

**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 20, 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
Dana Sanchez	Vice Chairperson
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Andrew Cohen	District Counsel
Misty Taylor	District Counsel (Via Telephone)
Sheila Diaz	Operations Manager
Diana Cline	Residents Council
Gerry Lynn	Government Liaison
Numerous Residents	

The following is a summary of the discussions and actions taken at the June 20, 2018 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Mr. Cline called the meeting to order.

Call to Order

SECOND ORDER OF BUSINESS

Supervisors and staff introduced themselves.

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

There being no additions or corrections to the agenda, the next order of business followed.

FIFTH ORDER OF BUSINESS

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

- A resident commented on the driveway apron.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider Amendments to the Rules and Fees for Use of the Recreational Facilities

A. Public Hearing

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Public Hearing to consider amendments to the rules and fees for use of the recreational facilities, was opened.

Hearing no comments from the audience,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Public Hearing to consider amendments to the rules and fees for use of the recreational facilities, was closed.

B. Consideration of Resolution 2018-07 Amending the District's Rules and Related Fees for Utilization of its Recreational Facilities

- Mr. Cohen read the title into the record.

There being no further comments or questions,

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, Resolution 2018-07, Amending the District's Rules and Related Fees for Utilization of its Recreational Facilities; Providing a Severability Clause; Providing an Effective Date; and Providing for Repeal of Rules in Conflict Therewith, was adopted.

SEVENTH ORDER OF BUSINESS **Consent Agenda**

- A. Minutes of the May 2, 2018 Meeting and Workshop; and Minutes of the May 16, 2018 Meeting**
- B. Financial Report as of May 31, 2018**
- C. Deed Restrictions**

Mr. Cline 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. Aleo, with all in favor, the Consent Agenda which includes the Minutes of the May 2, 2018 Meeting and Workshop; Minutes of the May 16, 2018 Meeting; Financial Report as of May 31, 2018; and Deed Restrictions, was approved.

EIGHTH ORDER OF BUSINESS **Non-Staff Reports**

- A. Sheriff/FHP Update**

There being no report, the next item followed.

- B. Residents Council**

- Spring Fling was successful.
- There will be an immunization clinic with Walgreen’s in September, along with a blood mobile.
- The holiday party is being planned.
- A movie night and pizza party for children 10 and older is being scheduled during the January/February timeframe.

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

- C. Consideration of Imposition of Special Assessments**
 - i. Resolution 2018-08 Declaring Special Assessments**
 - ii. Resolution 2018-09 Setting a Public Hearing to Impose Special Assessments**
 - iii. Resolution 2018-10 Authorizing Issuance of the Bonds**

Mr. Cohen and Ms. Taylor introduced this item to the Board.

- Resolution 2018-08 also adopts the Engineer’s Report and Preliminary Assessment Methodology.
- Resolution 2018-09 sets the Public Hearing.
- Resolution 2018-10 also authorizes filing of a bond validation.

- There are potential errors in the Engineer's Report and Preliminary Assessment Methodology regarding roads which are County-owned. The items will be corrected. This should be acceptable as long as the assessments do not increase as a result.
- The amount of \$10 Million should be validated.
- Ms. Taylor provided an explanation of Resolution 2018-10.
- The Board will approve an Offering Document, along with other documents.
- The validation will be at the rate structure which the Board requested.
- The Form of the Master Trust Indenture does not have to be executed this evening.
- Any potential revisions will be presented to the Board.
- Mr. Cohen suggested the Public Hearing be held at the same time as the Budget Public Hearing in August. The two ads will be combined.
- A letter will have to be sent to residents since it is a new bond assessment regarding debt service.
- The reserve accounts are healthy at this point.
- The roadways which will be repaired as a result of the bond validation, must be open to the public. There can still be a *soft gate*. A lengthy discussion was held regarding this issue.

Ms. Sanchez MOVED to adopt Resolution 2018-08, Declaring Special Assessments; Indicating the Location, Nature, Type and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution; and Mr. Picarelli seconded the motion.

- Mr. Cohen will speak to the Methodology Consultant regarding how each community is being assessed and the amounts. If necessary, a Resolution will be

prepared. The Board concurred with having Mr. Picarelli involved in the discussions with the consultant.

There being no further discussion,

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

- Resolution 2018-09 was presented.

There being no comments or questions from the Board,

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Resolution 2018-09, Setting a Public Hearing to be Held at 6:30 p.m. on August 15, 2018, Located at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, Florida, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as Meadow Pointe II Community Development District, Located in Pasco County, Florida, All in Accordance with Chapter 170, 190 and 197, Florida Statutes, was adopted.

- Resolution 2018-10 was presented.

