

**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, December 7, 2016 at 6:30 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
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Brad Foran	District Engineer
Andy Cohen	District Counsel
Bob Nanni	District Manager
Sheila Diaz	Operations Manager
Deed Restriction Coordinator	
Various Vendor Representatives	
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Nanni called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Nanni 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.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors via the General Election**

The Oath of Office was administered by Mr. Nanni to Mr. Cline and Mr. Picarelli.

Approved

**B. Designation of Officers – Resolution 2017-1**

Nomination for Chairman

On MOTION by Mr. Bovis seconded by Mr. Aleo to nominate Mike Cline as Chairman of the Meadow Pointe II CDD and to close the nominations.

On VOICE VOTE with Ms. Sanchez, Mr. Bovis, Mr. Cline, Mr. Picarelli and Mr. Aleo voting AYE, Mike Cline is appointed as Chairman of the Meadow Pointe II CDD. 5-0.

Nomination for Vice Chair

On MOTION by Mr. Bovis seconded by Mr. Aleo to nominate Dana Sanchez as Vice Chair of the Meadow Pointe II CDD and to close the nominations.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Cline, Mr. Picarelli and Mr. Aleo voting AYE, Dana Sanchez is appointed as Vice Chair of the Meadow Pointe II CDD. 5-0.

Resolution 2017-1 Designating Officers of the Meadow Pointe II CDD

On MOTION by Mr. Cline seconded by Mr. Bovis to adopt Resolution 2017-1 Designating Officers of the Meadow Pointe II CDD as follows: Mike Cline, Chairman; Dana Sanchez, Vice Chair; Bob Nanni, Secretary; Robert Koncar, Treasurer; Stephen Bloom, Assistant Treasurer; Jim Bovis, Glen Aleo and John Picarelli, Assistant Secretary.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Cline, Mr. Picarelli and Mr. Aleo voting AYE, Resolution 2017-1 was adopted. 5-0.

**Supervisors Workshop (Supervisors Participation Only)**

**FIFTH ORDER OF BUSINESS**

**District Overview and Introductions**

- A. Introduction by Bob Nanni, District Manager
- B. LMP Landscapers – Account Manager
- C. Finley Pool Service – Tony Finley, owner Finley Pool Service
- D. District Engineer - Brad Foran, Lighthouse Engineering

- E. Sheriff's Deputy – A Community Update was provided and an introduction to Captain Davis.
- F. ARC/DRC Coordinator - Review of ARC/DRC functions.
- G. District Council – Kelly Fernandez - Review of ARC/DRC Involvement. Andy Cohen – Highlights of Sunshine Laws, Public Records and Ethics.
- H. Operations Manager – Sheila Diaz Overview of the Operations Manager's functions and various staff performing the services for the community.

**SIXTH ORDER OF BUSINESS**

**Addition or Corrections to the Agenda**

- Mr. Bovis requested removal of item 12i. from the agenda.
- District Counsel to address anti nepotism.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

Audience comments were requested, there being none the next item followed.

**ADDED AGENDA ITEMS**

District Counsel outlined the facts regarding a situation of anti-nepotism as understood.

- The new Board member's wife currently works in the Meadow Pointe II office under the supervision of the Operations Manager, Sheila Diaz.
  - Ms. Diaz has the authority to hire, fire and evaluate employees.
  - The Board member was elected subsequent to his wife's employment.
- The question was presented if the employee can remain in her position or if she has to be terminated.
  - The employee can remain in her position based on Florida anti-nepotism law and a provision in the Meadow Pointe II Employee Manual.
  - There is also a grandfathering provision; she was an employee prior to her spouse's election.
  - The provisions in the law are specific about preventing the hiring of a relative; she is not being hired, she is currently employed.
  - During her spouses time on the Board he cannot advocate for her promotion or advancement while in office; and abstain from any decisions before the Board relative to her employment.
  - She would not be prohibited from receiving regular and customary raises other employees would be eligible to receive.

Discussion followed. Mr. Bovis referenced several statutes he believes prohibit the employees' continued employment; he also referenced historical comments with Ms. Walker, a labor attorney and reference to the ethics law.

Mr. Cohen confirmed the citations cited by Mr. Bovis were reviewed and ensured the District will comply with all Ethics Laws. The differentiating factor is in reference to the hiring of the employee. The District is not hiring Ms. Picarelli, she was already employed, and was

grandfathered in prior to Mr. Picarelli’s election. The Attorney General Opinions 83-81 and 70-18 are specifically on point as it relates to this matter.

