

**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 January 16, 2019 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:

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|----------------|-------------------------------------|
| Michael Cline | Chairman |
| John Picarelli | Vice Chairman |
| Dana Sanchez | Assistant Secretary |
| Jamie Childers | Assistant Secretary |
| James Bovis | Assistant Secretary (Via Telephone) |

Also present were:

| | |
|--------------------|----------------------------------|
| Robert Nanni | District Manager |
| Andrew Cohen | District Counsel (Via Telephone) |
| Sheila Diaz | Operations Manager |
| Gerry Lynn | Government Liaison |
| Christine Masters | ARC/DRC |
| Diana Cline | Residents Counsel |
| Numerous Residents | |

The following is a summary of the discussions and actions taken at the January 16, 2019 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.

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| On MOTION by Ms. Childers, seconded by Mr. Picarelli, with all in favor, Mr. Bovis was authorized to join the meeting and vote via telephone. |
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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. Cohen will discuss the Suncoast Daycare Litigation.

FIFTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Consideration of a dog park in the community. There are liability issues from a CDD standpoint. There was a dog park a number of years ago, and people were not cleaning up after their dogs. There is a small dog park on Meadow Pointe Boulevard.
- Tree removal trailer in Deer Run is blocking the entrance. If residents see anything like this, they should contact Ms. Diaz, at which time this would be immediately taken care of.
- The *No Fishing* sign on the pond behind 1808 Bradenridge Street has been down for a couple of weeks. A work order was prepared to take care of this.
- Mr. Dennis Smith from the Meadow Pointe I CDD discussed the poor condition of County Line Road, as water cannot percolate underneath the road, causing it to rot from the bottom up. Mansfield Road is also in poor condition, as it is crumbling. The Pasco County Service telephone number is 727-847-2411.

SIXTH ORDER OF BUSINESS

Consent Agenda

- Minutes of the November 7, 2018 Meeting; Minutes of the December 5, 2018 Meeting; and Minutes of the December 19, 2018 Meeting**
- Financial Report as of December 31, 2018**
- Deed Restrictions**

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

Mr. Picarelli MOVED to approve the Consent Agenda, which includes the Minutes of the November 7, 2018 Meeting, Minutes of the December 5, 2018 Meeting, Minutes of the December 19, 2018 Meeting, Financial Report as of December 31, 2018 and Deed Restrictions; and Ms. Childers seconded the motion.

- On 2019-13, the driveway was professionally cleaned at the Board’s direction, but resident must show receipt in this regard.
- On 2018-182, the front door was painted without ARC approval. Ms. Kelly Hernandez from the attorney’s office should send a letter stating they are not in compliance with the ARC.
- On 2019-10, the car is partially parked on the grass. It is brick under the tires, so there is no violation.
- Mr. Bovis mentioned an article about Pasco Road construction, there are two projects for \$100 million. He believes it would be a good idea for the CDD to work with the company to get Meadow Pointe II roads repaired.

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

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

- A. Law Enforcement**
There being no report, the next item followed.
- B. Residents Council**
 - Ms. Cline reported they will not be having the Easter Egg Hunt this year because it is too close to the Spring Fling, which will be held on the first Saturday in May. She requested that people reach out to her to volunteer for the event.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval/Discussion

- D. Suncoast Daycare Litigation**
Mr. Cohen reported on this item.
 - There was insurance, however they reviewed the CDD’s coverage and decided they would not be providing a defense any longer, because the litigation fell under an exclusion.

- Mr. Cohen encouraged the insurance company to retain the law firm of Bryant Miller Olive to defend the District. The law firm agreed to do so and bill the District the same rate they were giving to the insurance company at \$180 per hour with no retainer. The Board must decide whether they want to retain the firm to continue to represent the District. The firm has already prepared a motion to dismiss the complaints.
- A future shade meeting may need to be scheduled at some point.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Bryant Miller Olive was authorized to represent the District for the Suncoast Daycare litigation in the amount of \$180 per hour.

