

**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, October 3, 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
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
Gerry Lynn	Government Liaison
Christine Masters	ARC/DRC
Robbie Cox	MBS Capital Markets
George Smith	Bryant Miller Olive
Numerous Residents	

*The following is a summary of the discussions and actions taken at the October 3, 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**

Mr. Cline presented the agenda for the meeting and the following items were added:

- Allowance of Political Signage on CDD Property.
- Phone Access to the Gates.
- Pool Resurfacing under Ms. Diaz’s report.
- Board Authorization for the District Engineer to Prepare a Scope of Work for Upcoming District Projects.
- Convex Mirror Discussion under Government Liaison Report.

*The Board proceeded to the Ninth Order of Business.*

**NINTH ORDER OF BUSINESS**

**Approval/Disapproval**

**C. Consideration of Resolution 2019-01, Delegation of Award Resolution**

- Mr. Cohen indicated bonds will be issued by October 31, 2018, with closing on the 7-Eleven parcel to take place by November 15, 2018.

**A. Discussion on Use of Neighborhood Reserves**

- Use of reserves for individual neighborhoods was discussed. For tax reasons, the CDD may not issue the full amount and reduce it later.
- Mr. Smith indicated the CDD needs to determine how much money will be spent prior to issuing the bonds.
- Reserves may be used if the estimate is higher.

**B. Formal Vote on Gate Access**

**E. Phone Access for the Gates**

- Gate access was addressed. The project needs to be implemented, and up and running before the bonds are issued.

Mr. Picarelli MOVED to memorialize the phone system for 24 hours, seven days per week to gain access to the gates; and Ms. Sanchez seconded the motion.

- Access must be granted.

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

**C. Consideration of Resolution 2019-01, Delegation of Award Resolution (Continued)**

- The Resolution approves the form of several documents.
- The Bond Purchase Agreement was discussed.
- The date of May 1, 2039, reflects a 20-year bond.
- The first principal payment on the bond will be made May 1, 2020.
- Prepayment of the debt was discussed.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Resolution 2019-01, Authorizing the Issuance of not to Exceed \$10,000,000 Aggregate Principal Amount of its District Special Assessment Bonds in One or More Series (the "Series 2018 Bonds"); Determining Certain Details of the Series 2018 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2018 Bonds; Appointing the Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement with Respect to the Series 2018 Bonds and Awarding the Series 2018 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in This Resolution; Approving the Form of and Authorizing the Distribution of the Preliminary Official Statement and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2018 Bonds and Approving the Execution and Delivery of a Final Official Statement; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Designating the Series 2018 Bonds as "Qualified Tax-Exempt Obligations" Within the Meaning of Section 265(B)(3) of the Internal Revenue Code; Providing for the Application of Series 2018 Bond Proceeds; Authorizing the Proper Officials to do all Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2018 Bonds; Making Certain Declarations; Appointing a Trustee; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry System; Providing an Effective Date and for Other Purposes, was adopted.

- The Offering will be emailed to investors the beginning of next week.
- The goal will be to sell the bonds and set the interest rates prior to the October 17<sup>th</sup> meeting, at which time the Board may adopt the Final Assessment Resolution.

- Rates are based on other transactions within the municipal market.
- US Bank, the Trustee, will handle all issues associated with depositing the funds in the appropriate bank accounts.
- The land purchase is ongoing. It was agreed that the current owners will lift the restriction in which it could only be used for commercial purposes. An addendum was executed.

*The record shall reflect all bond personnel exited the meeting.*

**NINTH ORDER OF BUSINESS**

**Approval/Disapproval**

**F. Authorization for the District Engineer to Prepare a Scope of Work for Upcoming District Projects**

- Mr. Cohen indicated anything under \$195,000 can be bid out, but does not have to be, but anything at or above \$195,000 requires the formal competitive process which requires advertising.
- Mr. Cline would like scopes of work for the roadways and gates, in particular, and anything else above the \$195,000 threshold.
- Tree removal was discussed.
- Mr. Foran will have quotes in approximately three weeks.

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

- Mr. Picarelli discussed the Lettingwell cable situation with Mr. Cohen and Mr. Foran. Mr. Cohen and Mr. Foran have not heard back from Frontier other than a confirmation that they are in receipt of the request.
- Ms. Sanchez inquired about an update on the Guzmans. Mr. Cohen has not heard back and will offer to send a courier to pick up the documentation.

