

**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, July 18, 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:

Robert Nanni	District Manager
Andrew Cohen	District Counsel
Sheila Diaz	Operations Manager
Christine Masters	Architectural Review Committee
Gerry Lynn	Government Liaison
Diana Cline	Residents Council
Robbie Cox	MBS Capital Markets, LLC
Residents	

The following is a summary of the discussions and actions taken at the July 18, 2018 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cline called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves.

THIRD ORDER OF BUSINESS

Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders

The Pledge of Allegiance was recited; a moment of silence was observed.

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

The agenda for the meeting was presented, and the following additions were requested:

- Discussion of the Bond – Mike Cline
- Discussion of Gates – Dana Sanchez

FIFTH ORDER OF BUSINESS

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

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

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval/Discussion

I. Discussion of the Bond – Mike Cline

Mr. Cohen led this discussion.

- The numbers were revised to remove the Deer Run and Morningside roadway resurfacing, along with a number of other revisions on the Engineer’s Report.
- The cost for the pool was increased.
- The Public Hearing will occur on August 15, 2018.
- The Bond Validation Proceeding has been filed. The Hearing with the court will be held August 27, 2018 at 10:00 a.m.

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 the meeting and vote via telephone.

- Mr. Robbic Cox of MBS Capital Markets discussed the potential of the bond at 20 years as opposed to 30 years.

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 the meeting and vote via telephone.

- The Board concurred to have a 20-year bond and will either obtain \$1 Million or delete a project to offset the additional cost.
- Everything should be finalized in the October 2018 timeframe.
- Mr. Cohen discussed the 7-Eleven parcel.
 - The contract has fallen through, but they are accepting back-up offers. The asking price is \$984,000.
 - Mr. Cohen recommends delegating authority to a Board member to work with Mr. Cohen to make an offer. Mr. Cline was authorized in this regard.
 - The Board concurred with the CDD purchasing the parcel.
 - Mr. Cohen will engage the services of Mr. Michael Hankin to act as the real estate attorney in this transaction.
- The commercial property owner of the day care facility objects to the way their O&M assessment was calculated in the past.
 - Mr. Cohen had a discussion with them and requested additional documentation.
 - Mr. Cohen held a conference call with Mr. Koncar and Ms. Moore regarding this issue.
 - Mr. Cohen has not received any documentation back from the property owner.
- E. **Status of Agreement with County on Sidewalks – Andy Cohen**
 - The Board previously authorized the Chairman to execute the agreement. The consensus by the Board was to present the agreement at this meeting.
 - The aprons are owned by the CDD, but must be maintained by the property owner. Mr. Cohen will clarify this.
 - The sidewalks are owned by the CDD. The homeowner is responsible for upkeep of the sidewalks, but the CDD is responsible for any repairs.
 - The issue of parking was discussed.
 - The agreement will have no bearing on how residents are assessed.
 - Mr. Cline executed the agreement, which was approved at the June 20, 2018 Meeting.

- F. Status of Quit Claim Deed on Burnt-Down House – Kelly Fernandez**
 - There were questions on past due fees. The Quit Claim Deed was sent to the property owner, and Ms. Fernandez tried to contact them, but has not heard back.
- A. Review of New DVRC Policy – Mike Cline**
 - Ms. Fernandez has been working on the document.

The record shall reflect Mr. Cohen exited the meeting.

ELEVENTH ORDER OF BUSINESS

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

- A resident has concerns with a vacant property next door to her, in which there are two loose fence pieces hanging. The CDD may contact the homeowner. Ms. Masters discussed other violations on this property.
- A resident inquired about mortgages on land.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the June 6, 2018 Meeting; and Minutes of the June 20, 2018 Meeting**
- B. Financial Report as of June 30, 2018**
- C. Deed Restrictions**

Mr. Cline stated each Board member received a copy of the Consent Agenda, which includes the items as listed above, and requested any additions, corrections or deletions.

Mr. Picarelli MOVED to approve the Consent Agenda, which includes the Minutes of the June 6, 2018 Meeting, the Minutes of the June 20, 2018 Meeting; the Financial Report as of June 30, 2018; and the Deed Restrictions Report; and Mr. Bovis seconded the motion.

- Ms. Sanchez discussed changes to the Deed Restrictions Report.
 - On 2018-105, hose is strewn on the driveway. The bricks need to be cleaned.
 - On 2018-107, the handles should be added to the item.
 - On 2018-109, the Palm is on CDD property, but the homeowner is still responsible for maintenance. Any further questions should be referred to Ms. Fernandez.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the prior motion was amended to approve the Consent Agenda, as amended with the changes discussed.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff/FHP Update

Ms. Sanchez presented an email regarding this item; a copy of which is attached hereto and made part of the public record.

- Modifications were made to the schedule.

B. Residents Council

- The Immunization/Health Fair will be held on October 6, 2018.
- The Halloween Fun Fest will be held on October 27, 2018.
- Christmas with Santa will be held on December 15, 2018.

C. Government Liaison Report

- The commercial property realtor confirmed the contract expired for the 7-Eleven.

EIGHTH 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>
2018-72	Iverson	1534 Baythorn	Paint Home	Approved
2018-73	Wrencrest	1940 Grenville	Install Roof	Approved
2018-74	Iverson	30723 Burleigh	Close Window	Denied
2018-75	Morningside	29737 Morwen	Paint Home	Approved

- The windows must match the front of the home for Item 2018-74.

On VOICE vote with all in favor, Architectural Review Request 2018-74, was denied, as discussed.

