

**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, May 16, 2018 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Michael Cline	Chairman (Via Telephone)
Dana Sanchez	Vice Chairperson
James Bovis	Assistant Secretary
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Christine Masters	Architectural Review Committee
Michael Moore	Pasco County Commissioner
Numerous Residents	

*The following is a summary of the discussions and actions taken at the May 16, 2018 Meadow Pointe II Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

Ms. Sanchez called the meeting to order.

**Call to Order**

**SECOND ORDER OF BUSINESS**

Supervisors and staff introduced themselves, and 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**

**Additions or Corrections to the Agenda**

The following addition was requested:

- Consideration of Resolution 2018-04 Amending Resolution 2013-04 Regarding Deed Restrictions.

**FIFTH ORDER OF BUSINESS**

**Consideration of Deed Restriction Resolution**

- The Resolution previously adopted at the May 2, 2018 Meeting did not have a number associated with it. It should be 2018-04. Mr. Cohen indicated the Board needs to vote on it again.
- Mr. Nanni read details of the Resolution into the record.
- Having the number associated with the Resolution, legitimizes it for District Counsel.
- Mr. Aleo would like to wait for Mr. Cline to join the meeting via telephone before voting on this Resolution.

**SIXTH ORDER OF BUSINESS**

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

Mr. Michael Moore, Pasco County Commissioner discussed Mansfield.

- A draft study was published on the Pasco County website, which was done by an outside consultant, paid for by Pasco County.
- There will be a public meeting regarding the study on May 29, 2018 at 6:00 p.m. There will also be breakout sessions with staff at the same time. Mr. Moore encouraged the public to attend.
- At some point in July or August there will be a survey in which the public may express their opinion.

*The record shall reflect Mr. Cline joined the meeting via telephone.*

On MOTION by Mr. Bovis, seconded by Mr. Picarelli, with all in favor, Mr. Michael Cline was authorized to participate and vote at this meeting via telephone.

- 7-Eleven was discussed. The area is zoned for a convenience store, but not a gas station. It would have to be re-zoned. Mr. Moore does not believe this will be brought forward.
- The survey will be on line. Mr. Lynn will work with Mr. Moore to ensure the Board gets the survey in a timely fashion.
- Comments may be made on line now.
- A condensed version of the study will be presented at the meeting on May 29<sup>th</sup>.
- Only Pasco residents may vote on this issue.
- Mr. Moore indicated it is important for someone to bring up the fact that the CDD has private security for traffic control.
- Mr. Cline commented that Pasco County taxpayers are going to be paying for opening of the road, without benefits.
- Mr. Bovis inquired about getting a bus route in the District. Mr. Moore will investigate.
- Mr. Moore is unable to find out who has a contract on the lot for the 7-Eleven.
- Mr. Moore encouraged attendance at the NPO Meeting.

*The record shall reflect Mr. Moore exited the meeting.*

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-04  
Amending Resolution 2013-04 Regarding  
Deed Restrictions (Continued)**

On MOTION by Mr. Cline, seconded by Mr. Picarelli, with all in favor, Resolution 2018-04, Amending Resolution 2013-04 Adopted on April 17, 2013; Providing for Severability; Providing for Conflicts; and Providing an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the April 4, 2018 Meeting and Workshop; Minutes of the April 18, 2018 Meeting**
- B. Financial Report as of April 30, 2018**
- C. Deed Restrictions**

Ms. Sanchez stated each Board member received a copy of the Consent Agenda, with the items as listed above, and requested any additions, corrections or deletions.

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Consent Agenda, which includes the Minutes of the April 4, 2018 Meeting and Workshop; Minutes of the April 18, 2018 Meeting; Financial Report as of April 30, 2018; and the Deed Restrictions, was accepted.

**EIGHTH ORDER OF BUSINESS**

**Non-Staff Reports**

- A. Sheriff/FHP Update**
  - The statistics were emailed to the Board.
- B. Residents Council**  
There being no report, the next item followed.
- C. Government Liaison Report**  
There being no report, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Reports**

- A. Deed Restriction Appeals**  
There being none, the next item followed.