The record shall reflect Mr. Cohen exited the meeting.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports (Continued)

C. Government Liaison

- Frontier is in Lettingwell this week, and they are connecting feeder lines to the main lines so that the next step can be taken. FIOS will be connecting to the individual homes, after which the old lines can be disconnected. After all this takes place, the cables and stand-up boxes can be removed. Completion will take up to two months.
- Frontier is in the process of installing new 5G wireless cable systems with Verizon.
- Mr. Lynn scheduled a meeting with Commissioner Mike Moore on January 29, 2019, and prepared a list of items to discuss with him, including County Line Road, Mansfield Boulevard, signage and marking of the crosswalks and crosswalk signage with lighting.
- Commissioner Mariano will be a speaker at the February 6, 2019 CDD meeting. As many residents as possible should attend this meeting.
- A County-wide survey will be sent out electronically within the next two months to get an opinion on the roads. A decision will not be made until June or July.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review

| <u>Case #</u> | <u>Village</u> | <u>Address</u> | <u>Request</u> | <u>Recommendation</u> |
|---------------|----------------|-------------------|----------------------------|-----------------------|
| 2019-02 | Manor Isle | 1424 Deerbourne | New Roof | Approved |
| 2019-03 | Glenham | 30316 Glenham | New Roof | Approved |
| 2019-04 | Morningside | 29631 Morningside | Walkway & Two Driveways | See Below |
| 2019-05 | Manor Isle | 1442 Highwood | New Roof | Approved |
| 2019-06 | Iverson | 30941 Iverson | New Roof | Approved |
| 2019-07 | Iverson | 1440 Baythorn | New Roof | Approved |
| 2019-08 | Manor Isle | 1307 Deerbourne | Paint Home | Denied |

- On 2019-04, Mr. Cline commented this should be left to the County, as the District has no authority over the driveway, just the structure. The Board decided to get clarification from Ms. Fernandez.
- On 2019-08, the Board decided the request does not conform to the color scheme.

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

- Ms. Masters mentioned residents in Wrencrest and Iverson inquired about installing satellite dishes. Deed Restriction 18 prohibits these. Mr. Cline commented and Mr. Lynn confirmed there is an FCC ruling stating the District cannot prohibit residents from installing satellite antennas.

B. District Manger

- Mr. Nanni reminded Board members to send emails regarding their thoughts or documents to him to protect the Board from Sunshine violations.
- The webmaster is having problems maintaining the website to the Board's specifications. Complete IT may be a better option and a proposal will be presented. Mr. Nanni discussed requirements of finding someone who is certified in ADA-compliant websites.

C. Operations Manager

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

- The original Quit Claim Deed will be sent to Inframark.
- The County Line Road tree removal project is not complete. They need to repair sprinklers and turf areas they destroyed. They will not be paid until the work is complete.
- As a solution for the District's water build-up problem, LMP recommends raising the area with more dirt. The area may have to be re-graded, and this is a County issue.
- The pedestrian gates are in fair condition considering the amount of time they have been around. However, they need to be painted. All gates are functional.
 - Mr. Cline suggested whoever receives the gate bid, it should be a part of the deal they remove the pedestrian gates and powder coat them. Mr. Cline suggested getting a keypad lock to alleviate issues with children losing their keys.
 - Ms. Sanchez is concerned everyone would share the keypad number.
 - A fob is a possibility.
 - The levers should be consistent, as they are all different now. There would be one master key.
- The public access code at the gated villages has been changed for January.
- During the OLM inspection for January, LMP scored a 94%, which is up from last month.
- Mr. Picarelli is in favor of going out to bid on the landscaping contract.
 - Mr. Cline suggested the Board extend LMP's contract, because after the Board is finished with the renovations, LMP will still be around to fulfill the warranty. Board members were in agreement.

Mr. Picarelli MOVED to approve extending LMP's contract for one year from October 2019 at the same cost, and Ms. Sanchez seconded the motion.

