

**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, February 6, 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:

Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
Jamie Childers	Assistant Secretary
James Bovis	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Christine Masters	ARC/DRC
Gerald Lynn	Government Liaison
Numerous Residents	

The following is a summary of the discussions and actions taken at the February 6, 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.

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. Clinc presented the agenda for the meeting and the following additions were requested:

- The remainder of the meeting will continue until the Commissioner arrives.
- Election of a DRVC volunteer.
- Discussion of maintenance of the tree lawn.
- TECO electric rates.

FIFTH ORDER OF BUSINESS

Guest Speaker: County Commissioner Jack Mariano

The record shall reflect Commissioner Mariano did not attend the meeting.

SIXTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Inclusion of tree lawn for replacement.
- Commencement of parking restrictions.
- Parking restrictions in Colchaven.

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Law Enforcement

- Last month's invoice amounted to \$2,640 for 66 hours.
- There were 133 stops and 145 citations written.
- There is a major issue with Stop Signs in Wrencrest.

B. Residents Council

There being no report, the next item followed.

C. Government Liaison

- The road is not going to open.
- Many residents do not vote.
- The project in Lettingwell is 95% complete. All cable has been put in place in the utility easement. The inner circle has been changed over to the new cable. The outer circle has a secondary issue with the box on Mansfield Boulevard having limited usage, which will be corrected. The District Engineer should become involved, as Frontier did not do their due diligence for this project.
 - There is an entire section of dead plants in Longleaf, and Frontier was out there last doing work. Ms. Diaz will investigate.

- Mr. Lynn commented that Verizon 1, the new cable company, has been out there doing work and they are likely responsible.
- There will be wireless connections to the homes.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

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

- Under item 2019-22 a notification needs to be added regarding cleaning of the walkway to the front door.
 - The decorative area around the mailbox has mold which needs to be removed.
 - The recycle can needs to be removed.

There being no further discussion,

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

NINTH 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>
2019-09	Deer Run		1510 Stetson	New Roof Approved
2019-10	Manor Isle		1307 Deerbourne	Paint Home Approved
2019-11	Wrencrest		30627 Nickerson	New Roof Approved
2019-12	Iverson	1501 Baythorn	New Roof	Approved
2019-13	Glenham		1736 Walcott	New Roof Approved
2019-14	Colchaven		30350 Colehaven	Paint Home Approved
2019-15	Wrencrest		30920 Wooley	New Roof Approved
2019-16	Morningside		29532 Fog Hollow	New Roof Approved

On MOTION by Ms. Sanchez, seconded by Ms. Childers, with all in favor, the Architectural Review Report was approved as presented.

- i. **Status on Updates from Ms. Kelly Fernandez on ARC Violations**
 - Nothing was received yet from Ms. Fernandez.
- ii. **Volunteers for DRVC Committee**
 - There are four interested volunteers.
 - Lawrence Jimenez
 - Reca Grayes
 - Carol Boles
 - Mary Ellen Thomas

Ms. Sanchez MOVED to nominate Mr. Lawrence Jimenez to serve as a DRVC Committee volunteer, and Mr. Picarelli seconded the motion.

- Ms. Sanchez attended the last meeting. Mr. Jimenez is heavily involved with the issues involving his community, Wrencrest, regarding deed restrictions.

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

- Ms. Sanchez commented that Mr. Jimenez will be covered by the CDD insurance policy in the event of litigation.
- Out of the original eight, the four mentioned above attended the meeting and showed the most interest. An alternate is needed, and Ms. Boles was recommended by Mr. Cline.

On MOTION by Ms. Sanchez, seconded by Ms. Childers, with all in favor, Ms. Carol Boles was nominated to serve as an alternate DRVC Committee volunteer.

- Ms. Masters will contact Ms. Boles.

C. Operations Manager

Ms. Diaz presented the Operations Manager’s Report for discussion; a copy of which is attached hereto and made part of the public record.

- The Community Garage Sale will be held on March 23, 2019. Mr. Cline reminded staff to advertise as much as possible.
- A resident’s vehicle was vandalized in Glenham, and she suggests the person may have gotten through the unlocked pedestrian gate. Two residents are suggesting the gate be locked. Ms. Sanchez would like to hold off on doing this, as school children use the gate and it may become problematic. She recommends discussing this at a meeting to get more consensus from the community. The two residents should petition the community to get more feedback.
- The Board was in consensus that exceptions should not be made for Anand Vihar, as property owners are not even given this exception.
- Ms. Diaz is seeking Board approval for a Facility Use Agreement for use of the clubhouse from the Pasco County Supervisor of Elections.

