

**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, November 15, 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

Mr. Cline called the meeting to order.

Call to Order

SECOND ORDER OF BUSINESS

Mr. Cline called the roll, a quorum was established.

Roll Call

THIRD ORDER OF BUSINESS

The Pledge of Allegiance was recited; a moment of silence was observed.

**Pledge of Allegiance/Moment of
Silence for our Fallen Service
Members and First Responders**

FOURTH ORDER OF BUSINESS

None.

**Additions or Corrections to the
Agenda**

FIFTH ORDER OF BUSINESS

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

Audience comments were received:

- There are plans to build a 7-11 on Mansfield Road in front of the Day Care Center; several Lettingwell residents attended the hearing however the hearing was postponed and continued to December 14, 2017
- Comments on tree plantings in Lettingwell
 - 40 trees will be planted
 - Planting of the trees has been complicated by the location of Frontier cable lines+

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes from October 2, 2017; October 18, 2017 and Workshop Minutes from October 2, 2017
- B. Deed Restrictions – #2017-213 thru #2017-227

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
None.

EIGHTH ORDER OF BUSINESS

Reports

- A. Deed Restriction Appeals
None.

B. Architectural Review

Case #	Village	Street	Type of Request	Recommendation
2017-171	Wrencrest	30936 Burleigh	Hurricane Shutters	Approve
2017-174	Iverson	30743 Iverson	Hurricane Shutters*	Pending
2017-175	Manor Isle	1521 Derbourne	Paint Home	Approve
2017-176	Wrencrest	30703 Tremont	Replace Roof	Approve
2017-177	Deer Run	29532 Eagle Station	Replace Roof	Approve
2017-178	Deer Run	29637 Forest Glen	Paint Home	Approve

*Visible hardware is to be a neutral color/white or the color of the body of the house; picture requested.

On MOTION by Mr. Picarelli seconded by Mr. Bovis with all in favor the Architectural Review Recommendations as modified were approved.

C. District Manager

None.

D. Operations Manager

Ms. Diaz noted a copy of the Operations Manager Report dated November 15, 2017 was included in the agenda package.

➤ **LMP**

Based on recommendation from OLM, it would be better postpone re-doing the entrances until early spring; therefore we would like to proceed with the installation of the winter annuals. This is an LMP contracted line item requiring Board approval for Proposal #42790 in the amount of \$3,210.

➤ **Storm Debris**

Mr. Bovis worked diligently with Pasco County to get the hurricane debris picked up from within the gated villages of MPII. The debris removal was completed by the County thanks for Jim.

➤ **Handrails / Entrance to Clubhouse**

The ADA handrails were installed at clubhouse entrance; the Residents Council provided a check payable to the CDD in the amount of \$860 which covered half the cost of the project.

➤ **Pond Treatment Reports**

Aquatic Systems requested Board consideration to add 5 ponds located in the District which were not included in the original proposal/contract. The ponds were not identifiable on the map they were provided. The cost for the 5 additional ponds would be \$67 per month.

On MOTION by Mr. Picarelli seconded by Ms. Sanchez to accept the addition of 5 ponds to the Aquatic Systems Contract in the amount of \$67 per month.

Discussion followed. Aquatic Systems will be asked to provide information in a meeting setting where residents can ask questions about the ponds.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to accept the addition of 5 ponds to the Aquatic Systems Contract in the amount of \$67 per month. 5-0

Ms. Sanchez requested Board consideration of the LMP Proposal #42790 in the amount of \$3,210 for planting the winter annuals.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli with all in favor the LMP Proposal #42790 in the amount of \$3,210 for planting of the winter annuals as provided by contract was approved.

➤ **Proposed 7-11 Development**

The Chair for the Development Review Committee recommended a continuance on the proposed 7-11 development meeting so they could meet in Dade City, thereby giving MPII residents the opportunity to attend and participate in the meeting. The new hearing is scheduled for Thursday, December 14, 2017.

On MOTION by Mr. Aleo seconded by Mr. Bovis to send a letter, signed by the chairman on behalf of the Meadow Pointe II CDD unanimously opposing the proposed 7-11 development on Mansfield.

Discussion on the proposed 7-11 development followed and was open for public comment.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to send a letter, signed by the chairman on behalf of the Meadow Pointe II CDD unanimously opposing the proposed 7-11 development on Mansfield. 5-0

The letter will be sent to the Pasco County Commissioners, with a copy presented to the Planning Commission.

➤ **UPS pods**

Two UPS pods for the holidays were placed in the parking lot across from the basketball courts. A \$1,300 check from UPS was received to house the pods for the next 2 months.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval

A. Deputy Status

Captain Sanborn confirmed the schedule MPII received will stand as presented, there will be no changes to the hours. The key times deputies are needed in MPII, the Pasco County Deputies will not be able to accommodate. Discussion followed on hiring off duty deputies to provide the service.

