

**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 20, 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:

| | |
|--------------------|--------------------|
| Robert Nanni | District Manager |
| Sheila Diaz | Operations Manger |
| Gerald Lynn | Government Liaison |
| Christine Masters | ARC/DRC |
| Numerous Residents | |

The following is a summary of the discussions and actions taken at the February 20, 2019 Meadow Pointe II Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Mr. Cline called the meeting to order.

Call to Order

SECOND ORDER OF BUSINESS

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

Roll Call

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Additions or Corrections to the Agenda

Mr. Cline presented the agenda for the meeting and the following item was requested:

- Discussion of Sod.

FIFTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Mr. Lynn was told the Crepe Myrtles on Mansfield Boulevard are still being trimmed.
- Speeding on Wrencrest Drive, which includes a school bus. The resident was advised to contact Pasco County Schools and report the bus. The resident suggested more signage. The only enforcement is for the police officer to continue writing tickets.
- Tree removal program in Iverson. A resident is requesting removal of a tree which is blocking the street light and damaged the sidewalk.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Minutes of the November 7, 2018 Workshop, Minutes of the January 2, 2019 Meeting and Workshop, and Minutes of the January 16, 2019 Meeting**
- B. **Financial Report as of January 31, 2019**
- C. **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,

Ms. Childers MOVED to approve the Consent Agenda, which includes the Minutes of the November 7, 2018 Workshop, Minutes of the January 2, 2019 Meeting and Workshop, Minutes of the January 16, 2019 Meeting, Financial Report as of January 31, 2019 and Deed Restrictions, and Mr. Picarelli seconded the motion.

- Ms. Sanchez discussed changes to the Deed Restrictions Report.
 - Under 2019-41, the lattice needs to be removed.
 - Under 2019-42, the car appears to be stored there, as there are blocks there. There is no issue with the cover. The vehicle cannot be stored on the driveway. It can be suggested to move the blocks. A letter will be sent.

- Under 2019-43, the numbers need to be cleaned or replaced. The numbers cannot be painted.
- Under 2019-44, the mailbox numbers need to be cleaned.
- Under 2019-48, the numbers need to be brass.
- Under 2019-50, six fence slats need to be replaced and the fence power washed.
- Under 2019-51, the mailbox needs to be cleaned and painted.
- Photos of homes should be taken from across the street in order to be able to view the entire home.

There being no further discussion,

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

SEVENTH ORDER OF BUSINESS

Non-Staff Reports

A. Law Enforcement

- The officer is focused on speeders, as this is a significant issue in the community.
- Pasco County comes in with a marked vehicle to do some tracking control.
- The school zone was discussed.

B. Residents Council

There being no report, the next item followed.

C. Government Liaison

- The traffic light on Sandpine cycles off to red, whether or not a car is passing. The County Traffic Department imposed an automatic cycling time to slow down traffic due to speeders.
- Mr. Lynn received an email from Commissioner Moore in which he indicated the paving on County Line Road should be done in 2021, instead of 2022.
- There are no plans to pave Mansfield at this time, but the Commissioner is investigating having this paving done at the same time as County Line Road.
- Pasco County refuses to use flashing lights at crosswalks at this time due to cost.
- Frontier expects to complete splicing of cable for the outer ring of Lettingwell Circle by tomorrow. The entire community should be turned over to the new cable by the end of next week.

- Representative Gus Bilirakis would like to attend a future CDD meeting to address the community.
- Commissioner Jack Mariano was apologetic about not attending the last meeting, but he is still interested.

EIGHTH ORDER OF BUSINESS

Reports

| <u>Case #</u> | <u>Village</u> | <u>Address</u> | <u>Request</u> | <u>Recommendation</u> |
|----------------------|-----------------------|-----------------------|-----------------------|------------------------------|
| 2019-17 | Glenham | 30323 Ingalls | New Roof | Approved |
| 2019-18 | Glenham | 30317 Ingalls | New Roof | Approved |
| 2019-19 | Glenham | 30328 Glenham | New Roof | Approved |
| 2019-20 | Morningside | 29748 Morwen | Paint Home | Approved |
| 2019-20 | Morningside | 29748 Morwen | Rescreen Lanai | Approved |
| 2019-21 | Iverson | 30433 Iverson | Install Shutters | Approved |
| 2019-22 | Glenham | 30313 Glenham | New Roof | Approved |
| 2019-23 | Iverson | 30845 St. Vincent | Screen Room | Approved |

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

B. District Manager

- The new bond funding was discussed. The Accounting Department will either provide updated January Financial Statements, or it will be noted in the February Financial Statements, depending on when US Bank provides the information.

C. Operations Manager

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

- Ms. Diaz needs Board approval to pay the A-Z invoice in the amount of \$17,400.
 - Mr. Picarelli commented the work is complete by what they stated they would do on the invoice.
 - The money was approved by the Board to pay.
 - A-Z paid a company to repair the sprinklers.

Mr. Picarelli MOVED to pay the invoice from A-Z Tree Service LLC in the amount of \$17,400, and Ms. Childers seconded the motion.

