

**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 Thursday, July 5, 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
James Bovis	Assistant Secretary (Via Telephone)
Glen Aleo	Assistant Secretary (Via Telephone)
John Picarelli	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Christine Masters	Architectural Review Committee
Residents	

*The following is a summary of the discussions and actions taken at the July 5, 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.)**

- Mr. Lynn discussed parking across the driveway apron. This has become an issue in Lettingwell. There is multiple signage indicating no parking across the apron.

*Mr. Bovis joined the meeting via telephone.*

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

Ms. Sanchez indicated parking across the apron is a deed restriction violation since it is CDD property. The signage will be updated with the most current Resolution number. The Pasco County Sheriff's office does not want to become involved. Mr. Lynn would like the signs removed since it does not appear the CDD is enforcing it. The Board discussed this.

*Mr. Aleo joined the meeting via telephone.*

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Mr. Aleo was authorized to participate in this meeting and vote via telephone.

Mr. Lynn believes the CDD should enforce parking rules.

- Ms. Sanchez commented a vehicle was parked on the driveway with the back sticking out onto the sidewalk apron. The rest of the vehicle is on private property and a violation cannot be issued under the circumstance. Mr. Cline suggested a photo be taken of the vehicle and a registered letter be sent to the offender, indicating he or she will be towed the next time this happens, or privileges may be revoked. Four Board members concurred with this. Ms. Sanchez is not in favor of towing. Mr. Picarelli believes three letters should be sent before towing. Mr. Aleo and Ms. Sanchez believe guests should be permitted to park on the property owner's tree lawn. Ms. Sanchez will research this deed restriction for all communities and report back at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

- A. Sheriff/FHP Department
- B. Residents Council

There being no reports, the next item followed.

**C. Government Liaison**

- Mr. Lynn discussed school crosswalks in Meadow Pointe II. Within 60 days, all crosswalks will be re-marked and all signage will be in compliance. The new striping has to be re-done at Nickerson Loop, as someone drove through it.
- The 7-Eleven is still under contract.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Deed Restrictions/DRVC

Mr. Picarelli MOVED to approve the Consent Agenda; and Mr. Bovis seconded the motion.

- One of the deed restrictions will be changed. One side of the wall is the CDD's responsibility. The CDD should be cutting straight up.

There being no further discussion,

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

**EIGHTH ORDER OF BUSINESS**

**Reports**

- A. DRVC Appeal

There being no report, the next item followed.

**B. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2018-67	Iverson	30827 St. Vincent	Paint Home	Approved
2018-68	Glenham	30355 Glenham	Replace Roof	Approved
2018-69	Iverson	30316 St. Vincent	Replace Roof	Approved
2018-70	Morningside	29941 Morningmist	Replace Front Door	Approved
2018-71	Morningside	29652 Morwen	Paint Home	Approved

- Under 2018-70, the door must match the color scheme of the home. All other items are approved, with the exception of the door.

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

**C. Operations Manager**

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

- All Villages will be included in the Traffic Study.
- Ms. Sanchez is satisfied with the sidewalk cleaning. Grime Fighters should go over the sidewalks which were blocked by vehicles.
- Mr. Sanchez will trim all trees at the Village entrances for \$50 per tree.

Ms. Sanchez MOVED to accept the proposal from Juan Sanchez to trim a total of approximately 15 trees at the Village entrances and Glenham for \$50 per tree; and Mr. Picarelli seconded the motion.

- Mr. Picarelli is in favor of having Juan Sanchez do the work as opposed to LMP.

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

- The County will not remove the 32 Oak Trees on County Line Road, as they determined it is the CDD's responsibility. The CDD has a maintenance agreement with the County which includes the trees. The funds will have to come from Reserves. Ms. Diaz was directed to obtain a proposal from two other companies and LMP.
- The Annuals will be planted once the soil is changed out.
- Mr. Picarelli discussed the monthly OLM inspection. LMP has a new Account Manager.
- The current lightning detection system is not working. Ms. Diaz and staff has been receiving notifications via phone. Staff members did some research, which Ms. Diaz discussed. She suggested the Board review the research she prepared. Signage regarding the current system should be removed.

**NINTH ORDER OF BUSINESS**

**Supervisor Comments**

- Mr. Bovis discussed the Architectural Review Report. The rest of the Board is not in favor of approving the report without the Board reviewing each item.
- Mr. Cline has concerns with some of the amounts to be appropriated on the bond issue from the Engineer's Report. There appear to be discrepancies, which the Board discussed. Ms. Diaz was directed to contact the District Engineer and District Manager about the need for more accurate amounts.
- Mr. Cline is concerned the same tree removal issues in Lettingwell will also be the case in Iverson. The Board discussed further.

**TENTH ORDER OF BUSINESS**


**Adjourn the Regular Meeting and Proceed to a Workshop**

Mr. Picarelli MOVED to adjourn the regular meeting at approximately 7:33 p.m., and proceed to a workshop; and Ms. Sanchez seconded the motion.

- Roadways were addressed with regards to the Public Hearing notice. Ms. Diaz will speak to the District Engineer.
- There are no funds reserved for pressure washing homes during the road resurfacing process.

There being no further discussion,

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

  
Michael Cline  
Chairman

**MINUTES OF WORKSHOP  
MEADOW POINTE II  
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Meadow Pointe II Community Development District was held Thursday, July 5, 2018 following the regular meeting of the Board of Supervisors, at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida.

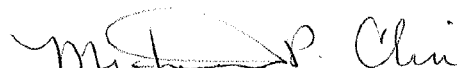
Present were:

Michael Cline  
Dana Sanchez  
James Bovis  
Glen Aleo  
John Picarelli  
Sheila Diaz  
Residents

Chairman  
Vice Chairperson  
Assistant Secretary (Via Telephone)  
Assistant Secretary (Via Telephone)  
Assistant Secretary  
Operations Manager

The following items were discussed during the workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board.

- A. Fiscal Year 2019 Budget
- B. Audience Comments
- C. Bond
- D. Gates
- E. District Engineer Estimates

  
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Michael Cline  
Chairman