

**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, March 16, 2016 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 – via phone	Chairman
Dana Sanchez	Vice Chairman
Renee Glassman	Assistant Treasurer
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Bob Nanni	District Manager
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**

Ms. Sanchez called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Ms. Sanchez called the roll. 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.

On MOTION by Ms. Glassman seconded by Mr. Aleo to allow Mr. Cline to participate in the meeting and vote telephonically.

On VOICE VOTE with Ms. Sanchez, Ms. Glassman, Mr. Bovis and Mr. Aleo voting AYE Aleo to allow Mr. Cline to participate in the meeting and vote telephonically was approved. 4-0.

**FOURTH ORDER OF BUSINESS**

**Additions or Corrections to the Agenda**

➤ Ms. Glassman – LMP Planting

- Mr. Cline – Disposal of Surplus Equipment

**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**  
February 3, 2016  
February 17, 2016
- B. Financials**  
February 29, 2016
- C. Deed Restrictions**

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

Discussion followed to amend the violation on DRC Case #2016-40.

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.

**EIGHTH ORDER OF BUSINESS**

**Non Staff Reports**

- A. Sheriff's Department**

The Sheriff's Deputy provided an update on activities in the community and highlighted the need for reporting and dealing with mental health issues.

**NINTH ORDER OF BUSINESS**

**Reports**

- B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2016-120	Deer Run	29707 Allegro Dr	New Roof	Approval
2016-121	Iverson	30841 Iverson Dr	Paint House	Approval
2016-122	Wrencrest	30638 Nickerson Lp	Fence	Approval not required
2016-123	Morningside	30018 Morningside Dr	Fence	Approval not required
2016-124	Manor Isle	1419 Deerbourne Dr.	Paint House	Approval
2016-125	Morningside	1751 Golden Dawn	Paint House	Approval
2016-126	Cole Haven	30412 Cole Haven Ct	Paint House	Approval
2016-127	Iverson	30516 Iverson Dr	Paint House	Approval

*The telephonic connection with Mr. Cline was temporarily lost.*

On MOTION by Ms. Glassman seconded by Mr. Bovis to accept the Architectural Review recommendations for case #2016-120 thru #2016-227 as noted.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, and Mr. Aleo voting AYE the Architectural Review recommendations for case #2016-120 thru #2016-127 listed above were accepted as presented. 4-0

*The telephonic connection with Mr. Cline was restored.*

**SEVENTH ORDER OF BUSINESS**

**Appeals for Deed Restriction**

A case submitted for small claims was discussed. The home owner is to work with the Deed Restriction Coordinator to negotiate a settlement prior to going to small claims court.

**Review of Case #2015-136, Morningside, 29604 Morwen Place, William Ge**

An appeal presented at the February 17, 2016 meeting for Case #2015-136 failed to provide documentation showing the problem was addressed. The requested documentation was presented and discussion followed on the history of notifications provided and the fines assessed.

On MOTION by Mr. Bovis seconded by Mr. Cline to uphold the fines assessed for violations noted in Case #2015-136 at 29604 Morwen Place which total \$2,000.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to uphold the fines assessed for violations noted in Case #2015-136 at 29604 Morwen Place which total \$2,000. 5-0

On MOTION by Mr. Cline seconded by Mr. Aleo to allow monthly payments in the amount of \$100 per month for the fines in Case #2015-136 at 29604 Morwen Place until the balance due is paid in full.

MOTION to AMEND by Mr. Bovis seconded by Ms. Glassman to require a \$500 payment followed by monthly payments in the

amount of \$100 per month for the fines in Case #2015-136 at 29604 Morwen Place until the balance due is paid in full.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to require a \$500 payment followed by monthly payments in the amount of \$100 per month for the fines in Case #2015-136 at 29604 Morwen Place until the balance due is paid in full. 5-0

**Case #2015-249 Wrencrest, 30942 Burleigh Drive, Luigi Di Mare**

The Board reviewed the status of the violations for Case #2015-249 which were corrected.

On MOTION by Ms. Glassman seconded by Mr. Bovis to suspend the fines for case #2015-249 and to collect payment of the administrative costs.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE to suspend the fines for case #2015-249 and to collect payment of the administrative costs. 5-0

**NINTH ORDER OF BUSINESS**

**Reports (Continued)**

**A. District Manager**

**i. Acceptance of FY 2015 Audit of Financial Statements completed by McDirmit Davis**

Mr. Nanni presented the FY 2015 Audit of Financials Statements prepared by McDirmit-Davis for consideration. Copies of the Audit were distributed, and the report once again was favorable with no deficiencies or material weaknesses.

On MOTION by Mr. Bovis seconded by Ms. Glassman to accept FY 2015 Audit of Financials Statements completed by McDirmit-Davis.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Ms. Glassman, Mr. Aleo, and Mr. Cline voting AYE the FY 2015 Audit of

Financials Statements completed by McDirmit-Davis was accepted. 5-0

**ii. Review of Banking Options**

The 12- month CD with Stonegate Bank at .08% interest was taken care of.

Information was provided from 3 banks, Jefferson, Stonegate, and Sun Trust on banking operations and a credit card for monthly operating expenses. Additional information for other banks was requested and provided.

On MOTION by Ms. Glassman seconded by Mr. Aleo to select Jefferson Bank for banking operations and a credit card for monthly operating expenses.

