

**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, June 6, 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
Numerous Residents	

The following is a summary of the discussions and actions taken at the June 6, 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 Agenda for the meeting was presented and the following amendments were requested:

- Discussion of Rules.
- Tree Removal Guidelines.
- Remove Item 7 – Approval of Quit Claim Deed.

FIFTH ORDER OF BUSINESS

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

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

The record shall reflect Mr. Aleo joined the meeting.

SIXTH ORDER OF BUSINESS

Distribution of the Proposed Budget for Fiscal Year 2019 and Consideration of Resolution 2018-05 Approving the Budget and Setting the Public Hearing

- The proposed budget is established to be flat with no assessment increase.
- The numbers within the budget may be reallocated, but no increases will be allowed.
- This version of the budget will be sent to the County once approved.

Mr. Picarelli MOVED to approve the proposed Fiscal Year 2019 Budget as discussed, and Mr. Bovis seconded the motion.

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

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, Mr. Cline was authorized to attend the meeting and vote via telephone.

On VOICE vote with all in favor, the proposed Fiscal Year 2019 Budget was approved to remain flat.

- The Board proceeded to vote on the Resolution for the Budget Public Hearing.

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, Resolution 2018-05, Approving the Budget for Fiscal Year 2019 and Setting a Public Hearing, scheduled to be held Wednesday, August 15, 2018 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel Florida, Thereon Pursuant to Florida Law, was adopted.

SEVENTH ORDER OF BUSINESS

Approval of Quit Claim Deed

This item was removed from the agenda.

EIGHTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff/FHP Department

This item will be discussed under the Operations Manager Report.

B. Residents Council

There being no report, the next item followed.

C. Government Liaison

- The Public Hearing regarding the roadway situation was held. Recommendations were presented. A poll will be sent to residents of Pasco County asking them if they are in favor of any of the three options, which are as follows:
 - Kinnan.
 - Meadow Pointe Boulevard.
 - A currently non-existent road.
- Results will be presented in July.
- There will be a PACA Meeting next week, which may draw more people.
- The road is not going to open until the property is sold.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

Ms. Sanchez stated each Board member received a copy of the Consent Agenda which includes a copy of the Deed Restrictions/DRVC, 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 Deed Restrictions/DRVC, was approved.

TENTH ORDER OF BUSINESS

Reports

A. DRVC Appeal

- A resident had a PVC mailbox installed. She has had the PVC mailbox for three years. Mrs. Ory wants to know if this can be *grandfathered in*. She did not have architectural approval to have the mailbox installed. The mailbox must be in conformance with the standard mailbox, which is wooden.
- The CDD cannot change Deed Restrictions.
- The post is not identical to the standard.
- Mrs. Ory pleaded her case.
- Ms. Sanchez would like to review this with District Counsel before the Board comes to a conclusion to be presented at the next meeting. Mr. Cline is not in favor of presenting this to the attorney, as he believes the Deed Restriction is clear.
- There was general Board consensus to present this item to District Counsel. Mr. Nanni will send this to Ms. Fernandez.

B. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2018-53	Iverson	30821 St. Vincent	Install Extension	Approved
2018-54	Wrencrest	30501 Tremont	Replace Roof	Approved
2018-55	Deer Run	1550 Stetson	Paint Home	Denied
2018-56	Wrencrest	1924 Grenville	Replace Roof	Approved
2018-57	Wrencrest	30942 Burleigh	Paint Home	Approved
2018-58	Morningside	29842 Morningmist	Paint Home	Approved
2018-59	Iverson	1427 Baythorn	Enclose Front	Approved
2018-60	Iverson	1427 Baythorn	Paint Home	Approved

- 2018-53 was not added to the home as a rental.
- The Board voted on 2018-55.

<p>On VOICE vote with Mr. Aleo voting aye, and Mr. Cline, Ms. Sanchez, Mr. Bovis and Mr. Picarelli voting nay, Architectural Review Item 2018-55 was denied, and the garage may not remain white.</p>

- The owner may proceed with painting the home as approved using the primary color on the garage.
- The Board voted on 2018-58.

On VOICE vote with Mr. Aleo and Mr. Picarelli voting aye, and Mr. Cline, Ms. Sanchez and Mr. Bovis voting nay, Architectural Review Item 2018-58 was denied and the garage door may not be painted the color of the trim.

- The owner may proceed with painting the home as long as they go with Scheme 12 in the book.
- The Board discussed the color of the framing on 2018-59. Only the white frame has been seen on these screen frames at the front of the home. Nothing is mentioned about this in Architectural Standards. The Board concurred to approve this item, since the framing at the back of the home is the same color. This will be noted in the book.
- The Board discussed and voted on 2018-60.

