

**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, October 18, 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
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**

None.

**FIFTH ORDER OF BUSINESS**

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

None.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes from September 6, 2017; September 20, 2017 and Workshop Minutes from September 6, 2017**
- B. Financials - September 2017**
- C. Deed Restrictions**

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to accept the consent agenda as presented.

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

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

- A. Sheriff's Department**

None.

- B. Resident's Council**

The Halloween Fun Fest is set for October 28, 2017 and activities begin at 3:30 p.m. with movies and a parade scheduled.

**EIGHTH ORDER OF BUSINESS**

**Reports**

- A. Deed Restriction Appeals**

None.

- B. Architectural Review**

Case #	Village	Street	Type of Request	Recommendation
2017-165	Iverson	30935 Iverson	Replace Roof	Approve
2017-166	Wrencrest	30920 Burleigh	Roll Down Shutters*	Approve
2017-167	Morningside	29829 Morningmist	Replace Roof	Approve
2017-168	Wrencrest	30603 Tremont	Replace Roof	Approve
2017-169	Morningside	1751 Golden Dawn	Replace Roof	Approve

\*Color/white

On MOTION by Mr. Picarelli seconded by Mr. Bovis with all in favor to accept the Architectural Review Recommendations for Case #2017-165 thru #2017-169.

**C. District Manager**

Mr. Nanni distributed a draft of a Bond Project Priority Score Sheet; the District Engineer is to provide the estimated costs for each project.

**D. Operations Manager**

Ms. Diaz noted a copy of the Operations Manager Report dated September 20, 2017 was included in the agenda package.

➤ **Wrencrest Gate / Receiver**

- The old analog receiver failed, affecting residents using the old remotes and MPIII residents.
- Metrogates installed new receiver/billed MPIII.
  - Discussion followed on payment issues/concerns; ownership of equipment; issuance of remotes to MPIII; fulfillment of contact agreement with MPIII.

On MOTION by Ms. Sanchez for MPIO to reimburse MPIII the cost of the Wrencrest Gate Receiver. MOTION DIES – NO SECOND

On MOTION by Mr. Bovis seconded by Mr. Aleo to send a letter to MPIII thanking them for their donation on fixing Wrencrest gates and request we have a joint meeting to discuss the Joint Use Agreement for the Roadways and other common issues.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Aleo and Mr. Picarelli voting AYE and Mr. Cline and Ms. Sanchez voting NAY to send a letter to MPIII thanking them for their donation on fixing Wrencrest gates and request we have a joint meeting to discuss the Joint Use Agreement for the Roadways and other common issues. Motion Passes 3-2.

➤ **Holiday Lights**

- Staff will begin installing holiday lights/decorations end of October.
- Target date to go live is the day after Thanksgiving.

➤ **Handrails / Entrance to Clubhouse**

- Handrails are scheduled to be installed by end of month.

➤ **LMP**

- LMP submitted Proposal #41685 in the amount of \$1,350 for removal of a tree from the Conservation Area (Iverson).

- Juan Sanchez Tree Removal was contacted for a proposal.
  - He declined stating the tree did not pose a threat to any property, noting it was too dangerous for any company to go in there to remove the tree.
- Mulch was added throughout District per LMP contracted line item.
- **Additions to Wish List for 2017-2018**
  - Replace Awnings Pool Deck and Playground
  - Walkie Talkies
  - Update Meadow Pointe II CDD Info Brochure

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval/Disapproval**

**A. Trees Fallen from Conservation Area**

District Counsel was contacted regarding preparation of an Agreement between the District and the HOA’s maintaining CDD property and to define the responsibilities of each in the arrangement.

On MOTION by Mr. Cline seconded by Mr. Aleo the MPII CDD will be responsible for removing tress that fall from conservation areas onto CDD property unless the HOA wants to take care of the problem. The CDD would be responsible for getting approval from SWFWMD should a tree have fallen onto the CDD area, to remove the remainder of the tree out of the conservation area.

Discussion followed.

On VOICE VOTE with Mr. Cline, Mr. Aleo, and Mr. Picarelli voting AYE and Mr. Bovis and Ms. Sanchez voting NAY the MPII CDD will be responsible for removing tress that fall from conservation areas onto CDD property unless the HOA wants to take care of the problem. The CDD would be responsible for getting approval from SWFWMD should a tree have fallen onto the CDD area, to remove the remainder of the tree out of the conservation area. Motion Passes 3-2.

**B. Wrencrest Gate and MPIII**

This item was addressed under the Operations Manager’s Report.

**C. Resolution 2016-1 A Resolution of the Board of Supervisors of the Meadow Pointe II Community Development District Establishing Standards for Tree Planting in the Area Between the Street and Sidewalk; Providing a Severability Clause; and Providing an Effective Date.**

Resolution 2016-1 was reviewed; a provision in this resolution allows residents to plant certain types of plants on CDD property. This exposes the District to potential, uncontrolled liabilities. The District needs to maintain authority and responsibility for CDD property.

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to draw up a new resolution that only CDD can plant trees on any CDD area space between sidewalks, streets and easements. This supersedes Resolution 2016-1 effective immediately.

Discussion followed.

On VOICE VOTE with Mr. Cline, Mr. Aleo, Ms. Sanchez, and Mr. Picarelli voting AYE and Mr. Bovis voting NAY to draw up a new resolution that only CDD can plant trees on any CDD area space between sidewalks, streets and easements. This supersedes Resolution 2016-1 effective immediately. 4-1.

- Mr. Picarelli provided an update on the Lettingwell tree replacement selections.
- Ms. Sanchez provided an update on the Sheriff’s Department contract. As of now we do not have the signed document returned. In addition, we have not received a response on our request for scheduled hours.
  - This matter will be escalated with the Pasco County Sheriff

**TENTH ORDER OF BUSINESS**

**Supervisor’s Remarks**

**Mr. Aleo:**

- Street parking in the Villages.
  - Resolution 2014-1 Revised Policy Regarding Parking in Certain Areas Located Within the District Boundary applies.

Discussion followed.

**Mr. Bovis:**

- Fence issue involving private property and CDD property.
  - Deed restriction violation should be pursued.

**ELEVENTH ORDER OF BUSINESS**

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

Audience comments were received.

- Input on replacement trees in Longleaf.
- Comment on the determination of live or dead trees.
- Pedestrian gate in Glenham left open.
- Solutions for accommodating parking overflow versus parking in the street.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



Michael Cline  
Chairman