Discussion followed on the distance required to travel to Jefferson Bank to complete banking operations.

On VOICE VOTE with Mr. Bovis, and Mr. Cline voting AYE, and Mr. Aleo, Ms. Glassman and Ms. Sanchez voting NAY to select Jefferson Bank for banking operations and a credit card for monthly operating expenses. Motion Failed 2-3.

On MOTION by Mr. Aleo seconded by Ms. Sanchez to select Sun Trust Bank for banking operations and a credit card for monthly operating expenses.

There being no further discussion,

On VOICE VOTE with Mr. Bovis, Mr. Cline, Mr. Aleo, Ms. Glassman and Ms. Sanchez voting AYE, to select Sun Trust Bank for banking operations and a credit card for monthly operating expenses. 5-0.

Mr. Nanni delivered a copy of the 2016 State of Florida Legislative Update provided by District Counsel.

Anand Vihar Development was contacted. A representative from the company will attend the Board meeting scheduled for April 20, 2016.

**C. Operations Manager**

Ms. Diaz provided an update on the property located at 1323 Baythron Dr. The owner had verbally agreed to pay LMP for the one-time service rendered for cleanup of the property, and had agreed to allow the District to tow vehicles from the property. The Power of Attorney to accomplish this has not been executed. This issue may need to go through Small Claims Court for resolution.

The following information was highlighted:

- C& N Renovations completed cleaning of the roofs on the clubhouse, garage, fitness center, pool shed and BBQ Grill shed.

**i. Status of Sidewalks**

Sidewalk repairs are continuing. The villages completed are: Manor Isle, Charlesworth, Glenham, and Longleaf. The signs indicating Sidewalk Closed, are County signs on County sidewalks.

**ii. Status of Ponds**

Staff continues to work on the pond restoration repairs.

- An advertisement was placed in the Tampa Tribune/Monster.com for a Maintenance Supervisor.
- Follow up on removing rocks and contacting LMP for optional replacement materials.

**TENTH ORDER OF BUSINESS**

**Action Items for Board  
Approval/Disapproval**

**A. ACPLM Contract to reseal parking lot.**

Information was provided on bids received from 3 companies, Zephyr Stripe 'N Seal, ACPLM, and Pro Way, to Repair and Reseal the Parking Lot.

On MOTION by Ms. Glassman seconded by Mr. Aleo to select ACPLM to repair and reseal the parking lot in the amount of \$6,684 and to include an additional \$900 to split the job over two days.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Cline, Mr. Aleo, Ms. Glassman and Ms. Sanchez voting AYE, to select ACPLM to repair and reseal the parking lot in the amount of \$6,684 and to include an additional \$900 to split the job over two days. 5-0.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Remarks**

**A. Update on Mansfield**

Ms. Glassman provided an update on her meeting with Commissioner Moore. Discussion followed on the negative effects opening Mansfield will have on the Community. Mr. Cline is to summarize the points in writing for Board review.

A formal Records Request, on behalf of the District, is to be made requesting notes, minutes, or recordings of any meetings held by Pasco County and the City of Tampa regarding the extension/connection of Mansfield and Kinnan Roads.

**B. LMP Landscape in Front of the Clubhouse**

After meeting with OLM and LMP regarding the landscape plan put together by LMP, both are in agreement with plan presented. Due to the amount of sunlight, the choice in plantings are limited. This item was tabled to the next agenda.

Ms. Sanchez stated, per District Counsel, funds within MPPII have to be spent within MPPII. The funds collected for the recycled newspaper go to Sand Pine Elementary School which is not within the District. The funds should be reallocated somewhere within MPPII.

Discussion followed on how the funds benefit students from MPPII, and for clarification, Mr. Cline stated the recycling funds do not go to the Pasco County School but are directed to the Sand Pine Elementary School PTA.

District Counsel will be contacted to provide an opinion on providing funds outside the District, and an opinion on information from the AGO on providing funds for District sponsored events.

**C. Disposal of Surplus Equipment Under \$5,000**

On MOTION by Mr. Cline seconded by Mr. Aleo to authorize designating two utility Mules 2005 and 2007; and a power washer as surplus equipment valued at less the \$5,000 each.

There being no discussion,

On VOICE VOTE with Mr. Bovis, Mr. Cline, Mr. Aleo, Ms. Glassman and Ms. Sanchez voting AYE, to authorize designating two utility Mules 2005 and 2007; and a power washer as surplus equipment valued at less the \$5,000 each. 5-0.

**Mr. Bovis:**

- A Joint Use Agreement with MPIII will expire February 2020.

**Mr. Aleo:**

- Alliance Computing
  - Contact regarding excessive problem with SPAM email.
- Guzman property – check with District Counsel if there an option for the District to buy the property.
- Did the District employ pool monitors or life guards last year?
  - Life guards – minimum age 16
  - Consider use of pool monitors

Summer pool coverage is to be added to the next agenda.

**Ms. Glassman:**

- Inquired about placement of pool signs.
  - To be included on next agenda along with pool coverage.
- Provided an update on OLM’s reports on LMP.

**Mr. Cline:**

- Have District Counsel in attendance at the next meeting to discuss DRVC and filings in small claims court.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments** (Limited to 3 Minutes)


There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Glassman seconded by Mr. Cline with all in favor the meeting was adjourned at 9:40 p.m. 5-0




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Michael Cline  
Chairman