

**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, May 17, 2017 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 Chair
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:

- Several items were presented which will be addressed under Supervisor Remarks.

**FIFTH ORDER OF BUSINESS**

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

- Resident expressed concern regarding the multiple variety of replacement trees planned for Lettingwell:

- The plan approved by the County is to plant Crepe Myrtle, Magnolia, and Ligustrum.
- Question when the tree replacement will begin in Glenham.
  - The plan for the next community has not yet been determined; the scope of the work may take up to 3 years to complete.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. **Minutes**
  - April 5, 2017
  - April 19, 2017
  - Workshop Minutes – April 5, 2017
- B. **Financials**
  - April 2017
- C. **Deed Restrictions**

On MOTION by Mr. Picarelli 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 presented. 5-0.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

- A. **Sheriff's Department**  
None.
- B. **Resident's Council**  
The Spring Fling is schedule this weekend on May 20, 2017.

**EIGHTH ORDER OF BUSINESS**

**Reports**

- A. **Deed Restriction Appeals**  
None.

**B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-85	Wrencrest	30925 Burleigh Dr	New roof	Approve
2017-86	Wrencrest	30617 Tremont Dr	Previously installed roof	Approve
2017-87	Iverson	30823 Luhman Ct	New roof	Approve
2017-88	Wrencrest	30446 Tremont Dr	Previously installed roof	Approve
2017-89	Wrencrest	30603 Wrencrest Dr	Paint home	Approve
2017-90	Morningside	30017 Morningmist Dr	Previously installed roof	Approve
2017-91	Wrencrest	30428 Tremont Drive	New roof	Approve
2017-92	Deer Run	29652 Forest Glen	New roof	Approve
2017-93	Wrencrest	30841 Wooley Ct	Frame enclosure	Approve
2017-94	Wrencrest	30922 Burleigh Dr	New roof	Approve

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the Architectural Review Recommendations for Case #2017-85 thru #2017-94 as presented.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to accept the Architectural Review Recommendations for Case #2017-85 thru Case #2017-94 as presented. 5-0.

**C. District Manager**

Mr. Nanni stated the voter registration statistics for the Meadow Pointe II CDD, as reported by the Supervisor of Elections, is 3,390 as of April 15, 2017.

**D. Operations Manager**

Ms. Diaz provided an update on following information included in the May 17, 2017 report:

➤ **Lettingwell Concrete Project**

Four proposals were received for the apron/gutters concrete project. The District Engineer reviewed and summarized the proposals and recommended the proposal from ACPLM in the amount of \$66,647.

Discussion followed on proceeding with the concrete project and to use Reserve Funds to cover the cost, keeping in mind the current expenditures for tree removal and replacement.

➤ **Lettingwell Tree Removal**

The tree removal project is currently underway. It is anticipated all the trees will be removed within the next 2-3 weeks.

A revised proposal from LMP included the installation, watering and warranting of new trees.

- Follow up with LMP on the line item charge for additional dirt.

➤ **LED Lights-Tennis/Basketball Courts Change Out**

The check to pay the sixty percent deposit for the change out to LED lighting at the Tennis/Basketball courts was processed. The project is expected to commence once the vendor receives the check.

➤ **Covina Key Monument Project**

The monument wall was rebuilt and the sign company will measure and install the new sign within the next few weeks.

**NINTH ORDER OF BUSINESS**

**Action Items for Board  
Approval/Disapproval**

On MOTION by Mr. Bovis seconded by Mr. Picarelli to proceed with the Lettingwell project in whole (tree removal, tree replacement, and concrete project); authorizing ACPLM proposal for the concrete project in the amount of \$66,647.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Ms. Sanchez voting AYE, and Mr. Cline voting NAY to proceed with the Lettingwell project in whole (tree removal, tree replacement, and concrete project); authorizing ACPLM proposal for the concrete project in the amount of \$66,647. 4-1.

**TENTH ORDER OF BUSINESS**

**Supervisor's Remarks**

**Mr. Bovis:**

- The Anand Vihar Property requested construction of a wall in the pond/conservation area.

**Mr. Picarelli:**

- Review of pool passes; the possibility of pool parties; and handling non-Meadow Pointe II resident's access to the pool.
  - Concerns voiced by residents were assessed and validated; the suggested solutions will be discussed at the next workshop meeting.
- Discussed with LMP redoing the front entrances. Design ideas and pictures will be presented for consideration.

**Mr. Aleo:**

- Discussion regarding the installation of Security Cameras at the gates; approximate cost \$106,000.

**Mr. Cline:**

- An issue with a rental property in Wrencrest was sent to District Counsel to review and it was concluded there is no deed restriction violation.
  - There is a Pasco County Ordinance regarding the frequency in which a property can be rented, and the County will be contacted.
- A petition was received from the Longleaf Subdivision to clean up the pond weeds.

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports (Continued)**

**A. Sheriff's Department**

A community update was provided which highlighted a number of burglary from vehicles which occurred.

*A short recess occurred.*

**NINTH ORDER OF BUSINESS**

**Action Items for Board  
Approval/Disapproval (Continued)**

**A. TRIM Budget**

The proposed Annual Operating and Debt Service Budget for Fiscal Year 2018 was reviewed and adjustments were discussed. The requested changes will be sent to the accountant and a revised version of the budget will be presented for consideration at the June 7, 2017 meeting.

The TRIM Budget is not the final adopted budget. The TRIM budget establishes the high water mark for assessments, guaranteeing the amount assessed will not go higher but can be reduced before the final FY 2018 budget is adopted.

**ELEVENTH ORDER OF BUSINESS**

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


None.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Michael Cline  
Chairman