

**Meadow Pointe II
Community Development District**

December 7, 2022

AGENDA PACKAGE

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/86472751831?pwd=NWFReEc5WE43UjVLcWhSYXNGd2o4QT09>

Meeting ID: 864 7275 1831

Passcode: 976780

Call In #: 1-929-205-6099

**The Agenda Package contains draft documents
which are subject to change pending Board
approval at the Meeting.**

Meadow Pointe II Community Development District

Inframark, Community Management Services

210 North University Drive Suite 702, Coral Springs, Florida 33071

Phone: 954-603-0033 Fax: 954-345-1292

November 30, 2022

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 will be held **Wednesday, December 7, 2022**, at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida, and via Zoom Video Communications. Following is the agenda for the meeting and following workshop:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Organizational Matters**
 - A. Oath of Office for Newly Elected Supervisors Via General Election (Seats 2, 3 and 4)
 - B. Election of Officers (Resolution 2023-02)
- 5. Additions or Corrections to the Agenda**
- 6. Audience Comments (Comments will be limited to three minutes.)**
- 7. Non-Staff Reports**
 - A. Residents Council
 - B. Government/Community Updates
- 8. Consent Agenda**
 - A. Approval of the Minutes of the August 3, 2022 and September 7, 2022 Meetings
 - B. Deed Restrictions/DRVC
- 9. Reports**
 - A. Architectural Review
 - B. District Counsel
 - C. District Engineer
 - D. Operations Manager
- 10. Approval/Disapproval/Discussion**
- 11. Audience Comments (Comments will be limited to three minutes.)**
- 12. Supervisor Comments**
- 13. Adjourn the Regular Meeting and Proceed to a Workshop**

Meadow Point II C.D.D.
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Board Workshop
Agenda Items for Board Discussion
(No Motions/Votes Accepted. Board Discussions Only)

- 1. Call to Order**
- 2. Items for Discussion**
- 3. 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 fail and no further discussion will be had.

Items listed for discussion during the workshop will be brought to the floor by the Chairperson 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

Fourth Order of Business

4B

RESOLUTION 2023-02

**A RESOLUTION ELECTING OFFICERS OF THE
MEADOW POINTE II COMMUNITY DEVELOPMENT
DISTRICT BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Meadow Pointe II Community Development District at a regular business meeting held December 7, 2022, following General Election desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
<u>Robert Nanni</u>	Secretary
_____	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 7TH DAY OF DECEMBER, 2022.

Chairperson

Robert Nanni
Secretary

Eighth Order of Business

8A

**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, August 3, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Dana Sanchez	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Sheila Diaz	Operations Manager
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. 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

The following items were added to the Agenda under *Action Items for Board Approval/Disapproval/Discussion*:

- Item 9 – Discussion of Mainscape Irrigation Proposal was placed before Architectural Review.

FIFTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- Overgrowth of the conservation area near Longleaf. Ms. Diaz noted she will have staff look at it.
- Sidewalk pressure washing.
 - Ms. Childers noted they will do this after sidewalk repairs are done.
- September 17th Keep Pasco Beautiful is having an event and they will coincide the next trash walk with the event.
- DRC procedures. Discussion ensued on DRC and consistency.

SIXTH ORDER OF BUSINESS

Non-Staff Reports

A. Residents Council

- Ms. Childers noted she had requested a Treasurer's Report. Ms. Wright stated she would be out of town until after this meeting; she will follow up with Ms. Wright when she returns to try to get it as soon as possible.
- Ms. Childers noted she asked a Supervisor at MPI what their Residents Council is doing and was told they are no longer self-sustaining; they no longer have a bank account and have eliminated all their funds. MPI CDD had decided to schedule and pay for all the events with the Residents Council being responsible for organizing and setting them up. An option for MPII is to decide whether they want the Residents Council to be self-operating or if they want events to be CDD-sponsored with the Residents Council coordinating it.

B. Government/Community Updates

- Discussion ensued on bicycle lane signage on Mansfield Boulevard where the bicycle lane ends.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Deed Restrictions/DRVC

On MOTION by Mr. Signoretti, seconded by Mr. Picarelli, with all in favor, the Consent Agenda was approved. (4-0)

NINTH ORDER OF BUSINESS

Approval/Disapproval/Discussion

A. Discussion of Mainscape Irrigation Proposal

- Mr. Zane Stoneman, Regional Irrigation Manager for Mainscape, and Mr. Brandon Whaley, Account Executive introduced themselves.
- Mr. Stoneman noted he updated the items that were on the initial list to reflect today's labor and market prices. He outlined the proposal.
 - The final item (control systems) is to be discussed as he was unsure what direction the community wanted to go.
 - Filtration at water meters.
 - Pressure regulation.
 - Rain/freeze sensors on controllers.
 - Zone mapping.
- Discussion ensued on the irrigation system, smart controllers and updating the system. Ms. Childers noted they would be talking about the budget at the workshop and will figure out some things they want to do.

The record will reflect at 7:06 p.m. Ms. Darner joined the meeting.

EIGHTH ORDER OF BUSINESS

Reports

A. Architectural Review Discussion Items

There being no report, the next item followed.

