

1 **MINUTES OF MEETING**  
2 **MEADOW POINTE II**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

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6 The regular meeting of the Board of Supervisors of the Meadow Pointe II Community  
7 Development District was held Wednesday, October 17, 2018 at 6:30 p.m. at the Meadow Pointe  
8 II Clubhouse, located at 30051 County Line Road; Wesley Chapel, Florida.

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11 Present and constituting a quorum were:

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13 Michael Cline Chairman  
14 Dana Sanchez Vice Chairperson  
15 Glen Aleo Assistant Secretary  
16 John Picarelli Assistant Secretary  
17

18 Also present were:

19  
20 Robert Nanni District Manager  
21 Brad Foran District Engineer  
22 Sheila Diaz Operations Manager  
23 Diana Cline Residents Council  
24 Gerry Lynn Government Liaison  
25 Christine Masters ARC/DRC  
26 Numerous Residents  
27

28  
29 *The following is a summary of the discussions and actions taken at the October 17, 2018*  
30 *Meadow Pointe II Community Development District's Board of Supervisors Meeting.*

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32  
33 **FIRST ORDER OF BUSINESS**

**Call to Order**

34 Mr. Cline called the meeting to order.

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36 **SECOND ORDER OF BUSINESS**

**Roll Call**

37 Supervisors and staff introduced themselves, and a quorum was established.

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39 **THIRD ORDER OF BUSINESS**

**Pledge of Allegiance/Moment of Silence  
for our Fallen Service Members and First  
Responders**

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41  
42 The Pledge of Allegiance was recited; a moment of silence was observed.

43 **FOURTH ORDER OF BUSINESS** **Additions or Corrections to the Agenda**

44 There being none, the seventh order of business followed.

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46 **SEVENTH ORDER OF BUSINESS** **Non-Staff Reports**

47 **A. Sheriff/FHP Update**

48 There being no report, the next item followed.

49 **B. Residents Council**

- 50 • Saturday’s Halloween party was briefly discussed.

51 **C. Government Liaison**

- 52 • Mr. Lynn spoke with Commissioner Michael Moore regarding pedestrian crossing signs or flashing lights, as well as striping on County Line Road, and it was referred to his staff for consideration approximately two weeks ago.

55  
56 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

57 **A. Minutes of the September 5, 2018 Meeting and Workshop and Minutes of the September 19, 2018 Meeting**

58 **B. Financial Report as of September 30, 2018**

59 **C. Deed Restrictions**

60 Mr. Cline stated each Board member received a copy of the Consent Agenda, with the  
61 items as listed above, and requested any additions, corrections or deletions.  
62

63  
64 Ms. Sanchez MOVED to approve the Consent Agenda, which  
65 includes the Minutes of the September 5, 2018 Meeting and  
66 Workshop; Minutes of the September 19, 2018 Meeting; Financial  
67 Reports as of September 30, 2018; and Deed Restrictions; and Mr.  
68 Picarelli seconded the motion.

- 69  
70 • There is still \$34,000 remaining in the renovations budget from last year, which  
71 will roll over to Reserves.

72 There being no further discussion,

73  
74 On VOICE vote with all in favor, the prior motion was approved.

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76  
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**NINTH ORDER OF BUSINESS**

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

**C. Progress on Items for Securing Proposals for Building and Repairing  
D. Update from District Engineer on “Scopes of Work”**

- Signs were addressed. It should be digital, but not necessarily in color. The price difference in color is not much. The signage should be posted at the 7-Eleven parcel.
- Pool resurfacing was discussed. The work should have a 20-year lifespan, which will increase the cost. Mr. Picarelli discussed a possible salt water system, which will prolong the life of the pool surface. This work is not part of the bond, but it is part of the General Fund.
- Gates were discussed. The Board is interested in a bar code system, which is more cost effective.
  - Ms. Diaz discussed her meeting at the new community, Ridge.
  - The double gates are more efficient than the single gates, to which the Board was in concurrence.
  - Barrier arms prevent piggybacking. Mr. Nanni indicated one of his Districts has a gate and barrier arms, and the gate is left open during the day to prevent wear and tear. There are issues with the LED lights.
  - There should be no loops.
  - Paving of the roads is the primary work to be done before the gates.
  - All gates throughout all Villages will be done at once.
- A Performance Bond should be included for all work.
- The splash pad was discussed. The splash pad should have its own filtration system. It should be at the back corner between the pool and playground area. Mr. Foran will disseminate photos of other splash pads to the Board
- Maintenance operations will likely be moved to the former 7-Eleven parcel once the CDD takes ownership on November 15, 2018. A metal building would not be consistent with the rest of the community. The fitness center will be moved to the new building. Mr. Foran indicated that anything built in this area will likely require a County permit.

