

**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, January 17, 2018 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*)

Mr. Cline provided background information on action taken by the CDD against Pasco County to fix sidewalks on County Line Road, Morningside and Deer Run which are property of the County. Estimates for costs to fix the sidewalk problems were provided by the District to the County; the County provided their own estimates for the repairs. The County does not want to repair the sidewalks, they simply want to grind them. The County submitted a proposal for the CDD to take over the sidewalks in question and the County would only be responsible for the streets. The estimate obtained by the CDD for sidewalk repairs was approximately \$33,000; the County estimate was \$15,000 to grind them.

The County will agree to pay the CDD \$15,000 to take over the sidewalks. Any future repairs to the sidewalks or tree laws would be the responsibility of the CDD. Negotiations continued but the County refused to provide anything more than the \$15,000.

An assessment matrix would need to be setup so the homeowners in these communities would repay the monies to the CDD. A reserve would need to be established.

At this point, the CDD Board is seeking resident input on the direction they would like the Board to go.

Audience comments were received regarding the CDD proposed takeover of sidewalks in Morningside and Deer Run.

At the conclusion of audience comments Mr. Cline requested a show of hands of the people present from Deer Run and Morningside who would be in favor of the CDD taking over the sidewalks and tree lawns from Pasco County.

- Two residents indicated they were in favor of the CDD takeover.
- Seven residents indicated they were undecided.
- Twenty-four residents indicated they are opposed to the CDD taking over the sidewalks and tree lawns from Pasco County.

Two residents voiced comments in favor and eleven spoke against the action.

***The Board took a short recess at 7:07 p.m. and reconvened the meeting at 7:15 p.m.***

- Resident provided positive support for opening the connector road into Hillsborough County.
- Inquiry regarding construction of a new gas station; inquired if the Board was considering buying the property.
  - The Gas station is an issue to be addressed with Pasco County, not the CDD.
  - The gas been no consideration by the District to purchase the property.
- A resident requested the CDD consider acquiring additional property to expand the District’s facilities.
- Looking for a representative from the Fire Department to provide details about the contract with Hillsborough County regarding Fire Station 26 and to respond to resident’s questions.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. **Minutes from December 6, 2017; Workshop Minutes from December 6, 2017, and December 20, 2017 minutes.**
- B. **Financial Report December 31, 2017**
- C. **Deed Restrictions**

On MOTION by Ms. Sanchez seconded by Mr. Picarelli with all in favor to accept the consent agenda as presented. 5-0

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

- A. **Sheriff’s Department**  
A community update was provided by the Pasco County Deputy. The issue of speeding and radar certification were addressed.
- B. **Resident’s Council**  
A venue was provided for residents to voice their opinions regarding the development of a 7-Eleven in the community.

A car pool will be organized for residents looking to attend the County’s hearing on the 7-Eleven zoning application.

There were four volunteers willing to service on the Resident’s Council, unfortunately only two of the volunteers were MP II residents.

Additional volunteers are still needed.

**EIGHTH ORDER OF BUSINESS**

**Reports**

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

<b>Case #</b>	<b>Village</b>	<b>Street</b>	<b>Type of Request</b>	<b>Recommendation</b>
2018-05	Wrencrest	30631 Tremont	Paint Home	Approve

On MOTION by Ms. Sanchez seconded by Mr. Picarelli with all in favor the Architectural Review Recommendations were approved as presented.  
5-0

**C. District Manager**

None.

**D. Operations Manager**

Ms. Diaz noted a copy of the Operations Manager Report dated January 17, 2018 was included in the agenda package.

- **Pond Repairs - 2018**
  - Pond repairs are scheduled to begin Monday, January 22, 2018 in Longleaf.
  - The Longleaf HOA and residents who will be affected were notified.
  
- **Cold Sensitive Plants**
  - Staff covered several plants throughout District with landscape cloth to protect them in case of a frost.
  
- **Spring Garage Sale Date**
  - The recommended dates for the MP II Garage Sale are March 3, 2018 or April 14, 2018.
    - March 3, 2018 was selected as the date to hold the MP II Garage Sale.
    -
  
- **Pool Service Proposals**
  - Finley Pool Service contract ended December 31, 2018.
  - Proposals for pool service were received from three additional companies; A Quality Pool Service, Positive Pool Service, Triangle Pools
  - A comparison chart detailing the four proposals was presented and reviewed.

On MOTION by Mr. Bovis seconded by Mr. Picarelli to accept the proposal from Positive Pool Service to begin March 1, 2018.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo, Ms. Sanchez and Mr. Cline voting AYE to accept the proposal from Positive Pool Service to begin March 1, 2018.

Finley Pools will be given a 30-day notice.

- **OLM Inspection/January 2018**
  - LMP failed January inspection with a score of 79%.
    - Many of the problems stem from improper watering.
  - A new, temporary account manager was assigned to address and correct the problem areas cited.

**NINTH ORDER OF BUSINESS**

**Action Items for Board Approval/Disapproval**

**A. Contract for Pool Service**

This item was addressed above by the Operation’s Manager.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Remarks**

**Mr. Bovis:**

- Ensure reports and various all other documents contain a date.
- On the report of the Village Assessments; have the document include the bond starting amount on the debt page.

**Ms. Sanchez:**

- Request to review and adhere to the Deed Restrictions, Fines and Appeals process to ensure consistency.
  - Some residents take ownership and respond immediately; others ignore their responsibility and end up only paying the administrative costs.

**Mr. Picarelli:**

- Issuance of bonds and associated repairs, how will Community Reserves for such repairs be handed?
  - Reserve funds can be used to buy down the bond.
- Frontier/Verizon is to take ownership and responsibility for the cable lines not located properly in the utility easement.
- Regarding the Deed Restrictions, Fines and Appeals process.
  - Willing to do what it takes to get compliance from residents, is not opposed to leniency.
  - Supports following thru in court with non-compliant residents.

**Mr. Aleo:**

- Regarding the Deed Restrictions, Fines and Appeals process.
  - Supports compliance, not punishment.
- Inquired if there is support for appointing a Government Liaison to report back to the Board on several issues facing the community requiring interface with the County

such as Mansfield Road, the 7-Eleven development, and the Pasco County Fire Station providing services in Hillsborough County.

On MOTION by Mr. Cline seconded by Mr. Bovis to appoint Jerry Lynn to be the District's Representative Liaison. The Representative Liaison is not authorized to take action on behalf of the Board. The Representative Liaison is to provide the Board with information. The Representative Liaison is not authorized to do anything unless a majority of the Board agrees to it.

Discussion followed.

On VOICE VOTE with Mr. Bovis, Mr. Picarelli, Mr. Aleo and Mr. Cline voting AYE and Ms. Sanchez voting NAY to appoint Jerry Lynn to be the District's Representative Liaison. The Representative Liaison is not authorized to take action on behalf of the Board. The Representative Liaison is to provide the Board with information. The Representative Liaison is not authorized to do anything unless a majority of the Board agrees to it was approved. 4-1.

**ELEVENTH ORDER OF BUSINESS**

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

Audience comments were received on the following:


- Inquiry regarding the action the County Commissioner's took regarding the Pasco County Fire Station.

**TWELFTH 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




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Michael Cline  
Chairman