

**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, August 2, 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 Chairman
Glen Aleo (via phone)	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

Ms. Sanchez requested adding the Lettingwell Project and the Sheriff's Contract to the Workshop Agenda and to remove Deed Restrictions from the Consent Agenda for the purpose of discussion.

Mr. Picarelli requested the Clubhouse Reception Window be a discussion item for the Workshop Agenda.

Mr. Nanni requested the Proposed Meeting Scheduled for FY 2018 be added to the Workshop Agenda.

FIFTH ORDER OF BUSINESS

Audience Comments

Audience comments were received on the following items:

- Are games such as Bingo or Bunko permitted in the Clubhouse
 - No
- Street and yard parking issues.
 - Issue is being addressed with District Counsel as a deed restriction violation.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff's Department

Nonet.

B. Residents Council

The Health Clinic is scheduled for October 7, 2017 from 1:00 p.m. to 5:00 p.m. which will include flu shots and the Blood Mobile. The Halloween Bash is set for October 27, 2017.

SEVENTH ORDER OF BUSINESS

Consent Agenda

Discussion ensued regarding cars parking across driveways and on grass areas; the various options for enforcement were considered.

Mr. Aleo joined the meeting telephonically.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to allow Mr. Aleo to participate and vote during the meeting telephonically.

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

One option considered is the application of Deed Restriction #6: *No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.*

On MOTION by Ms. Sanchez seconded by Mr. Bovis to interpret Deed Restriction #6 to encompass No Parking on the Lawn, Tree Lawn, or Driveway Overhang as a noxious or offensive activity or an act which may be or become an annoyance or nuisance to the neighborhood and deed restriction violation.

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE to interpret Deed Restriction #6 to encompass No Parking on the Lawn, Tree Lawn, or Driveway Overhang as a noxious or offensive activity or an act which may be or become an annoyance or nuisance to the neighborhood and deed restriction violation. 5-0

A. Deed Restrictions/DRVC

DRVC Case #2017-148, through 2017-161 were presented for consideration.

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

On VOICE VOTE with Mr. Bovis, Ms. Sanchez, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE the Consent Agenda was accepted as presented. 5-0.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendations</u>
2017-140	Wrencrest	30845 Wooley	Paint Home	Approve
2017-141	Wrencrest	30502 Wrencrest	Paint Home	Approve
2017-142	Wrencrest	30920 Burleigh	Replace Roof	Approve
2017-143	Glenham	30340 Glenham	Paint Home #170	Approve
2017-144	Iverson	30822 St. Vincent	Replace Roof	Approve
2017-145	Manor Isle	1347 Deerbourne	Replace Roof – Dark Slate	Approve

On MOTION by Ms. Sanchez seconded by Mr. Bovis to accept the Architectural Review Recommendations listed above for Case #2017-140 thru #2017-145.

On VOICE VOTE with Mr. Bovis, Mr. Aleo, Ms. Sanchez, Mr. Picarelli, and Mr. Cline voting AYE the Architectural Review Recommendations for Case #2017-140 thru #2017-145 was approved. 5-0

B. Operations Manager

Ms. Diaz reviewed the August 2, 2017 Operations Manager’s Report highlighting the following items:

- ACPLM completed the Lettingwell Concrete Project on Wednesday July 26, 2017.

- Lighthouse Engineering provided a breakdown of their hours directly related to the Lettingwell Project
 - 3/30 - 5/10 Invoice #00059 - 81 hours
 - 5/10 - 6/30 Invoice #00060 - 34 hours
 - 6/30 - 7/19 Invoice #00062 - 30 hours
- Ms. Sanchez contacted Mr. Foran to address several issues related to the project:
 - Job was not completed within 13 days per the contract.
 - The District Engineer authorized additional work when requested by homeowners. Invoices were distributed to the homeowners for the work completed.
 - Concern over the number of hours billed. Additional information and review of services provided will be completed before payment can be made. Questions from residents should have been directed to the staff or Board members and not been handled by the District Engineer or his staff.
 - When using the District Engineer to oversee a project in the future, a specific scope of services must be provided with a NTE amount.
- A deed restriction violation letter was mailed to Trout Creek, the owner of the property located in front of the daycare center.
- A small community co-op business asked permission to use the Clubhouse parking lot for customers to pick up fresh produce.
 - Board consensus to deny permission to use CDD property for the co-op business.
- LMP is bordering on failure regarding the OLM inspection report.
 - Discussion followed.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were received:

- Comment on plant bed soil testing.
- Dead end in Morningside where debris is being dumped.
 - This is County property – they need to be notified.

TENTH ORDER OF BUSINESS

Supervisor Comments

Mr. Bovis:

- Follow up on Policy Manual changes.

Ms. Sanchez:

- Not opposed for residents or the HOAs to piggy back off CDD pricing for services negotiated by the CDD – but the work and invoicing must remain separate.

- Obtained a preliminary contract from the Sheriff's Department for review; the pricing for FY 2018 increased to \$93,302. The final contract will be reviewed by District Counsel.
 - Concern regarding paragraph #11 referencing relinquishing Public Records.

Mr. Aleo:

- Concern regarding District Engineering services; review the existing contract.

Mr. Picarelli:

- Completed research on the County's Parking Ordinance.
- Comment on the overall performance of the engineering services provided by the District Engineer for the Lettingwell Concrete Project.

Mr. Cline:

- Need to formally meet with the District Engineer to discuss concerns arising from the Lettingwell Concrete Project.

ELEVENTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to the Workshop

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

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



Michael Cline
Chairman