**B. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2018-49	Wrencrest	30635 Tremont	Install Roof	Approved
2018-50	Iverson	30822 Iverson	Install Roof	Approved
2018-51	Wrencrest	1916 Blanchard	Enclose Patio	Approved
2018-52	Deer Run	29529 Forest Glen	Covered Screen	Approved

- Permits are needed for item 2018-52.

There being no further discussion,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis with all in favor, the recommendations of Items 2018-49 through 2018-52 on the Architectural Review Report, were accepted.

- C. District Manager**
  - Mr. Nanni commented the items highlighted by the attorney will be covered under the ninth order of business.
- D. Operations Manager**
  - Pond repairs at Morningside are on hold due to inclement weather.

- There will be a Staff & Safety Meeting on May 22, 2018.
- The traffic counter was placed on Wrencrest Drive where Meadow Pointe II meets Meadow Pointe III. The community is averaging close to 1,000 vehicles per day.
- The gate at Wrencrest and Iverson is opened, and is in the process of being repaired.
- The recycling dumpster is now being serviced by Recycling Services of Florida and will be picking up every Monday.
- Ms. Diaz discussed estimates from Grime Fighters to pressure wash District-wide sidewalks. The amount proposed is \$42,924 and does not include Lettingwell.

Mr. Cline MOVED to approve the estimate from Grime Fighters in the amount of \$42,924 to pressure wash District sidewalks; and Mr. Aleo seconded the motion.

- Funds may be withdrawn from the reserve account.

On VOICE vote with all in favor, the prior motion was approved 5-0.

- Ms. Diaz will ensure Lettingwell is reimbursed for the main sidewalks.
- Mr. Bovis will check on Longleaf.
- The insert was sent to the Board. It is currently being updated.

**TENTH ORDER OF BUSINESS** **Action Items for Board Approval/Disapproval/Discussion**

- A. 2019 Budget Review (Trim Notice)**
  - It appears there will be no assessment increase.
  - The Public Hearing will be established at the next meeting.
  - Mr. Cline commented the Board must determine the appropriate number for landscaping. Mr. Picarelli discussed the renovations. The amount for Fiscal Year 2019 should be \$80,000.
  - Mr. Bovis had a couple of minor changes in Utilities. Solid Waste should increase to the contract amount. Electricity may increase due to installation of LED lights.
  - Bonds were discussed.

**B. Attorney Remarks on Open Pergola**

- This is not covered by Architectural Review Standards which covers buildings.
- It is already in the process of being erected.

**C. Report on Number of Registered Voters (3,352)**

- This is an informational report.

**D. Property Acquisition Contact Discussion**

- The real estate company involved is having those discussions.

**E. Frontier**

- No one has heard from Frontier. Ms. Kardash will prepare an email with options in order for the Board to determine how to proceed.
- The Board is in favor of continuing to pursue Frontier.

**F. Trees on County Line Road**

**G. Sidewalks**

- It appears the County is backing away from moving the trees, even though there was agreement that the CDD would take over the sidewalks if the County takes over the trees.
- Ms. Sanchez does not believe the CDD should take over the sidewalks at this time until the County is willing to cooperate.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Board members commented positively on Commissioner Moore's attendance at this meeting.
- Mr. Aleo believes numbers are needed to quantify the traffic reports. Mr. Nanni will follow up.
- There should be more ticket-writing at Mansfield, according to Mr. Cline.
- The turn lane proposed for Mansfield was discussed. There are many issues for children crossing over to go to and from school.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments (Comments will be limited to 3 minutes.)**

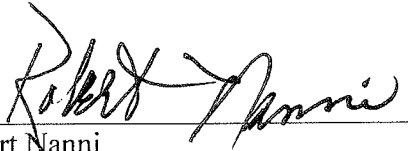
Hearing no comments from the audience, the next order of business followed.


**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the meeting was adjourned at approximately 8:28 p.m.

  
Robert Nanni  
Secretary

  
~~Dana Sanchez~~ Michael Cline  
~~Vice~~ Chairperson