulted in an arrest
- There were 22 tickets issued in January.
- Discussion followed on issues affecting the community.

*Supervisor Aleo joined the meeting.*

**B. Residents Council**

- There are plans for an Easter Egg Hunt and a visit from the Easter Bunny on March 28, 2015.
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**SEVENTH ORDER OF BUSINESS Reports D. Operations**

**Manager Report**

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**Items highlighted:**

- o **Pond Erosion Repairs.**
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**ELEVENTH ORDER OF BUSINESS Adjournment** There being no further business,

On MOTION by Mr. Bovis seconded by Mr. Aleo with all in favor, the meeting was adjourned at 11:10 p.m.

Michael Cline Chairman

**Approved**