

**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 18, 2015 at 6:32 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 (via phone)	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Bob Nanni	Severn Trent Services
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

The roll was called with Mr. Cline, Ms. Sanchez, and Mr. Aleo reporting as present. A quorum was established.

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

The following item was added to the Agenda:

- Towing

Approved

FIFTH ORDER OF BUSINESS

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

- *Richard Sorenson-Manor Isle:* reported observing MPPII staff in front of their house with binoculars; when asked what they were doing there was no response.
 - Mr. Cline explained staff, who have proper identification and whose vehicle is clearly identified, did not have binoculars. They were using a camera to document fencing in the area.

Mr. Bovis phoned in to join the meeting.

On MOTION by Mr. Aleo seconded by Ms. Sanchez with all in favor to allow Mr. Bovis to participate in the meeting and vote via phone.

- *Richard Sorenson-Manor Isle:* provided a petition to change the Deed Restrictions in Manor Isle and inquired about the procedure for filing the petition.
 - The petition requesting a change the Deed Restrictions was given to the District Manager. The names and signatures on the petition will be verified with the Pasco County Supervisor of Elections; once this is completed District Counsel will be consulted on how to proceed.
- *Peter DeMarco-Iverson:* Request to enclose his lanai.
 - This item will be addressed below.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes**
 - i. January 7, 2015
 - ii. January 21, 2015
- B. Financials**
 - i. January 3,1 2015

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the Minutes of January 7, 2015 and January 21, 2015 and the Financial Statements dated January 31, 2015 as presented in the Consent Agenda.

On VOICE VOTE with all in favor to accept the Minutes of January 7, 2015 and January 21, 2015 and the Financial Statements dated January 31, 2015 as presented under the Consent Agenda. 4-0

Mr. Mendenhall reported Mr. Cohen, District Counsel inquired about a noted abstention reported in the minutes. As a reminder, if an abstention is due to a conflict of interest the Form

8B needs to be completed and submitted to the State. The abstention in this instance was not due to a reportable conflict of interest. Mr. Cohen will be contacted to provide an opinion if it is permitted to abstain from voting on a general purpose.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

Deputy Troy reported February has been a very active month for MP2 and MP3; 8 criminal reports were taken in just 7 days resulting in 2 arrests. The Sheriffs are now equipped with body cameras as they perform their duties.

B. Resident’s Council

Ms. Cline reported on the following:

- The Easter Egg Hunt will be held Sunday, March 29, 2015 from 1-3 pm.
- The Spring Fling is scheduled for May 16, 2015; we are looking people to assist the Resident’s Council.
- To purchase signs and supplies for both events the Resident’s Council is requesting funds in the amount of \$1,000.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to issues funds in the amount of \$1,000 to the Resident’s Council for signs and supplies associated with the Easter Egg Hunt and the Spring Fling.

On VOICE VOTE with all in favor of issuing funds in the amount of \$1,000 to the Resident’s Council for signs and supplies associated with the Easter Egg Hunt and the Spring Fling. 4-0

An itemized report of the purchases associated with events is to be submitted to the Board.

EIGHTH ORDER OF BUSINESS

Reports

B. Architectural Review

Ms. McCrary presented a report from the Architectural Review committee dates February 18, 2015. The cases submitted were reviewed and discussed. The recommendations were accepted as noted.

Ms. Glassman joined the meeting.

Case #	Village	Street #	Street Name	Description	Recommend
2015-21	Wrencrest	30440	Wrencrest Drive	Paint home – body must all Be the same color	Approve with changes
2015-22	Iverson	30844	Saint Vincent Ct	Convert lanai	Approve

Approved

2015-23	Iverson	1521	Baythorn Drive	Roof replacement	Approve
2015-24	Iverson	1407	Baythorn Drive	Tree removal/CDD Property	Approve

A. Deed Restrictions

For Board consideration, Mr. Mendenhall advised the Deed Restrictions are provided prior to the meeting allowing the Supervisors time to individually review the information. In doing this ahead of time it would allow the Deed Restrictions to be placed on the Consent Agenda for approval. If there were items requiring Board discussion, the item(s) could be removed from Consent thus allowing discussion prior to approval. A majority of the items before the Board are routine in nature and do not require discussion.

