

**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, September 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
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary

Also present were:

Andrew Cohen	District Counsel (Via Telephone)
Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Christine Masters	ARC/DRC
Diana Cline	Residents Council
Ted Hamilton	Counsel Representing Sun Coast Daycare
Numerous Residents	

The following is a summary of the discussions and actions taken at the September 5, 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, and a quorum was established.

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 amendment was requested:

- Mr. Cohen will call in at approximately 6:45 p.m. to discuss the assessment issue associated with the day care center.

FIFTH ORDER OF BUSINESS

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

- Mr. Ted Hamilton, Counsel for Sun Coast Day Care, commented on the over-assessment of his client’s property.
- Residents commented on the following:
 - Items associated with bond issues.
 - Revenue-building items.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

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

There being none,

On MOTION by Ms. Sanchez, seconded by Mr. Bovis, with all in favor, the Consent Agenda was approved as presented.

EIGHTH ORDER OF BUSINESS

Reports

A. DRVC Appeal

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

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Sheriff/FHP Department

There being no report, the next item followed.

B. Residents Council

- The Health Fair will be on Saturday, October 6, 2018 from 2:00 p.m. to 4:00 p.m. Walgreen’s will be giving flu and pneumonia shots.

- The Halloween party will be on Saturday, October 27, 2018, from 4:00 p.m. to 7:00 p.m.
- Christmas with Santa will be on Saturday, December 15, 2018 from 11:00 a.m. to 2:00 p.m.
- Volunteers are needed on the Residents Council.
- Ms. Cline requested \$1,000 for the three functions mentioned above.

Ms. Sanchez MOVED to provide \$1,000 to the Residents Council to fund the Health Fair, Halloween party and Christmas with Santa; and Mr. Picarelli seconded the motion.

- Mr. Cline indicated the CDD liability insurance covers any incidents which may occur at these events.

There being no further discussion,

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

C. Government Liaison

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

EIGHTH ORDER OF BUSINESS

Reports (Continued)

B. Architectural Review

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2018-81	Deer Run	29616 Allegro	Paint Home	Approved
2018-82	Iverson	30930 Iverson	Paint Home	Denied
2018-83	Morningside	29625 Morningmist	Paint Home	Approved
2018-84	Iverson	1534 Baythorn	Paint Home	Approved
2018-85	Wrencrest	30521 Wrencrest	Install Paver	Approved
2018-86	Iverson	1407 Baythorn	Install New Roof	Approved
2018-87	Morningside	29942 Morningmist	Install New Roof	Approved
2018-88	Manor Isle	1407 Dearborn	Install Pool Cage	Approved

- 2018-82 is an unapproved color.
- 2018-84 is for a pure white garage.
- The Deed Restrictions for 2018-88 were checked.

On MOTION by Mr. Picarelli, seconded by Mr. Aleo, with all in favor, the Architectural Review Report was approved as modified.

Mr. Cohen joined the meeting via telephone.

NINTH ORDER OF BUSINESS

Attorney's Report

A. Suncoast Day Care Center

- Mr. Cohen presented an overview of this discussion, which includes the background.
 - The owner has made a claim they were overcharged for assessments over the past number of years, and they are requesting a refund, as well as a reduction in assessments in the amount of approximately \$9,500.
 - There is an agreement between the owner and Trout Creek Development. There is a question as to whether or not the District is bound to this agreement. The District is not a party to this agreement.
 - The Board should determine tonight whether to lower the assessment for the upcoming Fiscal Year for the O&M. If this is done, the assessment cannot be increased on the Trout Creek property. The funds would have to be taken from the District's budget. The roll will be certified on September 15, 2018.
 - They allege this issue occurred first in 2008 through 2017.
 - The Board decided the current assessment should stand pending receipt of more information.
 - Mr. Cohen will seek advice from his real estate counsel as to whether or not the District should delay purchase of the 7-Eleven parcel, of which this is all a part of.
 - The Board was in concurrence to allow Mr. Cline to discuss this matter with Mr. Cohen off line.

The record shall reflect Mr. Cohen exited the meeting.

EIGHTH ORDER OF BUSINESS

Reports (Continued)

C. Operations Manager

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

- Mr. Bovis discussed his request to extend the wall on Mansfield. The rest of the Board indicated this request, if approved, may set a precedent for the other communities and will present a major expense to the CDD. The majority of the Board concurred to drop this request.
- The hedges on Mansfield are high because the homeowners want them high for privacy. Mr. Picarelli will check the condition of the hedges to determine whether or not they need to be cut.
- Mr. Picarelli will obtain an estimate to plant shrubs along Mansfield. Ms. Sanchez suggested estimates be obtained for the entire community. Ms. Sanchez will request this item be discussed at the next meeting.
- Most of the parts for the gates are obsolete. The gates may be redone after the roads are paved.
- The impact of the assessments will be noted in the next newsletter.