On MOTION by Mr. Bovis the Board request either Mr. or Mrs. Picarelli resign from their position based upon the nepotism rules. MOTION DIES FOR LACK OF SECOND.

District Counsel provided an update on the Sidewalks Running Adjacent to County Owned Roadways. District Counsel has reached out to other entities who may be interested in joining the process. There has been some interest but no one has committed to join the process, information will be presented to the Board after the first of the year for further consideration.

Also after the first of the year, District Counsel will follow up on the additional parcels which were left off the assessment methodology regarding the Anand Vihar Property.

**EIGHTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff’s Department**

Information was provided under the Fifth Order of Business.

**B. Residents Council**

Santa is Coming to Visit – Saturday 1-3 p.m.

*The Board took a brief recess.*

**NINTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

Case # 2016-259 through 2016-263 were presented for consideration.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the Consent Agenda.

Discussion followed on the issue of not mowing to the edge of the pond. The Pond Maintenance Company is to be contacted and asked if cutting to the edge contributes to erosion concerns.

On VOICE VOTE with Ms. Sanchez, Ms. Picarelli, Mr. Aleo and Mr. Cline voting AYE and Mr. Bovis voting NAY the Consent Agenda was accepted. 4-1.

**TENTH ORDER OF BUSINESS**

**Reports**

**A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2016-195	Manor Isle	1412 Deerbourne Dr.	Paint House	Approve
2016-196	Iverson	30853 Luhman Ct.	Paint House	Denied
2016-197	Wrencrest	30628 Tremont Dr.	Repaint House Same Color	Denied

On MOTION by Mr. Picarelli seconded by Mr. Bovis to accept the Architectural Review Recommendations for Case #2016-195 thru 2016-197 as presented.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Picarelli, Mr. Bovis and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2016-195 thru 2016-197 were accepted as presented. 5-0

**B. Operations Manager**

Ms. Diaz reviewed the December 7, 2016 Operations Manager’s Report highlighting the following items:

- The December 2016 Newsletter was completed and posted on the Meadow Pointe II website and will be hand delivered.
- Three of the tennis court lights have been out for a while and need to be replaced. The lift has been rented and Himes Electric is to install them 12/8/16.
- Ft. Knox is to install the remaining surveillance cameras, using the same lift, on 12/9/16.
- The Holiday Decoration installation is complete.
- The Staff Holiday Party is set for December 15, 2016 from 11 a.m. to 2 p.m.

**C. Deed Restriction Violation Committee Appointments**

Mr. Cline requested Mr. James Miller and Mrs. Barbara McMullen be appointed to the DRVC.

On MOTION by Mr. Bovis seconded by Ms. Sanchez to appoint Mr. James Miller and Mrs. Barbara McMullen to the DRVC.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez, Mr. Picarelli, Mr. Bovis and Mr. Cline voting AYE, Mr. James Miller and Mrs. Barbara McMullen are appointed to the DRVC. 5-0

**ELEVENTH ORDER OF BUSINESS**

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

- Compliments to the professional approach and services provided to the community by the DRVC Coordinator. Good job.
- Comment on the nepotism policy.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Comments**

**Mr. Bovis:**

- Consider rebidding the pond maintenance contract.
  - District Engineer is to provide a scope of services.

**Ms. Sanchez:**

- Welcome to the newly elected and re-elected Supervisors.

**Mr. Picarelli:**

- Looking forward to working with the Board to serve the residents of MPIO and will be committed to following through on action items.

**Mr. Aleo:**

- Comment on the issue of nepotism.
- Welcome to the newly elected Supervisor.

**Mr. Cline:**

- Comment on the District Counsel’s opinion; may not always agree but will support the guidance provided.
- The District is in strong financial shape.
  - \$400,000 was put back into the District’s funds at the end of FY 2016.
  - Over the past several years, \$270,000 was put into pond reserves.
  - We spent \$150,000 in pond maintenance performed by staff.

**THIRTEENTH ORDER OF BUSINESS**

**Adjourn the Regular Meeting and Proceed to a Workshop**

Mr. Cline requested a motion to adjourn the meeting and proceed to a workshop.

On MOTION by Mr. Bovis seconded by Mr. Picarelli with all in favor to adjourn the regular meeting and to proceed to a workshop.  
5-0




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Michael Cline  
Chairman