

**Meadow Pointe II
Community Development District**

August 7, 2019

AGENDA PACKAGE

Meadow Pointe II Community Development District

Inframark, Infrastructure Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

July 31, 2019

Board of Supervisors
Meadow Pointe II
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe II Community Development District followed by a workshop will be held **Wednesday, August 7, 2019**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida. Below is the agenda for the meeting and following workshop:

Regular Meeting

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
4. **Additions or Corrections to the Agenda**
5. **Audience Comments (Comments will be limited to three minutes.)**
6. **Non-Staff Reports**
 - A. Law Enforcement
 - B. Residents Council
 - C. Government Liaison
7. **Consent Agenda**
 - A. Deed Restrictions/DRVC
8. **Reports**
 - A. Architectural Review
 - B. Operations Manager
9. **Approval/Disapproval/Discussion**
 - A. Consideration of Resolution 2019-11, Relating to the 2018 Capital Improvement Plan
10. **Supervisor Comments**
11. **Adjourn the Regular Meeting and Proceed to a Workshop**

Board Workshop
Agenda Items for Board Discussion
(No Motions/Votes Accepted. Board Discussions Only.)

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Installation of Post to Prevent Mailboxes from Being Knocked Over
 - B. Joint Use Agreement
 - C. Irrigation Contract for Lettingwell
 - D. Guidelines for Grill Area
 - E. Acceptance of Checks/NSF Fees
 - F. Site Locations
 - i. Pool
 - ii. Splash Pad
 - iii. Relocation of Grill Area
 - iv. Use of New Lot (Maintenance, Joint Use Facility, Inside Recreation, Meeting Room)
- 3. Audience Comments (Comments will be limited to three minutes.)**
- 4. Adjournment**

Only items contained in the regular meeting will be voted on. A motion and a second must be made prior to any discussion. Each Supervisor will be given two minutes to make remarks; a second two-minute round will be given for rebuttal; after which a vote on the motion will be made. If there is not a second, the motion will die and no further discussion will be had.

Items listed for discussion during the workshop will be brought to the floor by the Chairman and each Supervisor will have three minutes to discuss the issue, a second two-minute round will be given for rebuttal; after which a vote will be taken only for the purpose of determining whether or not the issue has support to proceed to the floor under New Business at the next full staff meeting. If there is not sufficient support for the issue, it will be tabled until a later discussion can be had. Only items on the agenda will be discussed and there will be no additional New Business.

Sincerely,

Robert Nanni

Robert Nanni
District Manager

Ninth Order of Business

9A.

RESOLUTION 2019-11

A RESOLUTION OF THE GOVERNING BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE DISTRICT’S 2018 CAPITAL IMPROVEMENT PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District, (“District”), is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of financing, planning, establishing, constructing, operating and maintaining infrastructure systems, facilities, and services, (collectively “Improvements”), as provided for in the District’s 2018 Capital Improvement Plan, (“CIP”); and,

WHEREAS, the District has or is entering into various construction contracts for the construction and installation of the Improvements required under the CIP, (the “Construction Contracts”), which Construction Contracts require payment of costs and expenses associated therewith by the District, (the “CIP Costs”); and,

WHEREAS, the CIP Costs are paid by the District through its trustee, U.S. Bank, National Association, (“Trustee”), pursuant to a Master Trust Indenture, as supplemented from time to time, by and between the District and Trustee, (the “Trust Indentures”), and pursuant to a form of requisition, attached thereto to the Trust Indentures, and authorized therein, (the “CIP Requisition Forms”); and,

WHEREAS, the District at the time of financing the CIP, executed a “Certificate of District” attached hereto as **Exhibit “A”** and incorporated herein (the “Certificate”); and,

WHEREAS, the District desires to update the officer structure referenced in the Certificate to reflect the current Board appointments and further reaffirms that it appoints the Chairman and Vice Chairman, respectively, to execute any and all CIP Requisitions Forms for the payment of CIP Costs associated with and arising out of the Construction Contracts; and,

WHEREAS, the District reaffirms the authority of the District Engineer to execute and submit CIP Requisition Forms, for payment of the CIP Costs associated with and arising out of the Construction Contracts, to Trustee for processing and payment of same; and,

WHEREAS, the District authorizes the Trustee to remit payment as set forth in the CIP Requisition Forms and to rely on the District’s actions, authority and authorizations, as provided for herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The above recitals are true and correct and are hereby incorporated herein.

SECTION 2. The District does hereby update the Certificate, attached hereto as **Exhibit “A”** as follows:

Section 2 of the Certificate shall be revised to reflect:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Michael Cline	Chairman	11/2020
John Picarelli	Vice Chairman	11/2020
Dana Sanchez	Member	11/2022
James Bovis	Member	11/2022
Jamie Childers	Member	11/2022

Section 3 of the Certificate shall be revised to reflect:

<u>Name</u>	<u>Title</u>
Michael Cline	Chairman
John Picarelli	Vice Chairman
Dana Sanchez	Assistant Secretary
James Bovis	Assistant Secretary
Jamie Childers	Assistant Secretary
Robert Nanni	Secretary

SECTION 3. The District does hereby reaffirm, authorize and appoint the Chairman and Vice Chairman, respectively, to execute the CIP Requisition Forms associated with and arising out of the Construction Contracts for payment by Trustee of the CIP Costs.

