

1 **MINUTES OF MEETING**
2 **MEADOW POINTE II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
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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, November 20, 2018, at the Meadow Pointe II
8 Clubhouse; 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 John Picarelli Assistant Secretary
16 Jamie Childers

17
18 Also present were:

19
20 Robert Nanni District Manager
21 Sheila Diaz Operations Manager
22 Christine Masters ARC/DRC
23 Gerry Lynn Government Liaison
24

25 *The following is a summary of the discussions and actions taken at the November 20,*
26 *2018 Meadow Pointe II Community Development District's Board of Supervisors Meeting.*

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29 **FIRST ORDER OF BUSINESS** **Call to Order**

30 Mr. Cline called the meeting to order.

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32 **SECOND ORDER OF BUSINESS** **Roll Call**

33 Supervisors and staff introduced themselves, and a quorum was established.
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35 **THIRD ORDER OF BUSINESS** **Pledge of Allegiance/Moment of Silence**
36 **for our Fallen Service Members and First**
37 **Responders**

- 38 • The Pledge of Allegiance was recited; a moment of silence was observed.
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41 **FOURTH ORDER OF BUSINESS** **Additions or Corrections to the Agenda**

- 42 • Mr. Cline presented the agenda for the meeting and the following item was requested:
- 43 ○ Trees on County Line Road
- 44

FIFTH ORDER OF BUSINESS

Audience Comments

- 45 • Comments were received:
- 46
- 47 ○ Update on the Frontier Project.
- 48 ○ Whether Meadow Pointe was taking over the road construction; and additional
- 49 assessment on properties.
- 50 ○ Discussion on which roadways are being done within the Villages owned by the
- 51 CDD and being assessed.

SIXTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors Via General Election

- 54 • Mr. Nanni administered the Oath of Office to Ms. Sanchez and Ms. Childers. Mr. Bovis
- 55 was not present, and Mr. Nanni will administer his Oath of Office separately.

B. Election of Officers (Resolution 2019-04)

- 57 • Mr. Nanni indicated the purpose of Resolution 2019-04.
- 58
- 59

Ms. Sanchez MOVED to leave the Board officers as is, there being no second the motion died.

Ms. Childers MOVED to nominate John Picarelli as Chair, there being no second the motion died.

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- 66 • Mr. Nanni commented as per the State requirement and statute, they have to reorganize, or
- 67 elect officers as soon as practicable. Since there have been no seconds to the motions
- 68 presented, and no other candidates were nominated, when they have all Board members in
- 69 attendance, Resolution 2019-04 will be presented for adoption. For now, Resolution 2019-
- 70 04 is on hold until the next Board meeting.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the October 3, 2018 Meeting; Minutes of the October 17, 2018 Meeting; and Minutes of the October 29, 2018 Continued Meeting

- 73 • Corrections were made to the Minutes of October 3, 2018 and will be reflected in the final
- 74 record.
- 75
- 76

B. Financial Report as of October 31, 2018

78 C. Deed Restrictions

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On MOTION by Ms. Sanchez, seconded by Ms. Childers, with all in favor, the consent agenda was approved as presented.

83 **EIGHTH ORDER OF BUSINESS**

Non-Staff Reports

84 **A. Sheriff/FHP Update**

- 85 • Lt. Andrew Cobbs presented the FHP update report to the Board.

- 86 ○ There was one narcotic arrest in an active school zone.

- 87 ○ Multiple vehicles were stopped during Halloween for speeding.

88 **B. Residents Council**

- 89 • Christmas with Santa on Saturday, December 15, 2018 from 11:00 am to 2:00 pm.

90 **C. Government Liaison Report**

- 91 • Mr. Lynn presented his report to the Board.

- 92 ○ December 13, 2018 the NPO Board meeting will be held in Dade City at 11:00 am
- 93 to discuss the Mansfield connector information.

- 94 ○ A revised schedule has been published and the final study report will be completed
- 95 in February 2019. The public opinion poll will be sent out March 2019, going to
- 96 all Pasco County residents.

- 97 ○ The NPO Board meeting to make a recommendation to the Board of County
- 98 Commissioners will be May 2019; and the decision of the Board of County
- 99 Commissioners is yet to be determined.

- 100 ○ Mr. Lynn has been in contact with Pasco County regarding pedestrian lighting on
- 101 the crosswalks. He has not received a response to date.

- 102 ○ He mentioned restriping of the roadways. They are getting a new contractor and
- 103 will provide a schedule. The schedule has not been provided as yet.

- 104 ○ Mr. Lynn contacted the Chief of the Fire Department for information on how much
- 105 proceeds and money was being recovered as a result of the service they were
- 106 providing to Tampa. He was advised before they could release any information,
- 107 they would have to discuss it with the Pasco County Administrator and get back to
- 108 him.

