

**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, November 7, 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:

Sheila Diaz	Operations Manager
Gerry Lynn	Government Liaison
Christine Masters	ARC/DRC
Diana Cline	Residents Council
Numerous Residents	

*The following is a summary of the discussions and actions taken at the November 7, 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 requested for the workshop:

- Discussion of County Line Road Trees.
- Discussion of New Gates.

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

Hearing no comments from the audience, a presentation by Mr. Cline followed.

- Mr. Cline presented a plaque to Mr. Aleo memorializing his time and dedication to the Board.

**SIXTH ORDER OF BUSINESS** **Non-Staff Reports**

**A. Sheriff/FHP Department**

- Monthly statistics were included in the agenda package.

**B. Residents Council**

- The Halloween funfest was a success. Participating staff members were thanked.
- The next function is Christmas with Santa on December 15, 2018.
- Members are needed.
- Ms. Sanchez thanked all of the volunteers for their service.

**C. Government Liaison**

- Mr. Lynn discussed opening of road reconnections and issues with the County.
- The firehouse was discussed. Mr. Lynn will place a call to the Fire Director.

**SEVENTH ORDER OF BUSINESS** **Consent Agenda**

**A. Deed Restrictions/DRVC**

Mr. Picarelli MOVED to approve the Consent Agenda, which consists of the Deed Restrictions/DRVC, and Ms. Sanchez seconded the motion.

- Item 2018-182 has the door painted an unapproved color.

There being no further discussion,

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

**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>
2018-97	Manor Isle	1237 Highwood	New Roof	Approved
2018-105	Iverson	1241 Aldrich	New Roof	Approved
2018-106	Iverson	30822 St. Vincent	Paint Home	Approved
2018-107	Iverson	30930 Iverson	Install Gutters	Approved
2018-108	Iverson	1434 Wylie	New Roof	Approved
2018-109	Morningside	29636 Morwen	Paint Home	Approved
2018-110	Iverson	30837 Luhman	New Roof	Approved
2018-111	Iverson	30837 Luhman	Door Replacement	Approved
2018-112	Deer Run	29640 Forest Glen	New Roof	Approved
2018-113	Wrencrest	30721 Wrencrest	Paint Home	Approved
2018-114	Manor Isle	1237 Highwood	Paint Home	Approved

- For 2018-97, both colors match. The Board approved Appalachian Sky.
- For 2018-111, the lighter color does not match. It is not consistent with the current color scheme. It needs to be a darker color. The Board approved Dark Walnut.

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

**C. Operations Manager**

- Sidewalk cleaning is almost complete.
- LMP passed the OLM inspection. Mr. Picarelli discussed the walk-through.
- The shrubs are too high in Deer Run.
- The fall Annuals need to be changed out. It will be a red and white holiday theme at a price of \$3,210.

Mr. Picarelli MOVED to approval planting of Annuals in the amount of \$3,210; and Ms. Sanchez seconded the motion.

- These Annuals are similar to those in other surrounding communities and are doing well.
- They are under warranty and should do well in the colder weather.

There being no further discussion,

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

- Staff has commenced installation of holiday decorations and should be complete by Thanksgiving.
- UPS delivered the two pods.
- The newsletter was hand-delivered to all residents.
  - Ms. Diaz will follow up with Earl, who is in the process of having future newsletters printed and mailed out.
  - Ms. Diaz will check with Oakstead CDD to determine what fees they charge for advertising in their newsletter.
- The maintenance log sheet is included in the report.

**NINTH ORDER OF BUSINESS**

**Approval/Disapproval**

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

**TENTH ORDER OF BUSINESS**

**Supervisor Comments**

- Mr. Picarelli discussed Frontier. They are going to do the work on Thursday. They plan to make markings and will do a door hanging on each affected residence to inform them of what is to be done.
- Mr. Picarelli commented on overpayment of taxes. The funds will be put back into the budget. It amounts to \$50 per resident.

Mr. Picarelli MOVED to have excess taxes in the amount of \$10,358 go back to O&M, and Mr. Aleo seconded the motion.

- The funds would go back to Reserves as opposed to O&M.


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

- Mr. Picarelli will post the notice on the bulletin board.

**ELEVENTH ORDER OF BUSINESS**

**Adjourn the Regular Meeting and Proceed to a Workshop**

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the regular meeting was adjourned at approximately 7:14 p.m., and the Board proceeded to commence the workshop.

  
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Michael Cline  
Chairman