SECTION 4. The District does hereby reaffirm, authorize and appoint the District Engineer to execute the CIP Requisition Forms associated with and arising out of the Construction Contracts for payment by Trustee of the CIP Costs, and submit same to the Trustee for processing and payment.

SECTION 5. The District does hereby authorize the Trustee to rely on District actions taken hereunder and District authority described herein to process and remit payment of CIP Costs pursuant to the CIP Requisition Forms.

SECTION 6. The District, at its option, may ratify and confirm all actions taken by the Chairman or Vice Chairman and District Engineer hereunder at a later meeting date.

SECTION 7. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 8. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

APPROVED, PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**MEADOW POINTE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman, Michael Cline

By: _____
Vice Chairman, John Picarelli

CERTIFICATE OF DISTRICT

The undersigned, as Chair and Assistant Secretary, respectively, of the Board of Supervisors of Meadow Pointe II Community Development District (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Section 8(c)(5) of the Bond Purchase Agreement, dated October 24, 2018, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of \$8,425,000 aggregate principal amount of Special Assessment Bonds, Series 2018 (the "Bonds"), as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such terms in the Bond Purchase Agreement):

1. Michael Cline is the duly appointed and acting Chair of, and Robert Nanni is the duly appointed and acting Secretary to, the Board of Supervisors of the District, authorized by the Board of Supervisors of the District pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected, qualified and acting members of the Board of Supervisors of the District:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Michael Cline	Chair	11/2020
Dana Sanchez	Vice Chair	11/2018
John Picarelli	Member	11/2020
Glen Aleo	Member	11/2018
James Bovis	Member	11/2018

3. The following named persons are the only designated, elected or appointed, qualified and acting officers of the Board of Supervisors of the District, holding the office of appointment set forth opposite their names, respectively:

<u>Name</u>	<u>Title</u>
Michael Cline	Chair
Dana Sanchez	Vice Chair
John Picarelli	Assistant Secretary
Glen Aleo	Assistant Secretary
James Bovis	Assistant Secretary

Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board of Supervisors of the District holding the office set forth opposite his/her name, and if required to file an oath of office, has done so.



4. The seal, an impression of which appears below, was duly adopted by the District as its official seal and is the only legally adopted, proper and official seal of the District.

5. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on June 20, 2018 and October 3, 2018, duly adopted Resolution No. 2018-10 and Resolution No. 2019-1, respectively, true and correct copies of which are attached hereto (together, the "Bond Resolution"), which Bond Resolution remains in full force and effect on the date hereof.

6. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on June 20, 2018, duly adopted Resolution No. 2018-08, Resolution No. 2018-09, and on August 15, 2018, Resolution No. 2018-13 as well as on October 29, 2018, Resolution No. 2019-02, respectively, true and correct copies of which are attached hereto (collectively, the "Assessment Resolutions"), which Assessment Resolutions remain in full force and effect on the date hereof.

7. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes related to the imposition, levy, collection and enforcement of the Series 2018 Special Assessments.

8. Upon authentication and delivery of the Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolution, the Assessment Resolutions or the Indenture.

9. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

10. The District has complied with all the agreements and satisfied all the conditions on its part to be complied with on or before the date hereof for delivery of the Bonds pursuant to the Bond Purchase Agreement, the Bond Resolution and the Indenture.

11. To the best of our knowledge, since the date of the Official Statement, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Official Statement, incurred any material liabilities other than as set forth in or contemplated by the Official Statement.

12. To the best of our knowledge, the statements appearing in the Official Statement did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning the Insurer or The Depository Trust Company or its book-entry only system. Subject

to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Official Statement, as of its date or as of the date hereof contained an untrue statement of a material fact, or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

13. Except as set forth in the Official Statement on the date hereof, no litigation or other proceedings are pending or to the knowledge of the District threatened in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds or the imposition, levy and collection of the Series 2018 Special Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Bonds, (b) questioning or affecting the validity of any provision of the Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents, and the Series 2018 Special Assessments, as those documents are defined in the Bond Purchase Agreement, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or affecting the Series 2018 Special Assessments, (f) contesting the accuracy or completeness of the Preliminary Official Statement or the Official Statement or any amendment or supplement thereto, (g) contesting the exclusion of interest on the Series 2018 Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Bonds and the interest thereon under Florida law or the legality for investment therein.

IN WITNESS WHEREOF, we have hereunder set our hands this 31st day of October, 2018.



By: Michael P. Cline
Michael Cline
Chair, Board of Supervisors
Meadow Pointe II Community Development
District

By: Robert Nanni
Robert Nanni,
Secretary to Board of Supervisors
Meadow Pointe II Community Development
District