*The record shall reflect Mr. Nanni, Mr. Cohen and Mr. Foran exited the meeting.*

**FIFTH ORDER OF BUSINESS**

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

Residents commented on the following items:

- Overgrowth along the walls in Lettingwell, which will be removed.
- Complaints regarding mildew and discoloration on inside walls. Mr. Lynn will be given the form to give to the affected owner.
- Minutes for the website.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports**

**A. Sheriff/FHP Department**

There were 66 tickets issued, 45 warnings and 15 FEN situations.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Deed Restrictions/DRVC**

Mr. Cline stated each Board member received a copy of the Consent Agenda, which includes Deed Restrictions/DRVC, and requested any additions, corrections or deletions.

There being none,

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

**EIGHTH ORDER OF BUSINESS**

**Reports**

**A. DRVC Appeal**

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>
2018-94	Manor Isle	1351 Deerbourne	Paint Garage	Approved
2018-95	Wrencrest	30846 Wooley	New Roof	Approved
2018-96	Deer Run	29521 Allegro	Paint Front Door	Approved

- With regards to 2018-94, this type of item always needs to be presented to the Board, even though there is no change.
- With regards to 2018-95, the color has not been approved.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the items from the Architectural Review Report were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Non-Staff Reports (Continued)**

**B. Residents Council**

- The immunization clinic and blood mobile will take place this Saturday.
- The garage sale is this Saturday. It was advertised via social media and banners.

**C. Government Liaison**

- Re-marking was let out to a subcontractor, and County staff is waiting for a schedule from them.

**i. Convex Mirror Discussion**

- The County refuses to post signage outside of Lettingwell to alert people that vehicles are coming around the bend on County Line Road.
- It is a 36-inch mirror on CDD property across the street from the Lettingwell entrance.
- Liability issues were discussed, and a decision should come from District Counsel as to whether or not the CDD would be considered at fault if there were to be an accident in this area.

Ms. Sanchez MOVED to approve installation of an acrylic, 36-inch convex mirror on CDD property for Lettingwell in an amount not to exceed \$200, subject to approval by District Counsel regarding liability to the CDD; and Mr. Picarelli seconded the motion.

- This will definitely be installed on CDD property.

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

- Mr. Cline will send an email to Mr. Cohen in this regard.

Mr. Lynn discussed PACA.

- The annual seminar was cancelled for lack of attendance.
- There will be a PACA Board meeting on October 26, 2018 to determine its future.
- Costs were discussed.
- The CDD Board should hold off on proceeding with renewing the membership at this time.

Crosswalks were addressed.

- The County will get back to Mr. Lynn. He will likely speak to Commissioner Michael Moore.
- Speed of vehicles was discussed.

**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.

- LMP has failed three times this year. The Board discussed whether to seek bids for a new landscaper. They lose many points for weed control. The health of the Annuals was addressed.
- Paul from OLM is directly involved with all installations.
- Ms. Diaz will contact the insurance company of the person who destroyed the Longleaf gate to pay for the damage. She will let them know staff is in the process of seeking quotes for a new gate. Ms. Diaz will also contact the HOA.

**i. Pool Resurfacing**

- Proposals are included in the packet. Resurfacing has not been done in six years. This work should be done in the winter, when the pool is not used as often.
- Mr. Picarelli suggested consideration of a salt water system. Ms. Diaz will obtain quotes for a saltwater generator.
- The quotes were discussed. Each company sent a representative to look at the pool. The differences in price were wide.
- The District Engineer may need to prepare a scope of work.

**NINTH ORDER OF BUSINESS**

**Approval/Disapproval (Continued)**

**D. Allowance of Political Signage on CDD Property**

- A motion is required.

Mr. Picarelli MOVED to allow CDD candidates to post political signage on CDD property; and Mr. Aleo seconded the motion.

- Other candidates should not be posting signage.

There being no further discussion,

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

**TENTH ORDER OF BUSINESS**

**Supervisor Comments (Continued)**

- Ms. Sanchez noticed political flags on CDD property. The clubhouse should be contacted in this regard.
- Mr. Picarelli noticed emails indicating the CDD now owns sidewalks in Deer Run and Morningside. Repairs were discussed. The District Engineer may have to become involved. There is a foam which may be injected into the dipping sidewalks which are eroding. Budgeting issues were addressed.

**FIFTH ORDER OF BUSINESS**

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

Audience members commented on the following issues:


- Refurbishment on the Manor Isle inside gate was addressed. LMP is working on a design, but the Board would like to wait until after the gate renovation is done.
- Mr. Lynn will inquire about the crosswalks on all of the main streets, primarily on Mansfield and County Line Road.
- Removal of trees regarding issuance of the bonds was addressed.
- The possibility of re-paving County Line Road was addressed.

**ELEVENTH 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 8:43 p.m.



Michael Cline  
Chairman