By Board consensus, on a trial basis, Deed Restrictions will be on the Consent Agenda for the next 2 months.

Case #	Village	Address	Violation Description	#
2015-49	Morningside	29913 Morningmist Dr.	Paint mailbox post	18
2015-50	Deer Run	1636 Stetson Drive	Replaced roof - no approval	22
2015-51	Iverson	1520 Baythorn Drive	Replaced roof - no approval	22
2015-52	Morningside	29923 Morningmist Dr.	Dirty fence in disrepair	14
2015-53	Wrencrest	30428 Tremont Dr.	Mailbox	18

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the Deed Restrictions Violations Report as presented.

On VOICE VOTE with all in favor the Deed Restrictions Violations Report was accepted as presented. 5-0

Mr. Cline read the letter being sent to Manor Isle residents regarding fences, copy of which is included in the Agenda Package.

➤ **Settlement Offer**

Case No. 2014-123. The violation has been corrected. Mr. Jason Borkowski, 30945 Burleigh offered to make two payments of \$250 each.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the Settlement Offer from Mr. Jason Borkowski, 30945 Burleigh, in the amount of \$500 to be made in two payments of \$250 each.

On VOICE VOTE with all in favor the Settlement Offer from Mr. Jason Borkowski, 30945 Burleigh, in the amount of \$500 to be made in two payments of \$250 each was accepted. 5-0

➤ **Appeal**

Case No. 2014-334. The owners requested the opportunity to correct the violation relating to the condition of the grass stating they did not receive notification for 29704 Bright Ray Place – Morningside.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to allow the owners of 29704 Bright Ray Place – Morningside to correct the violation by April 1, 2015.

Discussion followed.

On VOICE VOTE with all in favor Sanchez to allow the owners of 29704 Bright Ray Place – Morningside to correct the violation by April 1, 2015. 5-0

➤ A scheduled payment was received for Case No. 2014-308 at 1317 Baythorn Drive in the amount of \$100.00

➤ DRVC Member has not attended several meetings.

On MOTION by Mr. Aleo seconded by Mr. Bovis to authorize the Chairman to send a letter to the DRVC member advising them they are being removed from the Committee due to lack of attendance/response.

On VOICE VOTE with all in favor to authorize the Chairman to send a letter to the DRVC member advising them they are being removed from the Committee due to lack of attendance/response. 5-0

➤ Follow up on the question of a resident regarding installation of solar panels.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to accept the request to install Solar Panels subject to review and approval by District Counsel allowing the applicant to move forward with the project.

On VOICE VOTE with all in favor to accept the request to install Solar Panels subject to review and approval by District Counsel allowing the applicant to move forward with the project. 5-0

C. District Manager

Mr. Mendenhall spoke with Brett Sealy who is the MPIO representative on your current bonds. He is available to meet with the Board to discuss the status of your current bonds and to offer potential options and considerations for refinancing.

Mr. Cline requested Mr. Sealy be present at the March 18, 2015 meeting.

D. Operations Manager

Mr. Diaz presented the Operations Manager Report dated February 18, 2015.

- A video was shown regarding landscaping problems in Wrencrest at Burleigh Drive. Discussion followed on options for correcting the situation. Follow up with LMP.
- Request authorization to dispose of excess unused chairs currently stored in the garage.

On MOTION by Ms. Glassman seconded by Mr. Aleo authorizing the disposal of surplus chairs by selling them at the Spring Garage Sale and the money from the sale will be given to the Residents Council.

On VOICE VOTE with all in favor authorizing the disposal of surplus chairs by selling them at the Spring Garage Sale and the money from the sale will be given to the Residents Council. 4*- 0

**Mr. Bovis was temporarily disconnected.*

- Paver cleaning and sealing will be discussed at the next workshop meeting.

