

**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 15, 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
Andrew Cohen	District Counsel
Brad Foran	District Engineer
Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerry Lynn	Government Liaison
Diane Cline	Residents Council
Numerous Residents	

*The following is a summary of the discussions and actions taken at the August 15, 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

**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

**Public Hearing to Consider Adoption of
the Bond Resolution 2018-13, Equalization
of Assessments**

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, the Public Hearing to Consider Adoption of the Bond Resolution 2018-13, Equalization of Assessments, was opened.

Residents commented on the following:

- CDD fees.
- Projects and the capital plan.
- Purchase of land.
- Data for use of clubhouse which would allow for the amenities being proposed.
- Gates.
- Expense of items for the bond.
- Specificity regarding use of funds.
- Positive aspects of the bond.
- Recourse for mismanagement of funds.
- Clarity of differences between Meadow Pointe I and Meadow Pointe II.
- Insurance increases for the amenities.

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, the Public Hearing to consider Adoption of the Bond Resolution 2018-13, Equalization of Assessments, was closed.

The record shall reflect, the District's Engineer, Mr. Brad Foran, joined the meeting.

Mr. Picarelli MOVED to adopt Resolution 2018-13, Authorizing and Confirming District Projects for Construction and/or Acquisition of Improvements; Equalizing, Approving, confirming and Levying Special Assessments on Property Specially Benefited by Such Improvements to Pay the Costs of the Improvements Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Exemptions from Special Assessments and Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date; and Mr. Aleo seconded the motion.

- Mr. Cohen gave the Board a brief overview of the Resolution.
 - The Board will be adopting a Supplemental Report which finalizes the bond terms.
 - The current term is 30 years, but the final terms may be decreased to 20 years.
- The Board and staff responded to questions from residents.
 - Mr. Foran presented an overview of the projects selected for the bond.
 - LED announcement board.
 - Awnings on the clubhouse.
 - Expansion of the clubhouse, which include upgraded amenities.
 - Replacement of existing gates.
 - New cameras.
 - Generators.
 - Hurricane shutters on the facilities.
 - New metal roof on the clubhouse.
 - Roadway improvements.
 - Splash pad.
 - Tree removal.
 - Purchase of land for public recreation facilities.
 - ADA upgrades.
 - Mr. Cohen discussed his obligations to the Board.

- Utility rates for the upcoming projects have not yet been determined.
- The Validation Hearing will take place on August 27, 2018.
- Meadow Pointe I's fees are lower than Meadow Pointe II, but much of their land is owned by the County. They are also a smaller community.
- Allocation of costs per square foot to the different communities was discussed.
- Mr. Cline summarized the projects mentioned by Mr. Foran.
- Mr. Aleo encouraged that more residents should attend meetings.

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

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Adoption of the Fiscal Year 2019 Budget

A. Fiscal Year 2019 Budget Discussion

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Public Hearing to Consider Adoption of the Fiscal Year 2019 Budget was opened.

A resident commented on the following:

- Location of lap pool and insurance costs.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the Public Hearing to Consider Adoption of the Fiscal Year 2019 Budget, was closed.

- Mr. Foran addressed the question regarding the lap pool.
 - Location has not yet been determined.
- Mr. Foran should present operating costs.
- Mr. Bovis suggested there needs to be a wall at the 7-Eleven location to protect pedestrians from traffic.
- There will be an increase in assessments for Deer Run and Morningside. There is no increase from what they are currently paying. Deer Run and Morningside will

not have to pay a portion of the bond since they have no roads and gates, which are a major part of the bond. They will only receive cameras and sidewalks.

- B. Consideration of Resolution 2018-11, Adopting the Fiscal Year 2019 Budget**
- Mr. Cohen read the title into the record.

Ms. Sanchez MOVED to adopt Resolution 2018-11, The Annual Appropriation Resolution Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018; and Ending September 30, 2019; and Mr. Picarelli seconded the motion.

There being no further discussion,

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

- C. Consideration of Resolution 2018-12, Levying Assessments for Fiscal Year 2019**
- Mr. Cohen read the title into the record.

Mr. Picarelli MOVED to adopt Resolution 2018-12, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date; and Mr. Bovis seconded the motion.

There being no further discussion,

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

SIXTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Mr. Cline presented the agenda for the meeting, and the following additions were requested:

- Tree Removal on County Line Road Between the Deer Run Entrances Affecting the Wall.
- Gates.