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

**C. District Manager
NINTH ORDER OF BUSINESS**

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

- B. Acceptance of the Fiscal Year 2017 Auditor’s Report – Bob Nanni**
 - The Audit is positive.

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Audit for the Fiscal Year Ended September 30, 2017, was accepted.

- C. Website Compliance – Bob Nanni**
 - ADA Site Compliance will perform an audit of the website for \$199. They were brought on to perform this task by the law firm of Hopping, Green & Sams.

Mr. Bovis MOVED to authorize the Chairman to execute the proposal from ADA Site Compliance in the amount of \$199 to perform an audit of the District’s website to ensure it is ADA-compliant; and Mr. Picarelli seconded the motion.

- Mr. Picarelli indicated the CDD should take this action in order to avoid any lawsuits.

There being no further discussion,

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

EIGHTH ORDER OF BUSINESS

Reports (Continued)

D. Operations Manager

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

- LMP commenced renovations on Village entrances. Ms. Diaz showed a video presentation. The Board would like to wait until after the next meeting with Paul from OLM on August 1, 2018, before authorizing further expenditures.
- Ms. Diaz will select a date for the fall garage sale.
- The lightning detection system was discussed.

Mr. Picarelli MOVED to use the notification plan for the lightning detection system in the amount of \$800 per year; and Ms. Sanchez seconded the motion.

There being no further discussion,

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

NINTH ORDER OF BUSINESS

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

- A. Review of New DVRC Policy – Mike Cline (Continued)**
 - The per day fine will be included on the spreadsheet. The DVRC will make a decision regarding the fine. The Board will now set the fine, not the committee. The Board will file the lien, as opposed to the attorney.
 - There is no appeal process, only with the DVRC.
 - The new process is mandated by law.
- D. Status of Trees in Lettingwell – John Picarelli**
 - Roots are raising up the sidewalks, therefore, grinding of stumps will not alleviate the problem. The HOA wants trees re-planted on the original areas behind the mailboxes. Juan Sanchez is charging \$9,350 to grind 43 areas six inches down and replace the sod, after which a tree may be planted. It has been determined that a tree cannot be planted even if he grinds down six inches.
 - Mr. Picarelli would like to see more estimates.
 - Juan Sanchez will be asked to complete the job he has been paid for. He should finish grinding the original stumps, install sod, and the Board can contact LMP to install the trees.
 - Ms. Diaz was asked to get estimates from the vendors she previously contacted to grind the 43 areas down, and to include removal and re-placement of mailboxes, and possible re-planting of trees. The Board will make a determination at the next meeting.
- G. Status of Parking Deed Restrictions in HOA Villages – Dana Sanchez**
Ms. Sanchez discussed her handout; a copy of which is attached hereto and made part of the public record.

- Ms. Fernandez recommends an agreement between the CDD and the HOA for them to enforce deed restrictions. In this case, the CDD would relinquish all authority to the HOA, which would include parking. Mr. Cline will ask Ms. Fernandez to prepare the document.

H. Status of Proposals to Cut Trees on County Line Road – Sheila Diaz

- Juan Sanchez provided a proposal to remove 34 Oak Trees on County Line Road between the two Deer Run entrances.
- Ms. Diaz asked for more proposals. LMP was asked to provide an estimate, but has not been received. Proposals were received from three other vendors.
- All proposals are attached hereto as part of the public record. The lowest bid was from Two Men and a Chainsaw. They do a lot of work for Meadow Pointe I. Mr. Cohen should contact the county in writing to determine whether or not permits are needed.

J. Gates – Dana Sanchez

- There have been many issues with the gates, making them costly.

Ms. Sanchez MOVED to approve having the gates remain open during peak periods, Monday through Friday, from 6:00 a.m. to 8:00 a.m., and from 5:00 p.m. to 7:00 p.m.

- The times should run longer.

Ms. Sanchez MOVED to amend the prior motion and change the times to 6:00 a.m. to 9:00 a.m., and 4:00 p.m. to 7:00 p.m., Monday through Friday, on the gated communities; and Mr. Picarelli seconded the motion.

- Mr. Bovis and Mr. Aleo are concerned the individual HOAs will not want this to happen, as the closed gates provide a sense of security.
- Ms. Sanchez received requests from residents to keep the gates open due to the amount of times they are broken down, and the fact the gates are slow.
- Mr. Cline believes this should be done on a trial basis.

On VOICE vote with Mr. Cline, Ms. Sanchez and Mr. Picarelli voting aye; and Mr. Bovis and Mr. Aleo voting nay, the gated communities' gates shall remain open Monday through Friday, from 6:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 7:00 p.m.

- Ms. Diaz will update the gate repairs report and send it to the Board.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Bovis is making progress in his efforts to have bus transportation throughout the County for Meadow Pointe II residents.
- Mr. Bovis would like the Board to prioritize the projects being discussed.
- Mr. Picarelli discussed the list of items for the bond.
- Notification regarding the open gates was discussed.
- Progress has been made on the bond and assessments will be kept low. Expanding the community is long overdue.

ELEVENTH ORDER OF BUSINESS

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

- Mr. Lynn commented on parking and sidewalks.

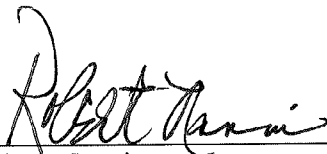
TWELFTH ORDER OF BUSINESS

Adjournment


Ms. Sanchez MOVED to adjourn the meeting at 9:30 p.m., and Mr. Picarelli seconded the motion.

There being no further business,

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



 Robert Nanni
 Secretary



 Michael Cline
 Chairman