TENTH ORDER OF BUSINESS

Approval/Disapproval of Proposals

A. Proposals for Removal of Trees on County Line Road

Mr. Cline MOVED to approve the proposal from Juan Sanchez Tree Service LLC in the amount of \$18,350 to remove trees on County Line Road, which includes the cost of root grinding in Lettingwell; and Mr. Aleo seconded the motion.

- Mr. Aleo noted for the record that there is no relationship with Ms. Sanchez.
- Paul from LMP recommended AZ Tree Service; and Mr. Picarelli and Ms. Sanchez believe they will do a good job.
- The Board is familiar with the quality of Juan Sanchez's work.
- Mr. Bovis is in favor of BrightView.

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

Ms. Sanchez MOVED to approve the proposal from AZ Tree Service in the amount of \$17,000 to remove trees on County Line Road, subject to them providing all required insurance, and Mr. Picarelli seconded the motion.

- Mr. Aleo indicated that Juan Sanchez is an arborist and he requires permits, but AZ Tree Service does not. Mr. Picarelli indicated AZ will get the permits, and it is included in the price. They also grind the tree stumps.

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.

- Mr. Picarelli was directed to ask AZ Tree Service to re-write their proposal to include permits and determine whether they are an arborist.
- This item will be tabled.
- **B. Proposal from Frontier Cable on Lettingwell**
- Mr. Picarelli gave a brief overview. All the trees were surveyed and there are a total of 15 conflicts with some of the utility lines.
- Mr. Cohen recommended previously accepting Frontier's offer to remove the line, at which time the stumps may ground down and tree re-planted.

Mr. Picarelli MOVED to authorize District Counsel to contact Frontier's Counsel and indicate the CDD is willing to accept the contract of them moving a cable line in Lettingwell and assisting in the other areas of Iverson and Wrencrest when the trees will be removed; with said contract to be in writing; and Mr. Aleo seconded the motion.

- Frontier will ensure the lines are not cut.
- Mr. Aleo indicated this is a reasonable contract.

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

- Mr. Picarelli will discuss this with Mr. Cohen.

ELEVENTH ORDER OF BUSINESS **Approval of Revised Fiscal Year 2019 Meeting Schedule**

- The clubhouse closes early on Thanksgiving eve, so the meeting was changed to Tuesday.
- The DRVC amended their meeting schedule.

Mr. Aleo MOVED to accept the revised Fiscal Year 2019 Meeting Schedule; and Mr. Picarelli seconded the motion.

- Longleaf is also scheduled for the Tuesday before Thanksgiving.
- There being no further discussion,

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.


TWELFTH ORDER OF BUSINESS **Supervisor Comments**

- Mr. Bovis asked about the gates. Ms. Sanchez asked Ms. Diaz to close all gates due to a series of incidents at the gates. Mr. Bovis indicated a special meeting could have been called.

THIRTEENTH ORDER OF BUSINESS **Adjourn the Regular Meeting and Proceed to a Workshop**

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Bovis, with all in favor, the meeting was adjourned at 8:38 p.m., and the Board proceeded to a workshop.


 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, September 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	Chairman
Dana Sanchez	Vice Chairperson
James Bovis	Assistant Secretary
Glen Aleo	Assistant Secretary
John Picarelli	Assistant Secretary
Andrew Cohen	District Counsel (Via Telephone)
Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Numerous Residents	

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.

FIRST ORDER OF BUSINESS

Gates

Mr. Cline asked Mr. Cohen a series of questions regarding the gates, to which Mr. Cohen provided responses.

- The CDD owns the gates on CDD roadways.
- The Board makes the decision when it comes to opening versus closing the gates.
- Financing issues were addressed.
- Mr. Cohen reiterated the fact that all public must be permitted into the community. These are public roadways.
- The HOA cannot demand that the gates be open or closed.


The record shall reflect Mr. Cohen exited the workshop.

SECOND ORDER OF BUSINESS

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

Residents commented on the following items:

- Attendance at meetings.
- Public entering and exiting the community.
- Public use of the clubhouse facilities.
- Use of the call box.
- Equal treatment of residents.
- Bond issue and assessments.
- Gates.



Michael Cline
Chairman