SEVENTH ORDER OF BUSINESS

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

Residents commented on the following:

- Barrier walls.
- Improvement of communications between the Board and residents.
- CDD minutes and agendas.
- Microphone issues at the meetings.
- Gates.
- Condition of sidewalks.
- Tree removal.

EIGHTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of the July 5, 2018 Meeting and Workshop; and Minutes of the July 18, 2018 Meeting**
- B. **Financial Report as of July 31, 2018**
- C. **Deed Restrictions**

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

There being none,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli with all in favor, the Consent Agenda, which includes the Minutes of the July 5, 2018 Meeting and Workshop; Minutes of the July 18, 2018 Meeting; Financial Report as of July 31, 2018; and Deed Restrictions, was approved.

NINTH ORDER OF BUSINESS

Non-Staff Reports

- A. **Sheriff/FHP Update**
 - Residents should be aware of the school speed zones.
- B. **Residents Council**
 - There will be an immunization clinic/blood mobile/hearing specialist in October. They are trying to get someone from the VA to answer any related questions.
 - The Halloween Party will be at the end of October. There will be a parade and hay ride.
 - Santa Claus will be here in December.
 - Volunteers are needed to assist the Residents Council. They meet on the second Wednesday.

C. Government Liaison Report

- Mr. Lynn spoke to the Road Department about re-marking, re-striping and re-signing County Line Road and Mansfield Boulevard. This is on their agenda to get done.
- There is a lot of discussion among different municipalities regarding Kinnon-Mansfield Road. The Board of County Commission will not make a decision on opening or closing the road until January.
- Adjustments were to be made to the entrance of John Long, which have not been made. The Road Department is still in the reviewing stage to determine how the work will be done. They want to put in a lane for the school buses.
- The traffic light on Wrencrest is in the reviewing stages which takes many months.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Picarelli discussed the issue with Frontier and the trees at Lettingwell. They made an offer to move the fiber optic line in Lettingwell, but signed off on saying any other cable they find they would only supervise moving of trees. Frontier has been unresponsive to the request for the community's drawings. They have not responded to Mr. Foran either. As it stands, Frontier is willing to move the line in Lettingwell and assist with locating in the field if there was a problem. They may try to charge the District, but the CDD is not responsible to pay them.
- Mr. Foran is in favor of proceeding with Frontier.
- Mr. Cohen is not in favor of seeking litigation with Frontier.
- Mr. Cline recommended adding this item to the next workshop agenda and a decision will be made at the next meeting.

The record shall reflect Mr. Foran exited the meeting, but will be available for a while in case any residents have questions.

Mr. Cohen discussed miscellaneous items.

- The Morningside/Deer Run sidewalk transfer is ongoing. The W-9 is needed in order to make the settlement payment to the District.
- A copy of the signed Quit Claim Deed for the burnt down home was received. Ms. Hernandez is following up to get an original, which is needed for recording.

- Everything is moving smoothly regarding the 7-Eleven parcel. The deposit was received as well as the due diligence information. The due diligence period ends on September 13, 2018. Mr. Hankin is currently reviewing all of the information.
- The owner of the day care parcel is making a claim regarding alleged overpayment of past due operation & maintenance assessments. Mr. Koncar and Ms. Moore of Inframark are investigating.

ELEVENTH ORDER OF BUSINESS

**Action Items for Board
Approval/Disapproval/Discussion**

B. Update on Trees Removed in Longleaf

- The CDD was not made aware of the tree removal and permits were not issued. Nine trees, all on CDD property, were removed. Those who removed the trees may be forced to replace them if the CDD so chooses. Mr. Cline asked Mr. Cohen to prepare a letter to the HOA regarding this issue, letting them know they did not have permission to remove the trees, and they need to get back to the CDD as to remediation. Ms. Sanchez would like to include a statement that the work will be done at the HOA's expense for the permit and replacement of trees.

The record shall reflect Mr. Cohen exited the meeting.

The record shall reflect the Board recessed for a short period.

TENTH 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>
2018-78	Iverson	30803 Burleigh	Paint Home	Approved
2018-79	Wrencrest	30551 Wrencrest	Paint Home	Approved
2018-80	Wrencrest	1924 Grenville	Paint Home	Approved

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

C. District Manager

There being no report, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

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

A. Fiscal Year 2019 Meeting Schedule

- The ad will be published in the Tampa Bay Times
- The meetings on January 2, 2019 and July 3, 2019 are close to holidays, but the Board did not change the schedule.

