

**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, October 7, 2015 at 6:30p.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:

Operations Manager
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 and all members were 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 the Agenda.

Ms. Glassman requested adding discussion about the clubhouse building and selling surplus property (pool chairs) at the Community Garage Sale.

Mr. Cline requested adding confirmation of the new AC unit; acceptance of Kevin Carter's resignation from the ARC/DRC and submitting for consideration, Lynn Jackson.

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

Non-Staff Reports

A. Sheriff's Department

On behalf of the Sheriff's Department, a report on the criminal activity in the area was discussed. Discussion followed on the administrative reporting from the Sheriff's Department.

B. Residents Council

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions

B. DRVC

On MOTION by Mr. Bovis seconded by Mr. Aleo to accept the Consent Agenda.

Ms. Glassman noted she on received three Deed Restrictions and was not able to review all the items being presented.

Ms. Sanchez commented #2015-156 – 30713 Wrencrest Drive does not appear to be in violation.

By Board consensus, #2015-156 was removed from the DRVC.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE and Ms. Glassman voting NAY the Consent Agenda was approved as amended. (4-1)

EIGHTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals and Fining

Mr. Edmons - 29835 Morningmist Dr. presented an appeal. The violation was corrected and the appeal was considered

On MOTION by Mr. Bovis seconded by Ms. Glassman to accept payment for administrative costs regarding the DRV at 29835 Morningmist Dr. in the amount of \$165.87.

Ms. Sanchez requested that going forward the property must be maintained up to the standards required.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Cline and Ms. Glassman voting AYE to accept \$165.87 payment for administrative costs associated with the violation at 29835 Morningmist Dr. (5-0)

Small Claims Court is scheduled for #2014-220 and #2013-298 at 30946 Burleigh Drive on 10.13.15. The judge recommended both parties retain legal counsel. Discussion followed if District Counsel should be present at this court hearing. On Board consensus, District Counsel will not be involved and this matter will be handled by staff.

B. Architectural Review

Ms. McCrary presented a report from the Architectural Review committee with recommendations for approval or denial of submitted requests for case #2015-73 thru #2015-75. Discussions followed.

2015-80	Iverson	1326 Baythorn Dr.	Paint Home	Approved
2015-81	Wrencrest	30841 Wooley Ct.	Replace Roof	Approved
2015-82	Manor Isle	1307 Deerbourne Dr.	Replace Roof	Approved

On MOTION by Ms. Glassman seconded by Ms. Sanchez to accept the Architectural Review Committee Report as presented October 7, 2015 for Case #2015-80 thru #2015-82 listed above.

There being no discussion,

On VOICE VOTE with Ms. Glassman , Mr. Bovis, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE the Architectural Review Committee Report submitted October 7, 2015 for case #2015-80 thru #2015-82 were accepted. 5-0

Operations Manager

Ms. Diaz reviewed the following items contained in the Operations Manager’s Report.

- Reported 2 new hires in the Maintenance Department
 - Sidewalk proposals received to date are included in the package, but more time is needed to secure additional proposals.
- A portable camera used to monitor activity at village gates (Colehaven) was stolen Saturday, October 3, 2015. A police report was filed.

- The HOA President requested a handicap parking spot be re-painted. Three proposals will be obtained.
- The Tennis Instructor has not made a payment since June and is looking to change the terms of his contract with MPII.

On MOTION by Ms. Sanchez seconded by Ms. Glassman to authorize the Community Manager send a letter, providing a 30-day notice if required by contract, to Brando Chileshe of the Brando Tennis Academy of the cancellation of his contract due to non-payment.

Discussion followed with Board consensus Mr. Chileshe is not permitted to provide any tennis instruction (free or otherwise) on the MPII tennis courts.

On MOTION by Ms. Sanchez seconded by Ms. Glassman to AMEND the previous motion by including Mr. Chileshe is not permitted to provide any tennis instruction (free or otherwise) on the MPII tennis courts.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Ms. Glassman, Mr. Aleo and Ms. Sanchez voting AYE authorizing the Community Manager send a letter, providing a 30-day notice if required by contract, to Brando Chileshe of the Brando Tennis Academy of the cancellation of his contract due to non-payment and Mr. Chileshe is not permitted to provide any tennis instruction (free or otherwise) on the MPII tennis courts. 5-0

Ms. Sanchez requested Mr. Chileshe be provided a statement of past due payments dating back to June 2015 for which payment is required.

Ratify Purchase of 7.5 ton A/C unit.

Mr. Cline requested a vote confirming the purchase of the 7.5 ton A/C unit with a 10 year extended warranty for \$9,391.

On MOTION by Mr. Bovis seconded by Ms. Sanchez approving the purchase of the 7.5 ton A/C unit with a 10 year extended warranty in the amount of \$9,391.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Ms. Glassman, Mr. Aleo and Ms. Sanchez voting AYE the purchase of the 7.5 ton A/C unit with a 10 year extended warranty in the amount of \$9,391 was approved. 5-0

Resignation and Appointment to the ARC/DRC

Mr. Cline stated Mr. Carter is resigning from the ARC/DRC and request Lynn Jackson be appointed to replace Mr. Carter.

On MOTION by Mr. Cline seconded by Mr. Bovis to accept the resignation of Kevin Carter from the ARC/DRC and approve the appointment of Lynn Jackson to the position.

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo Ms. Sanchez and Mr. Cline voting AYE to accept the resignation of Kevin Carter from the ARC/DRC and approve the appointment of Lynn Jackson to the position. 5-0

Selling Surplus Pool Chairs

On MOTION by Ms. Glassman seconded by Mr. Bovis to sell three-fourths of the surplus pool chairs at the Community Garage Sale with chairs priced at \$20 each and lounge chairs priced at \$50 each.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo Ms. Sanchez and Mr. Cline voting AYE to sell three-fourths of the surplus pool chairs at the Community Garage Sale with chairs priced at \$20 each and lounge chairs priced at \$50 each. 5-0

Clubhouse Building

Ms. Glassman noted the roofs on some of the clubhouse buildings should be cleaned and evaluated to determine if they are in need of repair.

NINTH ORDER OF BUSINESS

Audience Comments (Limited to 3 Minutes)

- Resident, Longleaf, inquired about ponds in his area and if an inspection was completed regarding the grass cuttings by the landscaper.
- Resident, Covina Key, regarding the request for a handicap space and sidewalk repairs.
 - Discussion followed on the responsibilities and process for getting work completed through the CDD.

On MOTION by Ms. Glassman seconded by Mr. Aleo to proceed immediately with painting the handicap spot in the parking lot located in Covina Key.

Discussion followed.


On VOICE VOTE with Mr. Bovis, Ms. Glassman, Mr. Aleo Ms. Sanchez and Mr. Cline voting AYE to proceed immediately with painting the handicap spot in the parking lot located in Covina Key.
5-0

Mr. Bovis requested the resident follow-up with a letter to Board clarifying any other issues he feels the Board has not responded requests from the community.

TENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

On MOTION by Ms. Glassman seconded by Mr. Aleo with all in favor the meeting adjourned to a Workshop at 8:08 p.m.



Michael Cline
Chairman