- Mr. Cline is opposed to paying the invoice because A-Z failed to contact the CDD regarding the damage they caused.
- Deer Run and other residents are unhappy with the look, which means the CDD will have to pay to make everything right.
- Mr. Cline would like the invoice to go to Mr. Cohen and have him make a determination whether the District has to pay this invoice, or what to do to recoup the cost of putting down the sod.
- The sidewalks are between A-Z and the County, since they are County sidewalks. It is actually going to fall back to the CDD to repair the sidewalks since the CDD has a maintenance agreement with the County.
- Ms. Sanchez does not believe the CDD has recourse in this situation since there is only a quote for the work to be done. She believes they should speak to Mr. Cohen about replacement of the sod.
- Although Mr. Picarelli agrees with Mr. Cline, it will be costly to the District for Mr. Cohen to investigate this. There is no contract.
- A-Z does not believe they are liable to repair the sod and turf because it was a wet and swampy area.

There being no further discussion,

On VOICE vote with Mr. Picarelli, Ms. Sanchez, Ms. Childers and Mr. Bovis voting aye, and Mr. Cline voting nay, the prior motion was approved.

- Ms. Diaz presented a proposal from LMP in the amount of \$3,210 to install spring Annuals.
 - Mr. Picarelli wants to ensure there will be enough Annuals to cover the areas for which there was an issue the last time in Wrencrest and Covina Key.

Mr. Picarelli MOVED to approve Estimate 51858 from LMP in the amount of \$3,210 to install spring Annuals, and Ms. Childers seconded the motion.

- The flowers at the Longleaf exit appear to be dead. Ms. Diaz will investigate.
- The Annuals will go in next week and will not be affected by the work to be done.

There being no further discussion,

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

- Mr. Cohen is in the process of reviewing Addendum #2 to the LMP contract.
- Mr. Bovis commented on items missing from the Project Manager job description.
 - Mr. Foran will attend the next meeting and answer questions.

NINTH ORDER OF BUSINESS

Action Items for Board Approval/Disapproval/Discussion

A. Discussion of Sod

- Mr. Cline would like to take action to get the sod laid down in the area A-Z did not take care of.
- Mr. Picarelli suggested seeding the area instead of sodding. A hard rain will wash away the seed because the area is sandy.
- Mr. Picarelli suggested there may be drainage issues there due to poor grading.
- A-Z presented an estimate to grade the area and put in sod for \$10,000. Ms. Diaz believes this is too high and would like to get more estimates. LMP could do the work and guarantee it.
- All work done by LMP will be guaranteed through October, when the contract is up for renewal, but the District is in the process of approving their contract until 2020.
- LMP's estimate to replace the damaged sod is \$9,290. This includes grading. There needs to be recourse with LMP if the grading does not work out. The entire area is not being re-graded. The sod is the most expensive item on the estimate at

\$6,650. Mr. Picarelli suggested speaking to LMP to determine exactly what is included and make a decision at the next meeting.

- Ms. Childers suggested the grading may not make an impact on the repair.
- Mr. Cline is of the opinion the grading must be done.
- There already are drains in this area.
- Ms. Sanchez believes three quotes are needed.
- Mr. Bovis suggested signage for vehicles not to drive there, but the County will have to put up the signs.
- Ms. Diaz will obtain three bids and present them at the next meeting.

TENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Cline received several emails regarding enforcement of the new parking regulations. They want to know what the CDD is going to do. Mr. Cline responded the CDD will report anything to the clubhouse. Mr. Cline suggested hiring a towing company.
 - Ms. Childers suggested towing only in the event the vehicles are repeat offenders.
 - The policy is to send a letter first.
 - Enforcement cannot take place when the clubhouse is not open.
- Ms. Sanchez asked Ms. Diaz if she received the reimbursement checks for the damage done to Covina Key monument and Longleaf gates. Ms. Diaz indicated a reimbursement was sent for Covina Key, but she will have to check on Longleaf. Ms. Sanchez wants to ensure they covered the entire expense for Covina Key.
- Mr. Bovis discussed street parking. He is not in favor of the statement on the signage.
- Mr. Bovis indicated trash removal per home increased by 26 cents.
- Mr. Bovis discussed Commissioner Mariano attendance. Mr. Lynn suggested he be asked to speak at another meeting, at which time he may apologize for missing the other meeting.
- Mr. Cline suggested the trash bins be put back on driveways and not on street. Mr. Bovis was asked to call the appropriate person.

ELEVENTH ORDER OF BUSINESS

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

Residents commented on the following items:

- Oakstead CDD paving project and RIPA.
- Enforcement of parking. Mr. Lynn suggested residents should be able to send photos to staff, not just CDD staff. A staff member still needs to verify the situation.
- The amount of rental properties which may affect the parking resolution. A letter is sent to the owner and the person on the deed for the property.

TENTH ORDER OF BUSINESS

Supervisors' Remarks (Continued)

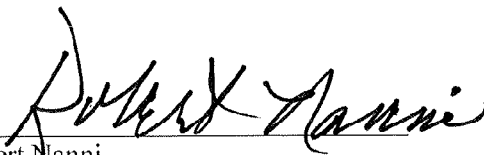
- The asphalt in the Villages is currently only one inch thick. Therefore, the estimates may have to increase.
- The concrete at the entranceways may have to be broken up.
- The small blue markers which identify location of the fire hydrants may also have to be replaced.
- Ms. Sanchez discussed issues with the keypad earlier today.

TWELFTH ORDER OF BUSINESS

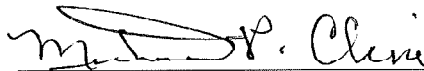
Adjournment

There being no further business,

On MOTION by Mr. Picarelli, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned at approximately 8:45 p.m.



 Robert Nanni
 Secretary



 Michael Cline
 Chairman