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Facility Use Agreement for use of the clubhouse, from the Pasco County Supervisor of Elections for a special primary and general elections for State House 38 to fill the vacancy created by State Representative Burgess appointment to the Department of Veterans Affairs on Tuesday, April 9, 2019 and Tuesday, June 18, 2019, was approved.

There being no further discussion,

On MOTION by Mr. Picarelli, seconded by Mr. Bovis, with all in favor, the Operations Manager’s Report was accepted as presented.

TENTH ORDER OF BUSINESS

Approval/Disapproval

- A. Resolution 2019-06, Parking Restrictions**
- C. Parking Enforcement on Sidewalks and Tree Lawns**
 - The Resolution includes the Villages of Deer Run and Morningside.

Ms. Sanchez MOVED to adopt Resolution 2019-06, Adopting a Revised Policy Regarding Parking in Certain Areas Located Within the District Boundary; Providing for Conflicts, Severability and an Effective Date; and Mr. Picarelli seconded the motion.

- Enforcement was discussed. A staff employee goes around once or twice per week and writes up violators. It is not enforced on a daily basis, as there are not enough staff members available.
- Resident complaints are accepted.
- Notices are being put on vehicles, and a letter is sent with a photo.
- Ms. Diaz gets little feedback.
- Ms. Diaz keeps a log and after the third time, the vehicle is towed. Not many vehicles have been towed.
- Ms. Childers believes more residents are going to want to pave their yards in response to this Resolution. The County may not authorize this action.
 - Mr. Lynn commented the County will only require a permit if the resident is going to enlarge the apron into the street, but from the driveway to the home, there are no requirements.
 - The driveways are on the personal property and the County does not require a permit.
- Many residents have more than two vehicles.

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

- Ms. Diaz will give notice to all residents in Deer Run and Morningside and appropriate notice will be given on social media.
- Residents should be notified they may be towed.
- D. Update on Progress of Bids from Lighthouse Engineering**
 - Mr. Foran prepared a draft based on the scope of work which is to be reviewed by Mr. Cohen before he sends it out.
- E. Discussion of Maintenance of the Tree Lawn**
 - Residents are responsible for mowing the back of their properties to the pond.

- With the CDD owning the tree lawn, there is nothing stated regarding who is responsible for mowing it. This needs to be addressed and put in writing.
- Mr. Cline will send a request to Mr. Nanni to review with Mr. Cohen.
- Better clarification is needed for maintenance of sidewalks.
- Easements were addressed. The CDD has the right to access the easements on private properties.
- Residents should be responsible for sidewalks and aprons.

F. TECO Electric Rates

- Mr. Bovis commented there have been both increases and decreases, representing an 8% savings to the District.
- Commercial and industrial bills are decreasing 8% to 10%.
- TECO is currently going through the neighborhoods and replacing the meters. Power will go out briefly when they change the meter.

ELEVENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Bovis thanked all who attended the meeting, and expressed his pleasure about being back to the meeting in person.
- Mr. Lynn provided the following comments:
 - He discussed his conversation with the Commissioner regarding paving on Mansfield and County Line Road. The earliest County Line Road will be re-paved is the summer of 2021.
 - Commissioner Moore indicated to Mr. Lynn he would investigate Mansfield Boulevard potholes.
 - The homeowner should be maintaining these areas.
 - He inquired about signage for the new parking restrictions.
 - ADA restrictions are getting tighter.

TENTH ORDER OF BUSINESS

Approval/Disapproval (Continued)

B. Status of Trees, Sod and Sidewalk Repair on County Line Road

- The trees were re-planted.
- The stumps were ground down.
- The cracked sidewalks were repaired.


- A-Z could not repair the broken water line, so they agreed to allow LMP to repair it, and LMP billed them directly.
- A-Z did not believe they were responsible for replacing the sod since the area was very wet.
- A-Z gave a good price for the tree removal and filed the permits.
- The tree lawn in question is owned by the County.
- All projects going forward should have a contract in place, which is to be reviewed by the attorney.
- The areas in which the trees were placed incorrectly, have patches which need to be re-sodded.
- All final contracts should be reviewed by Mr. Cohen.

TWELFTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

There being no further business,

On MOTION by Ms. Childers, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned at approximately 8:00 p.m., and the Board proceeded to a Workshop.


Michael Cline
Chairman