There being no further discussion,

On MOTION by Ms. Sanchez, seconded by Mr. Bovis, with all in favor, the Fiscal Year 2019 Meeting Schedule was approved as presented.

TENTH ORDER OF BUSINESS

Reports (Continued)

D. Operations Manager

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

- Grime Fighters will power wash residents' sidewalks at a discounted rate once their work for the CDD is complete.

ELEVENTH ORDER OF BUSINESS

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

D. Tree Removal on County Line Road Between the Deer Run Entrances Affecting the Wall

- The CDD agreed to take responsibility for the trees in this area, which are damaging and lifting the wall. The CDD further agreed to remove these trees. Bids were presented.
- The cheapest bid is from Two Men and a Chainsaw at \$14,094. BrightView is more expensive, but is more of a reputable company, and includes permits.

Mr. Picarelli MOVED to approve the proposal from BrightView Tree Care Services in the amount of \$16,150, to remove 34 Oak Trees between the two monuments in Deer Run on County Line Road, which includes permits, road control, job site cleanup, debris disposal, city ordinances, noise and traffic blockage, license, insurance and regulation to maintain tools and equipment; and Mr. Bovis seconded the motion.

- They are going to contact the county to obtain the permits.
- The CDD is under an agreement with the county that trees do not have to be replanted because of the small area and the issue with the wall.
- If there are any issues with the county, Mr. Cohen will become involved and contact them.
- Ms. Sanchez commented BrightView removed the trees in Longleaf without permits, and she has concerns with doing business with them.
- Mr. Cline is opposed to doing business with BrightView until the issue in Longleaf is resolved.

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

Mr. Picarelli MOVED to approve the proposal from Two Men and a Chainsaw in the amount of \$14,094 to remove 34 Oak Trees between the two monuments in Deer Run on County Line Road, with the stipulation that said trees are not to be replaced; and Mr. Aleo seconded the motion.

- Meadow Pointe I uses them and there are no issues.

Mr. Picarelli MOVED to amend the prior motion to use Two Men and a Chainsaw for removal of 34 Oak Trees between the two monuments in Deer Run on County Line Road, and authorize them to obtain permits in an amount not to exceed \$14,500; and Mr. Aleo seconded the motion.

- Mr. Aleo discussed reviews about Two Men and a Chainsaw.

- Mr. Bovis discussed BrightView and the permitting issues.

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

- The Board needs to do more research on this item. It will be brought forward at the next meeting.
- More bids are needed, as the other two bids were extremely high.
- Mr. Bovis will find out more regarding the BrightView situation in Longleaf.

E. Gates

- Several communities complained about the gates.
- Mr. Cline will include on the next agenda an item regarding maintenance of the gates.

Mr. Cline MOVED to close the Charlesworth, Tullamore, Covina Key, Sedgwick, Manor Isle and Colehaven Gates due to maintenance issues; and Mr. Aleo seconded the motion.

- Mr. Aleo would like to add the Iverson Gate to the list of gates to be closed.
- Ms. Sanchez reminded the Board the gates are owned and maintained by the CDD, not the HOA.
- Mr. Picarelli commented the issues with the gates are not due to them being opened.
- Mr. Bovis discussed his conversation with the Metro Gates representative.
- Mr. Bovis discussed communication issues.

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

- Not all of these communities have HOAs.
- Pricing for gates will not be discussed until after the bond is passed.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks (Continued)

- Mr. Picarelli discussed his disappointment with the decision on the gates and tone of resident comments.
- Mr. Aleo discussed the gate and other expenses which will result from the new bond.
- Mr. Cline discussed communication with residents.
- Mr. Cline commented the roads need to be taken care of first when the bond passes.

THIRTEENTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Offensive comments.
- Prior Boards.
- Gates.
- The bond.
- New CDD Board member.
- Proposed clear cutting of Iverson.
- Removal of trees.
- Board communication.
- Website compliance regarding the Minutes.
- Solid walls around certain amenities.

TWELFTH ORDER OF BUSINESS

Supervisors' Remarks (Continued)

- Mr. Bovis commented on the motion regarding the gates made at the July 18, 2018 Meeting.

August 15, 2018

Meadow Pointe II CDD

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned at approximately 10:34 p.m.



Robert Nanni
Secretary



Michael Cline
Chairman