NINETH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval**

- A. Pressure Wash Sidewalk, Apron, and Gutters Cleaning in Villages that District has Responsibility for and Seek One Time Approval from Pasco County to do County Line Road, Bearsley and Mansfield Roads.**

Approved

Ms. Diaz reported several companies failed to follow through in submitting a bid for the work. So far only Grime Fighters has submitted a proposal; another company was on site today and has stated they could submit a proposal for the work by Friday or next week Monday. Reclaimed water can be used; the estimate number of gallons is approximately 188,000 gal.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to accept the proposal from Grime Fights to pressure wash sidewalks in the amount of \$30,277.12.

Discussion followed. It was recommended the work not begin until after determination is made regarding tree trimming.

On VOICE VOTE with all in favor to accept the proposal from Grime Fights to pressure wash sidewalks in the amount of \$30,277.12. 5-0.

C. Approve Tree Trimming Within District Owned Villages

Ms. Diaz reported receiving 3 proposals for tree trimming: Arbor Bay, Inc.; All Weather Tree & Landscaping, Inc.; and LMP. Review and discussion of the proposals followed.

On MOTION by Ms. Glassman seconded by Mr. Aleo to accept the LMP Tree Trimming Quote.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to amend the motion to include a time frame of 10 business days for completion of the work.

On VOICE VOTE with all in favor the Amendment to include a time frame of 10 business days for completion of the work was approved. 5-0

On VOICE VOTE with all in to accept the LMP Tree Trimming Quote. 5-0

B. Approve up to \$20,000 for Holiday Lighting

Ms. Diaz provided information on various wholesale pricing for holiday lighting.

On MOTION by Ms. Glassman seconded by Ms. Sanchez to approve up to \$20,000 for the wholesale purchase of commercial holiday lighting and decorations.

On VOICE VOTE with all in favor to approve up to \$20,000 for the wholesale purchase of commercial holiday lighting and decorations. 5-0

D. Towing Vehicles Parked on the Grass

Ms. Sanchez inquired if the CDD contacts the towing company to have vehicles that are parked in violation of the Rules removed. Ms. Diaz explained the CDD staff can do this but they do not actively seek out violators to have them towed. Normally a resident makes the call.

Based on Florida Statutes the CDD could be in violation if the tow company used does not store the vehicle within a 15 mile radius of the point of removal. In addition there have been several complaints about the lack of professionalism by the tow company being used.

It is recommended the CDD not tow vehicles unless they present a safety hazard by the blocking the ingress or egress of emergency vehicles; the Ordinance should be reviewed to ensure compliance; and a more professional tow company should be engaged.

Ms. Diaz reported the contract with the tow company expires in March and a new service will be pursued.

Discussion followed. This item will be added to the next Workshop Agenda.

TENTH ORDER OF BUSINESS

Supervisor’s Remarks

➤ **Mr. Bovis**

LMP continues to over trim the shrubs on Mansfield Blvd.

On MOTION by Mr. Bovis seconded by Ms. Glassman to direct LMP to limit the trimming of shrubs on Mansfield Blvd.

Discussion followed suggesting OLM be allowed to provide professional direction on the trimming of the shrubs. They understand the ultimate goal is to get the shrubs to grow to a fuller height.

On VOICE VOTE with Mr. Bovis voting AYE and Mr. Cline, Mr. Aleo, Ms. Glassman and Ms. Sanchez voting NAY the MOTION FAILED. 1-4

- **Mr. Aleo**
No additional comments.
- **Ms. Glassman**
No additional comments.
- **Ms. Sanchez**
No additional comments.
- **Mr. Cline**
No additional comments.

ELEVENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

- Mr. Sorenson requested additional clarification on the letter regarding the fences.
- Janice Cedar commented on the various color options available and the importance of allowing for customization to avoid a vanilla look.
- Ms. Cline inquired about the chairs to be sold at the garage sales for the benefit of the Resident’s Council.
- Arlene Formansky inquired about the tree trimming.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Sanchez seconded by Ms. Glassman with all in favor the meeting adjourned at 8:36 p.m.

Michael Cline
Chairman