- 109 • The lap pool was discussed. The amount of \$1 Million will also include the surface
- 110 of the pool area and the possibility of gazebos around the pool. A fiberglass pool
- 111 should be considered.
- 112 • Service contracts and warranties will be part of the bond.
- 113 • The roads were discussed. The asphalt should be removed and replaced. The
- 114 contractor should submit a paving schedule for the communities. Problematic areas
- 115 will be submitted separately. Recycling of the old asphalt should be factored into
- 116 the cost of the project.
- 117 • Ms. Sanchez reminded Mr. Foran that a Project Manager from his firm will be
- 118 needed. Mr. Foran believes a Project Manager will not be necessary for the gates.
- 119 Mr. Picarelli indicated that any advertised project will require a Project Manager.
- 120 • Timeframes were discussed. Paving may be anticipated to commence in March.
- 121 The gates may be done at the same time.
- 122 • Camera monitoring was discussed.

123 *The record shall reflect Mr. Foran exited the meeting.*

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125 **FIFTH ORDER OF BUSINESS**

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

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127 Residents commented on the following items:

- 128 • Enforcement of *No Parking* on the tree lawns.
- 129 • Deed restrictions concerning tree stumps.
- 130 • Vacant property assessments.
- 131 • The possibility of a dog park.
- 132 • Gates.
- 133 • Drop down gates.
- 134 • Paving.

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136 **EIGHTH ORDER OF BUSINESS**

**Reports**

137 **A. Deed Restriction Appeals**

138 There being no report, the next item followed.

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	<b>B.</b>	<b>Architectural Review</b>			
	<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
140					
141	2018-97	Manor Isle	1237 Highwood	Install Roof	To be Reviewed
142	2018-98	Wrencrest	1916 Blanchard	Extend Lanai	Approved
143	2018-99	Iverson	30751 Iverson	Paint Home	Approved
144	2018-100	Manor Isle	1537 Deerbourne	Install Walkway	No Authority
145	2018-101	Wrencrest	30701 Wrencrest	Enclose Lanai	Approved
146	2018-102	Morningside	29941 Morningmist	Hardware on	
147				Garage Door	Denied
148					
149	2018-103	Deer Run	29704 Allegro	Install Roof	See Below
150	2018-104	Wrencrest	30906 Burleigh	Shingle Roof	Approved

151

152       •     A resident painted his home and filled out an application after the fact, so he was  
 153             written up. Staff is trying to come up with a resolution before imposing a fine. The  
 154             front door was painted a different color, and the owner is willing to change the color  
 155             if the Board is going to deny the color scheme. This was originally presented to  
 156             the Board incorrectly and was denied. The two colors are the same. he Board  
 157             indicated the door has to match the color scheme. Therefore, the door must be re-  
 158             painted.

- 159       •     For 2018-97, one of the colors does not match the scheme.
- 160       •     For 2018-98, County permits must be approved.
- 161       •     For 2018-100, the CDD has no authority. County permits are needed.
- 162       •     For 2018-101, the work was done without approval and the resident was written up.
- 163       •     For 2018-102, the work was done without approval and the resident was written up.
- 164       •     For 2018-103, the color is not correct. Ms. Masters will do a drive-by. The item  
 165             will only be approved if the color is Driftwood.

166

167             On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all  
 168             in favor, the Architectural Review Report was approved as  
 169             modified.

170

171       **C.     District Manager**  
 172             There being no report, the next item followed.

173 **D. Operations Manager**

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

- 176 • Ms. Sanchez discussed an item from the FHP Report.
- 177 • Pool resurfacing should not be considered until after the approved scope of work
- 178 from the engineer.

179

180 **NINTH ORDER OF BUSINESS** **Action Items for Board**  
 181 **Approval/Disapproval/Discussion**  
 182 **(Continued)**

183 **A. Resolution 2019-02, Series 2018 Bonds Final Assessment**

- 184 • This item will be considered at the continued meeting.

185

186 Mr. Cline MOVED to continue this meeting to Monday, October 29,

187 2018 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at

188 30051 County Line Road; Wesley Chapel, Florida; and Mr. Aleo

189 seconded the motion.

- 191 • All highlighted items on the Resolution will be determined at the continued
- 192 meeting.

193

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

196 **B. Trees on County Line Road**

- 197 • Mr. Picarelli reported on the background. The County backed out of the license
- 198 agreement. The tree company filed the permits as requested not to replant. The
- 199 permits failed because replanting is necessary. these are CDD trees. The dispute
- 200 was discussed. Trees are not to be removed at this point until ownership is
- 201 determined. The Board concurred to wait to hear further from the County.

202

203 **TENTH ORDER OF BUSINESS** **Supervisors' Remarks**

- 204 • Mr. Picarelli commented on the tree removal. The CDD should be able to proceed
- 205 once the permit goes through as specified.

206

207 **ELEVENTH ORDER OF BUSINESS** **Audience Comments (Comments will be**  
 208 **limited to three minutes.)**

209 Residents commented on the following items:

- 210 • Design of meeting rooms to ensure the audio is taken into consideration.
- 211 • Trees on Iverson.
- 212 • The burnt-down property.

213

214 **TWELFTH ORDER OF BUSINESS**

**Motion to Continue Tonight’s Meeting to  
October 29, 2018 at 6:30 p.m. at the Same  
Location**

215

216

217 This motion was voted on earlier in the meeting. This portion of the meeting ended at 9:03

218 p.m.

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221

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224

225 \_\_\_\_\_  
Robert Nanni  
226 Secretary

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Michael Cline  
Chairman