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111 **NINTH ORDER OF BUSINESS**

Reports

112 **A. Deed Restriction Appeals**

113 There being no report, the next item followed.

114 **B. Architectural Review**

115 <u>Case#</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
116 2018-115	Wrencrest	1928 Glenville Crt	Installed white gutters	Approved
117 2018-116	Wrencrest	1852 Glentrate Crt	Roof replacement	Approved
118 2018-117	Iverson	1331 Baythorn Dr	Roof replacement	Approved
119 2018-118	Colehaven	30430 Trayborn Loop	Roof replacement	Approved
120 2018-119	Manor Isle	1433 Deerborne Dr	Roof replacement	Approved
121 2018-120	Iverson	1411 Baythorn Dr	Roof replacement	Approved
122 2018-121	Iverson	1411 Baythorn Dr	Replace 5-foot section of board which has rot at the back of his yard	Approved
123				
124				
125				

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

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- 130 • Ms. Green presented her report to the Board.
- 131 ○ The gates are in place and working.
 - 132 ○ She discussed the unique issues each gated community has and provided
 - 133 suggestions to the Board to consider reaching out to the HOAs Presidents when
 - 134 updating the gates within the community.
- 135 • Ms. Sanchez suggested a letter be sent to the HOAs inviting them to the next Board meeting
- 136 to share their thoughts on the gate issues.

137 **C. District Manager**

138 There being no report, the next item followed.

139 **D. Operations Manager**

- 140 • Ms. Diaz presented her report to the Board.
- 141 ○ The sidewalk cleaning has been completed. The total project came in under budget
 - 142 at \$42,924.
 - 143 ○ L& P service report is in the agenda package.
 - 144 ○ Pond treatment report is included in the agenda package

- 145 ○ She discussed Aces Tennis request to start a tennis program at Meadow Pointe II
- 146 for children from the ages of 8 to 13 on a Friday afternoon from 4:30 pm to 7:30
- 147 pm.
- 148 ○ This company would like to introduce tennis to the community and is offering a
- 149 discounted rate of \$50 for three hours. They have a head coach, who is PTA
- 150 certified and insured.
- 151 ○ It was questioned whether Ms. Diaz noticed lots of activity during the time frame
- 152 requested. She indicated Friday evenings are usually not busy.
- 153 ○ She indicated Mr. Cohen will prepare the contract.

154

155 **On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all**

156 **in favor, allowing the Tennis Academy to use one of the tennis**

157 **courts for lessons on Friday evenings was approved.**

- 158
- 159 ○ Ms. Diaz discussed the email she received from Mr. Earl McDonald following up
- 160 on an alternative way for their staff hand delivering the newsletter every other
- 161 month.
- 162 ○ Mr. McDonald had a conversation with the Manager at the Oakstead CCD and it
- 163 was noted they have been using the Tampa Bay Times to produce their monthly
- 164 newsletter, advertising and distribution.
- 165 ○ The newsletter can be as large or as small as they need it to be. They will have to
- 166 pay for the mailing of the newsletter which is approximately a few hundred dollars
- 167 a month, but she does not have quotes as yet.
- 168 ○ Ms. Diaz provided the email to the Board and asked they review it and provide their
- 169 feedback on whether the Board would like her to proceed with trying to find an
- 170 alternative means to print and have the newsletter delivered to the residents.
- 171 ○ Currently it takes eight staff members all day to hand deliver the newsletter to all
- 172 residents.
- 173 ○ On Board consensus it was agreed for Ms. Diaz to pursue the Tampa Bay Times
- 174 process.

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177 **TENTH ORDER OF BUSINESS** **Action Items for Board**
 178 **Approval/Disapproval/Discussion**

- 179 **A. Consideration of Resolution 2019-05, Concluding Governmental Conflict**
 180 • Mr. Cline indicated this resolution relates to the sidewalks and will stop the process they
 181 had going on over the sidewalks which they have agreed to accept.

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 183 On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all
 184 in favor, Resolution 2019-05, concluding governmental conflict
 185 resolution procedures with Pasco County was adopted.

- 186
 187 **B. Motion to Assign Fund Balance**
 188 • Mr. Cline stated this is the main balance covering the budget reserves funds.

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 190 On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all
 191 in favor, the motion to assign fund balance as of September 30, 2018
 192 was approved.

194 **ELEVENTH ORDER OF BUSINESS** **Supervisors' Remarks**

- 195 • Ms. Childers thanked the Board.
 196 • Mr. Picarelli spoke with Mr. Cohen and followed up on what was discussed at the last
 197 meeting regarding the landscaping agreement.
 198 • Discussion ensued regarding the landscaping agreement and what areas it covers. Mr.
 199 Picarelli was told it would not help the District to force the County to allow them to take
 200 out the trees. If they want to remove the trees the District will have to do this on their own
 201 and file permits to replant.
 202 • There are 34 trees in this area which would have to be relocated due to the damage they
 203 are causing to the wall. The Board will have to decide what they want to do, and whether
 204 they wish to have the trees removed by the company they selected or find another area
 205 within the community to replant the trees.
 206 • Mr. Picarelli questioned whether the Board wanted him to follow-up with the County about
 207 replanting of the trees on County property, or to replant them somewhere else within the
 208 community, or put this on hold.
 209 • As per Mr. Cohen, the County is not going to bend and if the District wants to remove the
 210 trees, they will have to file permits in a manner in which they are going to replant a tree for
 211 a tree.

- 212 • Discussion ensued regarding making the County accountable for the damages being caused
- 213 to the District property due to the trees.

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Ms. Sanchez MOVED to nominate Mr. Picarelli as Vice Chair, there being no second the motion died.

218 **TWELFTH ORDER OF BUSINESS**

Audience Comments

219 None.

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221 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned at approximately 7:25 p.m.

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229 _____
 Robert Nanni
 230 Secretary

Michael Cline
 Chairman