

**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 15, 2017 at 6:32 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
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli	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**

Mr. Cline called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Cline 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**

**Additions or Corrections to the Agenda**

Additions to the Agenda:

- Review Shingle Colors
- Wellington Developer Questions
- LED Light Project
- Deputy Manpower

**FIFTH ORDER OF BUSINESS**

**Audience Comments** (*Comments will be limited to three minutes*)

None.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes**  
     **January 4, 2017**  
     **January 18, 2017**  
     **Workshop Minutes - January 4, 2017**
- B. Financials**  
     **January 31, 2017**
- C. Deed Restrictions**

On MOTION by Ms. Sanchez seconded by Mr. Bovis to approve the consent agenda.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to approve the consent agenda as amended. 5-0.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff's Department**

The Sheriff's Deputy provided a community update; it was a very active period in the area.

Mr. Bovis requested a joint special meeting be arranged with Meadow Pointe; Meadow Point III and IV to discuss deputy manpower in the area. Discussion followed; by majority consensus, a meeting on deputy manpower with other communities will not be pursued.

**B. Resident's Council**

The Easter Egg Hunt is scheduled for April 9, 2017; the Spring Fling is set for May 20, 2017. The resident's council is requesting \$1,000 for the two functions.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to approve \$1,000 for the Resident's Council for the two springtime events.

Discussion followed on the self-sufficiency of the resident's council. It was noted, by obtaining funding from the District the events are covered by insurance. The unused funds are then returned to the District.

On VOICE VOTE with Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE and Mr. Bovis voting NAY, \$1,000 was approved for the Resident's Council for the two springtime events. 4-1.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Deed Restriction Appeals**

None.

**B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-12	Deer Run	29634 Allegro Dr.	Paint home	Approve
2017-13	Deer Run	1648 Stetson Dr.	Roof shingles	Approve
2017-14	Deer Run	1506 Stetson Dr.	Roof shingles	Approve
2017-15	Iverson	30708 Iverson Dr.	Roof shingles	Approve
2017-16	Deer Run	1610 Stetson Dr.	Roof shingles	Approve
2017-17	Deer Run	29420 Allegro Dr.	Roof shingles	Approve
2017-17	Deer Run	29420 Allegro Dr.	Paint home	Approve
2017-18	Morningside	29540 Fog Hollow Dr.	Roof shingles	Approve
2017-19	Wrencrest	30604 Tremont Dr.	Paint home	Approve
2017-20	Morningside	29642 Eagle Station Dr.	Roof shingles	Approve
2017-21	Deer Run	29918 Morningside Dr.	Roof shingles	Approve
2017-22	Wrencrest	30724 Wrencrest Dr.	Window replacement	Approve

On MOTION by Mr. Bovis seconded by Mr. Aleo to accept the Architectural Review Recommendations for Case #2017-12 thru Case #2017-22 as reviewed.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Aleo, Mr. Picarelli and Mr. Cline voting AYE to accept the Architectural Review Recommendations for Case #2017-12 thru Case #2017-22 as reviewed. 5-0.

**C. District Manager**

**i. Review of Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers**

When abstaining from a vote due to a conflict of personal financial gain, Form 8B need to be completed and made part of the record. Mr. Cline abstained from a vote at the January 4, 2017 meeting. The Form 8B was completed and copies will be disseminated to the Board and made part of the January 4, 2017 meeting record.

**ii. Discussion of Lettingwell Village Reserves – If there is Insufficient Funds to Cover the Cost for Sidewalk Repairs and Trees Trimmed**

Monies can be used from the CDD General Fund to cover deficient funds in the Lettingwell Village Reserves to get repairs done; repayment to the CDD would be accomplished through assessments. Discussion followed if commercial loans or a bond can be used to pay back the CDD General Fund. Money put into the Lettingwell Reserve would not be a loan from the CDD; it is accomplished as an accounting function.

Discussion followed with Board consensus to move forward with removing the trees and replacing the sidewalks in Lettingwell. Juan Sanchez Tree Service will be contacted for pricing to do the work in Lettingwell, which should also include permitting and tree replacement costs.

**D. Operations Manager**

Ms. Diaz provided an update on following information included in the February 15, 2017 report:

- **Covina Key Wall Accident Assessment**
  - The District Engineer recommends the wall be rebuilt – not repaired; proposals for the work will be obtained.
  - Staff is to clean up the area.
- **LMP**
  - As a courtesy to the District, the vacant lot in Iverson was cleaned up by LMP.
- **Other**
  - Sanchez Tree Service has received compliments for the work they are performing.
  - Mr. Bovis secured a \$360 credit from TECO on behalf of the District.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval/Disapproval**

**A. Pond Maintenance Company**

Proposals from A & B Aquatics; Aquatic Systems; and Lake Masters for pond maintenance were reviewed.

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Aquatic Systems proposal and to approve the annual contract contingent upon review and approval by District Counsel.

Discussion followed.

On VOICE VOTE with Ms. Sanchez, Mr. Aleo, Mr. Picarelli, Mr. Bovis, and Mr. Cline voting AYE to accept the Aquatic Systems proposal and to approve the annual contract contingent upon review and approval by District Counsel. 5-0.

**ADDED AGENDA ITEMS:**

**Review Shingle Colors**

- Ms. Sanchez suggested approved color schemes should be considered for the roof replacements.

**Wellington Developer Questions:**

- Mr. Eisenberg, a principal in the development of the Wellington property has several questions on the following topics:
  - Removal and replacement of the Wellington signs.
  - Review of assessments; classification of townhomes and condominiums.
  - Installation of street lighting.
  - CDD landscape services.

**LED Lights:**

- The first proposals received for LED lights were around \$40,000
- It is anticipated the price of the new proposals will be less by thousands of dollars.
- Additional ways of saving:
  - A different lighting configuration can be used.
  - The watts can be reduced and still keep the same values.
  - Pasco County will accept the disposal of lighting containing mercury at no cost; this will save on costly disposal charges.
  - District would be eligible for a \$1500 - \$1800 rebate from TECO

**TENTH ORDER OF BUSINESS**

**Supervisor's Remarks**

**Mr. Aleo:**

- Thank you to Mr. Bovis for his diligent work on the LED lighting project.

**Mr. Picarelli:**

- The hard work Mr. Bovis put into the LED lighting project is very much appreciated.
- Attended the PACA meeting; commented on the opening of the meeting.

**Ms. Sanchez:**

- Echoed the Board's appreciation for Mr. Bovis's work on the LED project.
- May not be in attendance at the March 1, 2017 meeting; will not be in attendance at the second meeting in April.

**Mr. Bovis:**

- None.

**Mr. Cline:**

- None.

**ELEVENTH ORDER OF BUSINESS**

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


- Question on how the Wellington property was acquired.
  - Delinquent tax sale.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Aleo seconded by Ms. Sanchez with all in favor the meeting was adjourned. 5-0



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Michael Cline  
Chairman