

**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, September 16, 2015 at 6:31 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida.

Present and constituting a quorum were:

Mike Cline	Chairman
Dana Sanchez	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Bob Nanni	Severn Trent
Sheila Diaz	Operations Manager
Deed Restriction Coordinator	
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 members reporting 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 observed.

**FOURTH ORDER OF BUSINESS**

**Additions or Corrections to the Agenda**

Mr. Cline requested any additions or corrections to the Agenda. Several comments were made, but the suggested items are to be addressed under Supervisor Requests.

**FIFTH ORDER OF BUSINESS**

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

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes**  
August 5, 2015  
August 19, 2015
- B. Financials**  
August 31, 2015
- C. Deed Restrictions**

On MOTION by Mr. Aleo seconded by Ms. Sanchez to approve the Consent Agenda.

Mr. Bovis noted in the August 5, 2015 minutes his name was missing as being present.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Consent Agenda was approved as amended. 5-0.

**SEVENTH ORDER OF BUSINESS**

**Non Staff Reports**

**A. Sheriff's Department**

The Sheriff's Deputy reported on incidents occurring within Meadow Pointe II.

Ms. Glassman inquired about a traffic study in the areas near the schools. The volume and flow of traffic is very bad.

**B. Resident's Council**

The Immunization Clinic will be held Saturday, September 19, 2015 from 1 p.m. to 3 p.m. offering flu shots, pneumonia shots, blood pressure checks, hearing tests and the Blood Mobile.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

2015-76	Manor Isle	1530 Deerbourne Dr	Paint Home	Approved
2015-77	Manor Isle	1307 Deerbourne Dr	Door Replacement	Approved
2015-78	Iverson	1509 Baythorn Drive	Paint Home	Denial
			(Not accepting new paint schemes)	
2015-79	Wrencrest	30717 Wrencrest Dr	Roof	Approved

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the Architectural Review recommendations for case #2015-76 thru #2015-79 as listed above.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the Architectural Review recommendations for case #2015-76 thru #2015-79 listed above were accepted. 5-0

**Payment Update**

#2014-273	\$495.36
#2015-57	\$178.40
#2013-288	\$208.00

An update was provided on various ARC-DRVC issues, concerns and feedback received from residents.

**Pre-trial conference update:**

**1323 Baythorn Drive** – Iverson – 60 day continuance was granted (burned down home).

- The Supervisors are to submit questions to the District Manager. He will forward them to Ms. Fernandez who will review and prepare a response, advising the Board on how to proceed in this matter.

**Follow-up on 30237 Glenham Court**

- This disputed property transitioned to Fannie Mae and Freddie Mac control. The assigned property agent was contacted who stated the property is listed as “occupied”. They will provide 3 months for the home to be vacated. After that time period, the furnishing inside the house will be moved to the curb where they will remain for 24-48 hours, and then the content will be removed from the site.

A new employee was introduced during the meeting.

**B. District Manager**

Mr. Nanni stated he will follow-up on information regarding Ms. Glassman’s request on the status of Aqua Pool and Spa.

**C. Operations Manager**

The Operations Manager Report was presented, highlighting the following item:

- Glenham Pedestrian Gate
  - Resident requested the CDD unlock the pedestrian gate. He is concerned his children may get locked out when returning home from school.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to keep the pedestrian gate in Glenham unlocked for safety reasons.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, and Mr. Cline voting AYE and Ms. Glassman voting NAY to keep the pedestrian gate in Glenham unlocked for safety reasons. Motion passes 4-1.

**NINTH ORDER OF BUSINESS**

**Action Items for Board  
Approval/Disapproval**

**A. Gate Recommendations**

An After Hours Contingency Plan for the Gates was provided which included proposals for use of an after-hours answering service. With Board consensus, it was concluded the use of an after-hours answering service will not be pursued.

**B. Pond Study**

Mr. Cline reported meeting with Mr. Foran, District Engineer regarding the scope of work to be included in a pond study, necessitated by SWFWMD.

On MOTION by Mr. Bovis seconded by Mr. Aleo to move ahead with a Pond Study.

Discussion followed. Board comments on the pond study will be submitted to Ms. Diaz who will consolidate the information and forward it to Mr. Foran.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to move ahead with a Pond Study. 5-0.

**TENTH ORDER OF BUSINESS Supervisor's Remarks**

- **Ms. Sanchez**
  - Covina Key
    - Who is responsible for the sidewalks?
      - The HOA (in both Covina Key and Vermillion).
      - The CDD is responsible for the streets and ponds.
      - Any funds in sidewalk reserves will be moved.
  - Status of contract with the Sheriff's Department
    - The numbers have not been completed.
      - Address concern of deputies responding outside of the District for other than emergencies when they are assigned to MPII.

- **Mr. Aleo**
  - Requested the policies and procedures for the new DRC position be discussed at the next workshop.
- **Ms. Glassman**
  - What is happening to the gates by the tennis courts and pool?
    - A locksmith was contacted to address the problem.
  - A letter from District Counsel was sent to the County regarding sidewalk issues.
  - Cutting tree roots can potentially damage and or kill the tree.
  - Interested in “actual” revenue minus the expenses for deed restriction violations.
    - Begin tracking effective FY 2016.
    - Determine how much needs to be assessed to the non-HOA villages for fining.  
(Bovis)
  - Projects with LMP were completed without exceeding the amount budgeted in FY 2015.
- **Mr. Bovis**
  - During FY 2017 budget planning, discuss how much is anticipated to be in the reserves by the time the work needs to be done.
  - Requested Board packets earlier.
  - Covina Key
    - TECO had an incorrect Federal Identification Number.
  - Meadow Pointe News was very sparse this month.

**ELEVENTH ORDER OF BUSINESS****Audience Comments (Limited to 3 Minutes)**

Resident(s) provided comments on the following issues:

- A resident inquired about lawn cutting around the ponds.
    - Will follow up with LMP.
  - At the end of a budget FY does the money have to be spent or does it roll over?
    - The unused funds are moved to a Reserve Fund for the Village.
  - Inquiry on the status of an employee who had emergency surgery.
- **Mr. Cline**
    - Consider offering flu shots to employees during the immunization clinic.

On MOTION by Ms. Sanchez seconded by Mr. Cline to offer voluntary flu shots to employees, at no charge, during the MPII Immunization Clinic being held Saturday September 19, 2015.

Discussion followed.

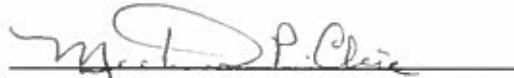
On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to offer voluntary flu shots to employees, at no charge, during the MPII Immunization Clinic being held Saturday September 19, 2015. 5-0.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Glassman seconded by Ms. Sanchez with all in favor the meeting was adjourned at 8:37 p.m.



Michael Cline  
Chairman