

**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 19, 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  
Dana Sanchez  
James Bovis  
Glen Aleo  
John Picarelli

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Robert Nanni  
Sheila Diaz  
Gerry Lynn  
Christine Masters  
Robbie Cox  
Numerous Residents

District Manager  
Operations Manager  
Government Liaison  
ARC/DRC  
MBS Capital Markets LLC (Via Telephone)

*The following is a summary of the discussions and actions taken at the September 19, 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, and 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**

Mr. Cline presented the agenda for the meeting and the following item was requested:

- Sidewalks.

**FIFTH ORDER OF BUSINESS**

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

A resident commented on the following item:

- Frontier contract.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the August 1, 2018 Meeting and Workshop; and Minutes of the August 15, 2018 Meeting**
- B. Financial Report as of August 31, 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. Aleo MOVED to approve the Consent Agenda, which includes the Minutes of the August 1, 2018 Meeting and Workshop, Minutes of the August 15, 2018 Meeting, Financial Report as of August 31, 2018 and Deed Restrictions, and Mr. Picarelli seconded the motion.

- Ms. Sanchez had questions regarding the Deed Restrictions Report. Certain items were reviewed and modified.

There being no further discussion,

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

**SEVENTH ORDER OF BUSINESS**

**Non-Staff Reports**

- B. Residents Council**
  - Ms. Cline reminded everyone of the upcoming events.
- C. Government Liaison**
  - Mr. Lynn discussed the Metropolitan Planning Organization for Pasco County regarding outstanding issues.
  - Re-striping and re-signing of County Line Road has outstanding contract issues with the County.

- Mr. Cline spoke to Mr. Moore concerning tree removal on County Line Road.
  - Crosswalk signs with solar-powered lights are going up in different communities. Mr. Lynn will investigate to determine whether the County will allow this on County Line Road.
  - Mr. Lynn discussed the possibility of convex mirrors on County Line Road.
  - Mr. Bovis discussed the possibility of obtaining trees free of charge from the County.
- A. Sheriff/FHP Update**
- The police spent \$3,000 with the FHP and issued 64 tickets, 80 warnings and 20 equipment failure tickets. There have been patrols by the schools.

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. Deed Restriction Appeals**

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>
2018-89	Wrencrest	1955 Blanchard	Replace Roof	Approved
2018-90	Wrencrest	30735 Tremont	Replace Roof	Approved
2018-91	Iverson	30751 Iverson	Replace Roof	Approved
2018-92	Iverson	30743 Iverson	Replace Roof	Approved
2018-93	Glenham	30316 Glenham	Color Match-Cement	Denied

- Regarding 2018-93, sidewalk aprons must be consistent in color with the rest of the CDD.

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

**C. District Manager**

There being no report, the next item followed.

**D. Operations Manager**

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

- The Board must make a decision regarding placement of the nine trees which were removed. The Board concurred on White Crape Myrtles. Mr. Picarelli was directed

to be involved in selecting the location of the trees. It is important that the CDD get a warranty on the trees from BrightView for one year. BrightView should also be responsible for early watering for one year.

- Ms. Sanchez recommended having Paul from OLM on site when the planting is done and charge it to Longleaf's HOA.
- Mr. Picarelli suggested the CDD's landscaper plant and maintain them for one year and bill back the HOA. This may cause a conflict if there are issues with LMP. Therefore, the Board was not in favor of doing this.
- The Board concurred to direct CDD District Counsel to respond to Longleaf CDD to have this planting done and state the CDD requirements in this regard.

*The record shall reflect Mr. Robbie Cox of MBS Capital Markets joined the meeting via telephone.*

#### **NINTH ORDER OF BUSINESS**

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

##### **B. Discussion with MBS Capital Markets Regarding Bond**

- Mr. Robbie Cox of MBS Capital Markets presented a brief overview.
- A Delegated Award Resolution will be presented at the October 3, 2018 Meeting for adoption, which includes several exhibits.
- Funding of the project was discussed.
- The Board concurred to proceed with a 20-year option.
- The process for obtaining the funds was addressed. It appears it will be funded late October to early November.

*The record shall reflect Mr. Robbie Cox exited the meeting.*

#### **EIGHTH ORDER OF BUSINESS**

#### **Reports (Continued)**

##### **D. Operations Manager (Continued)**

- The Board concurred that all sidewalks should be repaired in accordance with ADA standards. This will be discussed further in the agenda.
- The estimate to add shrubs along Mansfield is \$3,661.50. This does not include maintenance.

Mr. Picarelli MOVED to authorize UPS to place two small pods in the parking lot at a rental rate of \$50 per pod, with a total for 13 weeks of \$1,300; and Mr. Bovis seconded the motion.

- Mr. Aleo addressed possible damage.

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. Contractor for Tree Removal on County Line Road**

- Mr. Picarelli discussed the work done by A to Z for the tree removal, as well as recommendations from other communities.
- Permits were addressed.

Mr. Picarelli MOVED to approve hiring A to Z to remove the trees on County Line Road, in an amount not to exceed \$17,500; and Ms. Sanchez seconded the motion.