- The trees are covered under the planting agreement. However, it would be difficult to get LMP to maintain them if they are no longer the contractor.
- A new landscaper would not warranty the old landscaper's work.
- Mr. Cline would like LMP to revise their contract for review by District Counsel.

There being no further discussion,

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

- There was discussion regarding a Resident Information Guide being printed by an outside company. Ms. Khalil gave Ms. Diaz information on the publisher for Meadow Pointe I's printing company. It is printed on a yearly basis and costs approximately \$1,300 for 3,000 copies. The current guide needs to be updated.

Ms. Sanchez MOVED to approve updating and printing the Resident Information Guide, with printing in an amount not to exceed \$1,500; and Ms. Childers seconded the motion.

- Mr. Picarelli questioned the need for 3,000 copies, but each home needs one.

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. Revision of Parking Regulations at Morningside and Deer Run**
- This has nothing to do with parking on the streets, only across sidewalks and on the tree lawn, which is the area between the sidewalk and the street.
- This responsibility was taken by the CDD from the County.
- A Public Hearing is not necessary.
- The only change would be to remove the word, *gated* and replace it with *all*. District Counsel gave approval for the Board to be able to make this change.
- Ms. Childers suggested informing the public first before making any final decisions. She suggested tabling to the next meeting. Mr. Bovis is of the same opinion.
- The public will be made fully aware of this via the newsletter.
- This is just to have these communities in compliance with the remaining Villages, with the exception of the HOAs.
- The Resolution number needs to be updated.

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, Deer Run and Morningside shall have the same guidelines for parking regulations as other Villages, for the tree lawn and sidewalks.

- B. Approval of the District Engineer to Proceed for Bids on Tree Removal**
- The Board agreed to have the District Engineer proceed for bids on Oak Tree removal on CDD-owned property. Ms. Diaz will follow up.
- C. Project Manager Scope of Work**
- Mr. Picarelli reported on duties of Project Manager. Board discussion ensued.
- Some corrections need to be made.
- A dollar amount should be set in which Ms. Diaz can authorize additional work to be done to avoid any delays. Major modifications would have to be presented to the Board.
- There may be a situation in which an emergency meeting would have to be held.
- The Board decided to table the issue to the next workshop.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Bovis inquired about the gate expenditure, wants to make sure Board is making the right decision. The pedestrian gates do not need to be replaced, according to Ms. Diaz's report. They are not part of the bond. Mr. Bovis is in favor of the District Engineer looking at the pedestrian gates.
- Mr. Picarelli commented the Board had a good meeting today. He sent documents regarding the project manager Board discussion to Mr. Nanni and Ms. Diaz. Mr. Nanni will send a clean copy.
- Ms. Sanchez commented on status report from Ms. Fernandez regarding violations. She requested Ms. Diaz and Ms. Masters follow up on driveway aprons not being in compliance, communicate with insurance company at 30840 Wooley Court to find out what is going on with roof repair, and a fine which remains unpaid.
- Ms. Sanchez will bring up at the next meeting not allowing call-ins by Supervisors.

ELEVENTH ORDER OF BUSINESS

Audience Comments (Comments will be limited to three minutes)

Residents commented on the following items:

- Pedestrian gates need to be ADA-compliant. They need to be levered.
- Signs being placed to effectuate changes being made in Deer Run and Morningside regarding the parking issue.
- The gate access code has been changed at the call box, no one is getting new keys.
- Issues with connections on the roads.
- The parking restrictions.
- Condition of the grass and tree lawns regarding deed restriction violations.

TENTH ORDER OF BUSINESS

Supervisors' Remarks (Continued)

- Ms. Sanchez thanked Ms. Diaz and Mr. Smith and his staff for working together on certain issues.

January 16, 2019

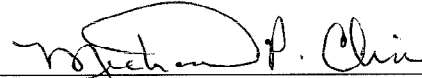
Meadow Pointe II CDD

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Picarelli, seconded by Ms. Childers, with all in favor, the meeting was adjourned at approximately 9:04 p.m.



Michael Cline
Chairman