

**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, August 1, 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
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Officer	Florida Highway Patrol
Diane Cline	Residents Council
Numerous Residents	

The following is a summary of the discussions and actions taken at the August 1, 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. 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 items were added to the agenda:

- Lettingwell Trees
- Gates

FIFTH ORDER OF BUSINESS

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

- The Board concurred to conduct this meeting according to protocol and allow all residents who signed the attendance sheet to speak.

Residents commented on the following items:

- Opening or closing of the gates.
 - Damage to mailboxes from vehicles due to open gates.
 - Potential crime issues.
 - Speeding of vehicles.
 - Gate maintenance issues.
- Fence issues.
- Spending CDD funds for unnecessary projects.
- Board members commented on the following items:
 - Gates.
 - The bond.
 - Attendance of audience members and HOA Presidents at CDD meetings.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff/FHP Department

- People driving their vehicles without headlights is a major concern.
- People are going through Stop Signs in Wrencrest.

B. Residents Council

- There will be an immunization clinic/hearing aid specialists/blood mobile in October.
- The Halloween party will be on October 27, 2018. There will be a parade.
- Santa Claus will be at the District on December 15, 2018. There will also be a craft fair. Help is needed and there will be a meeting next Wednesday at 6:30 p.m. in the clubhouse.

C. Government Liaison

- Mr. Lynn spoke to the Pasco County Traffic Operations Department regarding the roadways. They originally assured him they would have all signage and crosswalks striped by the time school starts. However, they have not started the work.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

There being no comments or questions,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the Consent Agenda, which includes Deed Restrictions/DRVC, was approved.

EIGHTH ORDER OF BUSINESS

Reports

A. DRVC Appeal

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>
2018-76	Morningside	29610 Morwen	Replace Roof	Approved
2018-77	Manor Isle	1352 Highwood	Replace Roof	Approved

- Manor Isle requires dimensional shingles. They do not have an HOA.

There being no further discussion,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the recommendations of the Architectural Review Report were accepted.

C. Operations Manager

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

NINTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Picarelli indicated Frontier has offered to remove the cable line from the tree lawn area in Lettingwell at their cost. They do not want to be responsible for the other communities. Mr. Cohen should draw up a contract with them to finish the work in Lettingwell which includes moving the cable line. They should be

available should a line get cut to make the repairs. They are not going to willingly finish the work.

Mr. Picarelli MOVED to accept the offer from Frontier to move the cable line in Lettingwell, and assume responsibility for oversight with support for the other areas, with contract to be prepared by District Counsel as to the specifics; and Mr. Aleo seconded the motion.

- Mr. Picarelli would like to include in the contract that Frontier will be on site. If the line is not installed properly, Frontier should be responsible.
- The Lettingwell installation will be in the easement.
- Mr. Aleo suggested a different cutting method for the trees.
- Mr. Picarelli suggested tabling this motion and contacting 811 to have all the lines located, to determine a better assessment as to the location of the other cable lines. This will delay planting of trees by approximately 30 days.

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, the prior motion was withdrawn, and the item regarding Frontier will be addressed at the September 5, 2018 Meeting.

- Mr. Picarelli will speak to Mr. Cohen to find out if Frontier is willing to release all of their documents.
- Mr. Bovis commented on the bus service.
- Mr. Bovis discussed the gates.

Mr. Bovis MOVED to rescind the motion made at the July 18, 2018 CDD Meeting to leave gates in all Villages open at certain hours, as stated in that motion, and leave the decision to open gates with each Village or return to closed gates which has worked successfully for the last plus or minus 20 years; and Mr. Aleo seconded the motion.

The record shall reflect the Board recessed for five minutes.

- Mr. Picarelli commented that opening gates was a good financial decision.

- Ms. Sanchez pointed out that not all communities have HOAs, which may pose a problem.

Mr. Aleo WITHDREW his second to the prior motion. Therefore, the motion failed.

Mr. Bovis MOVED to rescind the motion made at the July 18, 2018 CDD Meeting to leave gates in all Villages open at certain hours, as stated in that motion; and Mr. Aleo seconded the motion.

- Mr. Aleo is asking the Board to reconsider their prior motion based on new information provided at this meeting.
- It makes sense to keep the gates open to prevent further wear and tear.
- The Board must advocate for the entire community, not just individual Villages.
- Mr. Cline discussed current costs for gate repairs for this Fiscal Year.
- This item should have been on the Workshop agenda before it was approved.

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

Mr. Cline MOVED to approve having the gates in Longleaf closed based on concerns of the residents in Longleaf, with the understanding there are going to be times when the gates are open due to time necessary for repairs to be made; and Ms. Sanchez seconded the motion.

- Other Board members indicated other residents would like their gates closed as well. It does not appear to be fair to close only one gate.

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

- The Baythorn Quit Claim Deed will be filed. The Board will have to vote on it. The CDD may maintain it, but not sell it.
- Mr. Cohen had advised the CDD will be responsible for driveway aprons. In 2020, there will be an assessment for sidewalk repairs and aprons. In Morningside and Deer Run, there is going to be a decrease in assessments because the original assessment incorporated the entire community's roads which were never done. All these years, Deer Run and Morningside have been paying at the same rate of a single-family home for items they never received.
- The CDD was able to negotiate sale of the property for the 7-Eleven for \$850,000. The attorney fees will be absorbed in the price.

Mr. Picarelli MOVED to authorize the Chairman to secure the approval on a deposit of \$10,000 from the General Fund for purchase of the property in which a 7-Eleven was going to be built, in the total amount of \$850,000; and Mr. Bovis seconded the motion.

- The District saved \$149,000 from the original purchase price of \$999,000. A bond payment will be made to complete purchase of the property. Taxes will not have to be paid.
- The CDD is going to use this property, but the use has not yet been determined.

There being no further discussion,

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

- Ms. Sanchez indicated several residents did not receive their bond letter. Mr. Nanni indicated the address information came from the Property Appraiser's office. The amounts in the letter have changed as a result of Board discussions.

August 1, 2018

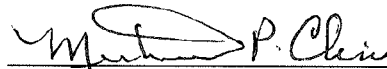
Meadow Pointe II CDD

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, the meeting was adjourned, and the Board proceeded to a workshop at approximately 9:47 p.m.



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 Wednesday, August 1, 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
Robert Nanni
Sheila Diaz
Gerry Lynn
Numerous Residents

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary
District Manager
Operations Manager
Government Liaison

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

A. Audience Comments


Audience commented or inquired on the following items:

- Loudness of microphones.

The record shall reflect Mr. Nanni exited the workshop.

- Trees along County Line Road.
- Removal of trees in Longleaf.
- The projects being implemented for the new bonds.

The workshop was adjourned.



Michael Cline
Chairman