There being no comments or questions from the Board,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, Resolution 2018-10, Authorizing the Issuance of Not Exceeding \$10,000,000 Principal Amount of District Special Assessment Bonds, in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Non-Staff Reports (Continued)

C. Government Liaison Report

- Mr. Lynn submitted a request to the County to have the crosswalks in the District re-marked. He has not heard back yet. It takes approximately three weeks for them to respond. Flashing lights were also requested by Mr. Picarelli.
- There is still no activity on the 7-Eleven.
- The Kinnan-Mansfield issue is tentative pending a study to be done. The Board of County Commissioners are scheduled to meet on this issue before the end of the year.
- The anticipated cost to the County in the amount of \$14 Million was discussed. The costs include roadway repairs and traffic lights.
- Re-routing of traffic on John Long for school buses was discussed.

TENTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval/Discussion
(Continued)**

B. Consideration of Resolution 2018-06 Approving Adoption and Execution of the Statewide Mutual Aid Agreement

- This Agreement is for reciprocal emergency aid and assistance in the event of emergencies between public entities across the State. Mr. Cohen indicated there were two changes to the previous State Agreement:
 - It now allows for minor and major emergencies.
 - It is no longer required for there to be a state of emergency before the Agreement goes into effect.
- Mr. Cohen discussed details of the Agreement.

There being no further discussion,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, Resolution 2018-06, Approving Adoption and Execution of the Statewide Mutual Aid Agreement, was adopted.

The Board addressed miscellaneous issues with Mr. Cohen.

- The sidewalk issue in Deer Run was discussed. The trees need to be removed on County Line Road, but the County is not willing to do so. The CDD may still accept the sidewalk areas in Morningside and Deer Run. Mr. Cohen and the County

attorney have agreed on a form of an Interlocal Agreement. If the CDD does not sign the Interlocal Agreement, the Board would have to meet with the County Board of Commissioners. Both the CDD and the County could be liable if someone gets injured. Mr. Cohen believes the CDD should take over these sidewalks in order to have better control over the repair and maintenance.

Mr. Picarelli MOVED to authorize the CDD to take responsibility for the sidewalks in Deer Run and Morningside and to accept the County's \$15,000 fee for such authority, and to authorize the Chairman to execute an Interlocal Agreement with the County in this regard, subject to staff review; and Mr. Aleo seconded the motion.

➤ Mr. Cline commented on this issue.

There being no further discussion,

On VOICE vote with Ms. Sanchez, Mr. Aleo and Mr. Picarelli voting aye, and Mr. Cline voting nay, the prior motion was approved.

- Frontier was discussed. The CDD may relocate the lines or proceed with Frontier locating the lines and the CDD doing the work.

NINTH ORDER OF BUSINESS

Reports

A. Deed Restriction Appeals

- The vinyl mailbox post was addressed. The attorney indicated the mailbox must be in compliance with the standard set by the developer. Therefore, the mailbox must have a wooden post. A petition can be started which must contain two-thirds of the homeowners voting for or against the post. Each home is equal to one vote, and each resident has to be verified at the clubhouse. The resident has 14 days to get this accomplished.

B. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2018-61	Iverson	30724 Burleigh	Paint Home	Approved
2018-62	Deer Run	29649 Eagle St.	Paint Home	Approved
2018-63	Colehaven	30423 Colehaven	Paint Home	Approved
2018-64	Iverson	30821 St. Vincent	Replace Roof	Approved
2018-65	Wrencrest	1924 Grenville	Replace Roof	Approved
2018-66	Wrencrest	30433 Tremont	Replace Roof	Approved

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the recommendations from the Architectural Review Report, were approved.

C. District Manager

There being no report, the next item followed.

D. Operations Manager

Ms. Diaz presented her report; a copy of which is attached hereto and made part of the public record.

- The traffic tally remained consistent.
- Sidewalk cleaning has commenced.
- The insert was discussed. This should wait until after the November election and a more accurate number of them should be printed. However, it can be posted to the website.
- LMP presented proposals to trim the canopy trees in Glenham at a total of \$350; and another proposal to install the Annuals at the Village entrances. Mr. Picarelli discussed recommendations from OLM. The soil will be replaced when the Annuals are installed at their cost. The Board concurred with having LMP install Annuals at one Village and see how the work turned out before proceeding with the other Villages. Mr. Cline commented if too many trees need to be trimmed, a different landscaper should be chosen. The Board concurred not to accept the proposal to trim the canopy trees, as a full review of all trees will be done by staff and a different landscaper will be chosen.

TENTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval/Discussion
(Continued)**

- A. Fiscal Year 2019 Budget Review**
This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Picarelli is not in favor of the fact the CDD maintains the roads and gates, but still must allow public access. Access should be as limited as possible.

TWELFTH ORDER OF BUSINESS

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

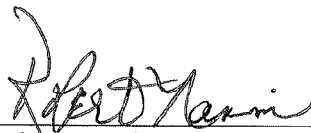
- Mr. Lynn commented on a landscaping issue. Frontier may be responsible if lines are involved.
- A resident commented on the sidewalk issue.
- A resident inquired about sealing and paving.

THIRTEENTH 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 at approximately 8:47 p.m.



 Robert Nanni
 Secretary



 Michael Cline
 Chairman