On MOTION by Ms. Sanchez seconded by Mr. Picarelli to terminate effective January 1, 2018 the Contract for General Law Enforcement Services between the Meadow Pointe II CDD and Chris Nocco, as Sheriff of Pasco County and contract directly with them for their Off Duty Detail service.

Discussion followed on sending a letter directly to Sheriff Nocco with a copy to Captain Sanborn notifying them of the reason for the requested change; District Counsel will provide the draft letter.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE to terminate effective January 1, 2018 the Contract for General Law Enforcement Services between the Meadow Pointe II CDD and Chris Nocco, as Sheriff of Pasco County and work directly with them for on the Off Duty Detail service. 5-0

Mr. Cline inquired if the Board would like to consider trying out the Off Duty Detail service concurrently with the contracted service during the holidays in December. Discussion followed; the Off Duty detail will begin on a trial basis the second week in December.

B. Lettingwell Tree Status

Nothing additional at this time.

C. Resolution 2018-02 Planting Trees

On MOTION by Mr. Picarelli seconded by Mr. Aleo to adopt Resolution 2018-02 Rescinding Resolution 2016-1; Prohibiting the Planting of Trees and Shrubs on District-Owned Property; Prohibiting the Planting of Trees and the Erecting of Fences in Easement Areas Held by the District; Providing a Severability Clause; and Providing an Effective Date.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez, and Mr. Cline voting AYE Resolution 2018-02 Rescinding Resolution 2016-1; Prohibiting the Planting of Trees and Shrubs on District-Owned Property; Prohibiting the Planting of Trees and the Erecting of Fences in Easement Areas Held by the District; Providing a Severability Clause; and Providing an Effective Date was adopted. 5-0

D. Morningside and Deer Run Sidewalk Status/Complications Tree Lawns, Driveway Aprons

The County wants to give the District \$15,000 toward repair of the sidewalks; we received a repair estimate for over \$30,000. Then County wants to provide a quit deed for the portion up to the curb so the only thing they would be responsible for is curb to curb. Clarification is needed as to who would then be responsible for the driveway aprons and the trees in the tree lawn. If the District would be responsible, an assessment matrix for the affected villages would need to be established. Discussion followed on whether or not to proceed on this matter with the County.

Mr. Bovis, Mr. Aleo and Mr. Picarelli agree to proceed, Ms. Sanchez and Mr. Cline did not want to proceed. By majority consensus this matter will continue to be negotiated with the County.

It is recommended the affected residents be informed of the options regarding the sidewalks so their input can be heard before the District proceeds. Notice will be provided to Morningside and Deer Run residents this matter will be addressed at the January 3, 2018 Workshop.

E. Establishing an Assessment Matrix for Morningside and Deer Sidewalks

This item was included in the discussion above.

F. Shared Use of Roads with MPIII

No response had been received yet to the letter sent to MPIII regarding the existing shared use agreement.

G. Procedures for Conducting Projects and Tracking Form

Use of a project tracking form can provide better visibility of the projects in process, and it can be used as a learning tool for managing future projects. Input on the form as a tool going forward was discussed; revision will be made. The Board of Supervisors should provide and define the scope of work for projects; the project management should to be assigned based on the complexity and needs of a project.

Pasco Alliance of Community Association (PACA)

Mr. Cline noted attendance at the last PACA conference was down. However, one important topic arose addressing public records requests. It was recommended by District Counsel and District Management the District consider the purchase and use of dedicated tablets or laptops for CDD business and correspondence.

Discussion followed and by consensus of the Board, the District will move forward with purchasing and implementing dedicated cloud based and upgradable laptop computers to conduct all CDD business.

TENTH ORDER OF BUSINESS

Supervisor’s Remarks

Mr. Picarelli:

- Attended the PACA conference; the information provided was advantageous.
 - Learned of an alternative way to address resident comments at meetings.

Mr. Bovis:

- 7-11 proposed store development and connection of Mansfield Road go hand in hand
 - Future roadway maintenance costs will fall on Pasco County residents

Mr. Cline:

- Thank you to PACA for their good leadership efforts in the Pasco County Community.

ELEVENTH ORDER OF BUSINESS

Audience Comments (continued)
(Limited to 3 Minutes)

Audience comments were received.

- Comments on use of off-duty sheriff's detail.
- Input on Morningside and Deer Run project.
- Remarks on project management oversight.
- Input on possible change in approach to handling audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Michael Cline
Chairman