

**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 16, 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	Assistant Secretary
James Bovis	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Andy Cohen (via phone)	District Counsel
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:

- Tree Selection Process

FIFTH ORDER OF BUSINESS

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

None.

SIXTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2018

On MOTION by Mr. Bovis seconded by Mr. Picarelli with all in favor to open the Public Hearing to Adopt the Budget for Fiscal Year 2018.

There were no comments from the public,

On MOTION by Mr. Picarelli seconded by Mr. Bovis with all in favor to close the Public Hearing to Adopt the Budget for Fiscal Year 2018. 4-0

A. Consideration of Resolution 2017-8 Adopting the Budget for Fiscal Year 2018

On MOTION by Mr. Picarelli seconded by Mr. Aleo to adopt Resolution 2017-8 Relating to the Annual Appropriation and Adopting the Budget for the Fiscal Year Beginning October 1, 2017; and Ending September 30, 2018.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline, voting AYE to adopt Resolution 2017-8 Relating to the Annual Appropriation and Adopting the Budget for the Fiscal Year Beginning October 1, 2017; and Ending September 30, 2018. 4-0

B. Consideration of Resolution 2017-9 Levying Assessments

On MOTION by Mr. Picarelli seconded by Mr. Aleo to adopt Resolution 2017-9 Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline, voting AYE to adopt Resolution 2017-9 Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date. 4-0

EIGHTH ORDER OF BUSINESS

Consent Agenda

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

On MOTION by Mr. Picarelli seconded by Mr. Bovis to accept the consent agenda.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Mr. Cline voting AYE to accept the consent agenda as presented. 4-0.

NINTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff’s Department

Ms. Diaz noted a draft copy of the Pasco County Sheriff’s Department Contract is included in the Agenda Package; a copy of the contract was sent to District Counsel for review.

B. Resident’s Council

On October 7, 2017 the Immunization Clinic will be offered on site by Walgreens between 4:30 and 5:30 p.m. The Blood Mobile will also be on site October 7, 2017 for blood donations between 2:00 p.m. to 6:00 p.m. The Halloween Bash will be held October 27, 2018

TENTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals

None.

B. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2017-146	Iverson	1419 Baythorn	New Roof	Approve
2017-147	Morningside	29610 Bright Ray Pl	Paint Home	Approve
2017-148	Morningside	29649 Bright Ray Pl	New Roof	Approve
2017-149	Iverson	30806 Iverson Dr.	Paint Home	Approve

Ms. Sanchez joined the meeting.

On MOTION by Mr. Picarelli seconded by Mr. Aleo to accept the Architectural Review Recommendations for Case #2017-146 thru #2017-149.

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 #2017-146 thru Case #2017-149. 5-0.

C. District Manager

Mr. Nanni presented the Meeting Schedule for FY 2018; changes discussed at the workshop were noted.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to accept the Meeting Schedule for FY 2018 and authorize the advertisement.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE to accept the Meeting Schedule for FY 2018 and authorize the advertisement. 5-0.

D. Operations Manager

Ms. Diaz noted a copy of the Operations Manager Report dated August 16, 2017 was included in the agenda package.

- Issue with grinding down the tree roots following the tree removal in Lettingwell. This issue should be resolved before proceeding with sodding. There is concern regarding cable lines not being properly buried.

ADDITION TO THE AGENDA:

A. Tree Selection Process

Various Villages requested the ability to select the species of replacement trees to be planted in their community. The HOA's and non-HOA communities (to be asked directly) will be provided a list of 6 trees approved by the County and recommended by the LMP arborist.

The top 3 trees selected in each community will then be randomly planted throughout the community. None of the trees on the list have an invasive root system and the pricing for the various trees are the same. The tree selections must be completed and submitted to the Board by September 20, 2017.

SEVENTH ORDER OF BUSINESS

Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities

A. Public Hearing on Fees and Rules

On MOTION by Ms. Sanchez seconded by Mr. Bovis to open the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, and Ms. Sanchez voting AYE and Mr. Cline voting NAY to open the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities. 4-1.

Prior to public comment, District Counsel provided a synopsis of the proposed changes to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities. A redline copy of the proposed changes was included in the agenda package.

Comments from the public were received.

B. Motion to Continue Public Hearing to September 20, 2017 2017 for Additional Public Input

On MOTION by Mr. Cline seconded by Ms. Sanchez to continue the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities to September 20, 2017 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida..

Discussion followed.

On VOICE VOTE with Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE and Mr. Bovis and Mr. Picarelli, voting NAY to continue the Public Hearing to Adopt Amendments to the Fees and Rules for Usage of the Meadow Pointe II Community Development District Amenities to September 20, 2017 at 6:30 p.m. at the Meadow Pointe II Clubhouse; 30051 County Line Road; Wesley Chapel, Florida. Motion Passes 3-2

Mr. Picarelli noted the District is in the process of removing trees that are damaging the infrastructure and we are running into problems with cable lines not properly buried.

District Counsel will review the plats and confirm the location of the utility easements in the various communities.

Mr. Cline asked District Counsel to comment on the Sheriff's Contract and the trees along County Line Road.

Mr. Cohen noted the final comments on the Sheriff's contract are being reviewed.

Mr. Cohen stated there is a discrepancy in the number of trees reported for removal; the District reports 79 trees are to be removed and the County reports 25 trees for removal along County Line Road. Staff is to meet with Mr. Whittaker, the County representative, to resolve the differences. In addition, the District is awaiting final word from the County regarding any requirement to replant trees once the trees are removed by the County.

The District is awaiting final word from the County regarding the District's proposal regarding compensation for sidewalk repairs in Morningside and Deer Run equal to the County's estimated repair costs.

Mr. Bovis inquired about the process to present a Bill to the Florida State Legislature to regulate cable utility companies.

ELEVENTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Sheriff's Contract.

On MOTION by Ms. Sanchez seconded by Mr. Aleo to authorize the Chair to sign the Pasco County Sheriff's Department Contract contingent upon final review of the verbiage by District Counsel.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE to authorize the Chair to sign the Pasco County Sheriff's Department Contract contingent upon final review of the verbiage by District Counsel. 5-0

TWELFTH ORDER OF BUSINESS

Supervisor's Remarks

Mr. Bovis:

None.

Ms. Sanchez:

- Update on the Sheriff's Deputy assigned to cover both MPII and MPIII.

Mr. Picarelli:

- Would have preferred to move forward at this meeting with the changes to the fees charged to other communities for use of the MPII facilities.

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to suspend issuing or renewing facility ID cards to non-Meadow Pointe II residents until the Policies and Procedures have been updated and adopted.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE to suspend issuing or renewing facility ID cards to non-Meadow Pointe II residents until the Policies and Procedures have been updated and adopted. 5-0

Mr. Aleo:

- Letter from employees urging dismissal of the proposed counter-reception desk and reconsider opening the wall.
 - Comments in the letter were reviewed and various solutions and configurations were discussed. Ms. Diaz will provide follow-up.

THIRTEENTH ORDER OF BUSINESS

Audience Comments (continued)
(Limited to 3 Minutes)

Audience comments were received.


- The bottlebrush tree (callistemon) is a messy, dirty tree and should be removed from the approved list of trees.
 - Board consensus to remove the bottlebrush from the list of approved trees.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


 Michael Cline
 Chairman