- They are licensed and insured.
- Mr. Cline asked for an amendment to the motion.

Mr. Picarelli MOVED to amend the prior motion that there must be a stipulation for A to Z to approach the County and attempt to obtain permits, and have something in writing that the County understands these are County trees on County property; and Ms. Sanchez seconded the motion.

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

There being no further discussion,

On VOICE vote with Mr. Cline, Ms. Sanchez and Mr. Picarelli voting aye, and Mr. Bovis and Mr. Aleo voting nay, the motion to approve hiring A to Z to remove the trees on County Line Road, in an amount not to exceed \$17,500, was approved.

**C. Sidewalks**

- No sidewalk repairs have been done this year and Mr. Cline suggested this needs to be done.
- The rest of the Board indicated sidewalk repairs were not to be done until trees are removed, as directed by the Board previously.

**TENTH ORDER OF BUSINESS**

**Supervisors' Remarks**

- Mr. Cline indicated trees in many communities are in need of trimming. Once the bond is approved, the trees hanging down will be removed, especially Oak Trees.
- The resident who expressed concerns regarding the sidewalks should be told they will be repaired once the bond funds are obtained.
- A homeowner in Longleaf requested shrubs be planted on Mansfield. The quote for this work is \$3,661. This is CDD property.

Mr. Bovis MOVED to have shrubs planted in Longleaf on Mansfield in the amount of \$3,661; and Mr. Cline seconded the motion.

- The rest of the Board does not believe this is necessary due to the large amount of traffic in the area.

There being no further discussion,

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

- The Board is not in favor of obtaining an estimate for building the wall.
- Mr. Aleo discussed the motion for the tree removal project.

- Mr. Picarelli discussed the Frontier offer. A letter was sent by Mr. Cohen with all particulars. Ms. Diaz will send an email to Mr. Foran asking if he heard from Frontier.
- Mr. Picarelli indicated the CDD is over budget on gates.

**ELEVENTH ORDER OF BUSINESS**

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

A resident commented on the following items:

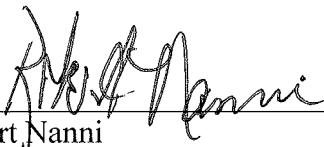
- Cancellation of the PACA Seminar if there are not enough members present.
- The construction on Route 56 in Wiregrass.
- Trees in Lettingwell.

**TWELFTH 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 at approximately 8:26 p.m.



Robert Nanni  
Secretary



Michael Cline  
Chairman

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Michael Cline Chairman

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John Picarelli Assistant Secretary

Robert Nanni District Manager Sheila Diaz Operations Manager Gerry Lynn

Government Liaison Christine Masters ARC/DRC

Robbie Cox MBS Capital Markets LLC (Via Telephone) Numerous Residents

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**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.

Tuesday, 10/09/18



September 19, 2018 Meadow Pointe II CDD

**FOURTH ORDER OF BUSINESS Additions or Corrections to the Agenda** Mr. Cline presented the agenda for the meeting and the following item was requested:

- Sidewalks.

**FIFTH ORDER OF BUSINESS Audience Comments (Comments will be limited to three minutes.)**

A resident commented on the following item:

- Frontier contract.

**SIXTH ORDER OF BUSINESS Consent Agenda**

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- Ms. Sanchez had questions regarding the Deed Restrictions Report. Certain items were reviewed and modified.

There being no further discussion,

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

**SEVENTH ORDER OF BUSINESS B. Residents Council**

Non-Staff Reports

- Ms. Cline reminded everyone of the upcoming events. **C.**

**Government Liaison**

- Mr. Lynn discussed the Metropolitan Planning Organization for Pasco County regarding outstanding **issues**.
- Re-striping and re-signing of County Line Road has outstanding contract issues with the County.

2 Tuesday, 10/09/18

September 19, 2018 Meadow Pointe II CDD

- Mr. Cline spoke to Mr. Moore concerning tree removal on County Line Road.
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EIGHTH ORDER OF BUSINESS

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There being no report, the next item followed. **B. Architectural**

**Review**

**Case # Village Address Request** 2018-89 Wrencrest 1955 Blanchard Replace Roof 2018-90

Wrencrest 30735 Tremont Replace Roof 2018-91 Iverson30751 Iverson Replace Roof 2018-92

Iverson30743 Iverson Replace Roof 2018-93 Glenham 30316 Glenham Color Match-Cement

**Reports**

**Recommendation** Approved Approved Approved Approved Denied

- **Regarding** 2018-93, sidewalk **aprons must** be consistent **in color** with the rest of the CDD. On MOTION by Mr. Aleo, seconded by Mr. Bovis, with all in favor, the Architectural Review Report was approved as amended.

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September 19, 2018 Meadow Pointe II CDD

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September 19, 2018

Meadow Pointe II CDD

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5 Tuesday, 10/09/18

September 19, 2018

Meadow Pointe II CDD

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6 Tuesday, 10/09/18

September 19, 2018 Meadow Pointe II CDD

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- Trees in Lettingwell.

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7 Tuesday, 10/09/18