On VOICE vote with all in favor, Architectural Review Item 2018-60 was approved as discussed.

- As a result of the above vote, Item 2018-58 was presented and voted on for the second time.

On VOICE vote with all in favor, Architectural Review Item 2018-58 was approved as presented.

- It will be noted in the book that the garage door may be painted the primary or trim color, depending on the color scheme.

There being no further discussion,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Architectural Review Report was approved as presented.

C. Operations Manager

Ms. Diaz presented the Operations Manager Report; a copy of which is attached hereto and made part of the public record.

- The traffic counter should be moved to Iverson and tracked in two areas, at the gate and the entry off Burleigh. They will be tracked one week at a time. Mr. Cline believes traffic counters should be installed at all roads which are being replaced.
- The sidewalk cleaning project was discussed. All gutters were cleaned and included in the price.

Mr. Cline MOVED to approve the expense of \$2,781.68 to pressure clean sidewalks; and Mr. Picarelli seconded the motion.

There being no further discussion,

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

- Mr. Picarelli discussed his walk-through with OLM. There were many weeds and edging issues. A new type of mulch was considered. The Board concurred to go with a red mulch. Staff is waiting to hear from Mr. Woods of OLM to approve the drawings before planting the Annuals. Staff wants to ensure that OLM approves the project. The amount of \$50,000 has been allocated to the project. The entire project is \$120,000. All entrances, center islands and walls will be done.
- Ms. Diaz discussed the Florida Highway Patrol. The invoice for May service was discussed. The Lieutenant will invoice the CDD directly. This presents a cost savings to the CDD.

On MOTION by Mr. Picarelli, seconded by Mr. Bovis with all in favor, the CDD working directly with the Lieutenant for scheduling of patrols, was approved.

- Crosswalk signs were discussed. Meadow Point I has had issues at the crosswalk adjacent to the clubhouse. The signs are posted to make drivers aware of the crosswalks, as a precautionary measure. Ms. Sanchez suggested asking the County

to restripe some of the sidewalk areas. Mr. Lynn will ask the County whether or not this can be done. Mr. Lynn indicated every crosswalk has a sign to reduce speed.

➤ Mr. Nanni indicated the cost incurred for five years on the security contract from 2013 to 2017 was \$435,060.

- Mr. Nanni indicated Mr. Cohen increased his hourly rate by 2%.
- Mr. Picarelli discussed the Public Hearing for amenity policies.
- Mr. Picarelli discussed tree trimming. Some residents are requesting their trees be trimmed. This is part of the landscape contract. Mr. Picarelli would like to know where the designated areas which OLM evaluates, are located. It excludes anything within the HOA. Mr. Woods will know exactly what the designated areas are for the LMP contract. Mr. Picarelli will follow up with him.

The record shall reflect, Ms. Sanchez requested any comments from the audience. The record shall further reflect there were no comments from the audience.

ELEVENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Aleo indicated several months of meeting minutes are missing from the website. Ms. Diaz indicated it is in the process of being updated.
- Mr. Picarelli commented the speed survey does not cover everything going on throughout the community. Reckless driving continues.
- Mr. Cline discussed the fact the County does not want to maintain Deer Run and Morningside in exchange for the CDD maintaining County Line Road.
- With regards to Frontier, Ms. Kardash indicated the CDD will have to pay up front to move the lines and ask Frontier to reimburse the CDD. Mr. Picarelli believes Frontier may be at fault for not providing the proper depth for the lines. District Counsel will provide the legal definition in this situation and determine the depth for which the lines need to be buried. Mr. Bovis will contact the utility as well.
- Ms. Fernandez is working on the Quit Claim Deed for the burned-down house. She is waiting for the Guzmans' to sign the Quit Claim Deed before filing it.
- Ms. Diaz discussed sidewalks in Morningside and Deer Run. She wants to know if the CDD has any liability on the sidewalks owned by the County in which the

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Meadow Pointe II CDD

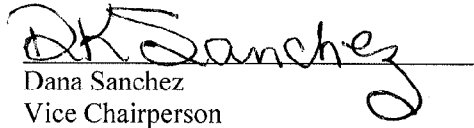
CDD has never performed any maintenance. Mr. Cline read an email from Mr. Cohen regarding this issue. Ms. Diaz would like to see something in writing, stating the CDD do not own those sidewalks, nor has the CDD performed any maintenance on those sidewalks and to determine why the CDD would incur any liability.

- Mr. Bovis discussed garbage removal to be done by Frontier.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at approximately 9:08 p.m.


Dana Sanchez
Vice Chairperson