B. District Counsel

- Ms. Childers reported an email was received from Mr. Nanni noting that MPIII asked if they would be willing to hold a second joint meeting on September 14th at 6:30 p.m. and moving the September 7th meeting. Mr. Cohen responded that his office would be available to come if the Board decided to do that.
 - Ms. Childers reported Mr. Cohen has emailed Ms. Katie Saltzman regarding dates for the shade meeting but has received no response.
 - Discussion ensued on a joint meeting and the shade meeting. Ms. Childers will let Mr. Cohen and Mr. Nanni know they would like to schedule a shade meeting prior to having a joint meeting with the MPIII Board.
- Ms. Childers addressed the SOLitude contract and increases. The April 2018 contract which renewed automatically did not have anything written into it agreeing

to a 3% increase annually. Mr. Cohen recommended having a new agreement which is more specific than the prior one.

- Ms. Diaz noted the invoices they received for February - \$5,219, March - \$5,376 and April - \$5,537. They need to figure out why they are increasing each month. All correspondence from SOLitude goes to the management company and the CDD needs to be copied.
- Ms. Diaz to contact SOLitude regarding the increases and letting them know they are bound by the contract.
- Frontier has noted in an email that they have finished the splicing in Longleaf and all the drops have been rerouted. They should be going into Longleaf to remove the old dead cable, conduit and vaults between the sidewalk and curb, once this is done, they can start the tree replacements.
- C. District Engineer**
 - Mr. Picarelli noted they received an email about the sidewalks and included the Aquatics Engineer.
 - Ms. Childers noted they received emails from the District Engineer regarding the sidewalks. Ms. Diaz found there were a few emails that have been sent to her from the FAC and Rick that have gone into her junk mail. Ms. Childers is meeting with Mr. Dvorak and Rick tomorrow morning at 10:00 a.m. to go over some of the items that were not originally included. They have found the reason for so many addendums are that when Rick walked the RFP he only looked for what was on the RFP and did not look to add anything that had come up since. She has reviewed the breakouts for the Villages provided by Ms. Diaz and with the original and additional charges all Villages were under their reserve and unassigned cash.
 - Ms. Sanchez noted there are a number of sidewalks in Iverson that have not been marked or pointed out from FAC as needing repair. Who is going to figure out the areas that need to be repaired before they leave Iverson?
 - Ms. Childers noted she can walk the area with them tomorrow. Once they receive areas to be resolved, Mr. Lavery needs to take pictures for documentation of the repairs that need to be done. What does the Board

want to give Ms. Diaz for authorization for the repairs? Do they want to do a blanket authorization or give a limit?

- Mr. Picarelli noted they should give her the blanket authorization.
- Ms. Sanchez noted as long as they are documenting the repairs needed.
- Ms. Childers noted she would like FAC to give them a list of all areas that they believe need repair, provide it to the Clubhouse and have Mr. Lavery document with pictures, and once documented Ms. Diaz can give the approval that those areas can be repaired.
- Mr. Lavery to document and mark the areas.
- The Board discussed the scope of work for the lap pool. Pricing cannot be provided unless they know if they are doing a five-lane pool, a therapy pool or any other type of pool; it changes what the total cost is going to be and the amount of the design because of the size of the pool. The Board needs to come to consensus and agreement on what they want for the pool.
 - The consensus of the Board is to have them provide quotes for designs for the original five-lane requested and a six-lane with additional restroom needed.

D. Operations Manager

Ms. Diaz presented her report for discussion, a copy of which was included in the full agenda package.

- Mr. Picarelli addressed the walk-through noting they barely passed. There were things noted that need to be addressed before the next walk-through on September 1, 2022. Additionally, there are a couple trees by Covina Key that were struck by lightning and need to be removed.
- Ms. Diaz reported Metro Gates is the new gate company starting August 1, 2022. They had the plumber repair a broken pipe in the wall between the men's restroom and the library. As requested by Ms. Childers she asked for a quote for additional shutoff valves and the plumber stated he cannot do it due to the pipes.
 - The Board discussed the need to re-pipe the Clubhouse to avoid having to shut down the whole building if there is a leak. Mr. Picarelli suggested getting a plumbing company to find the lines that run into the buildings and

figure out how to put shutoff valves on those lines. Ms. Diaz will see if it is possible to get quotes for shutoff valves per building.

- Ms. Diaz reported on the court resurfacing. With it being a multi-purpose court, they need a policy for what they will allow – bikes, skateboards, scooters?
 - The Board addressed and it was requested Ms. Diaz determine the increased insurance liability costs for different activities.
- School is starting next week, and traffic will increase. The Board discussed opening the Wrencrest and Iverson Gates with the consensus being to keep them closed.
- Ms. Childers addressed the fuel surcharge for the pool company. She noted with fuel costs decreasing she does not feel they need to continue to pay the surcharge. She suggested asking if they intend to continue charging the fuel surcharge, and if so, they need to look at other pool companies to see what they would charge.
- The Board discussed Morningside easements and sending letters to all homes blocking the easements that they have 14 days to move the obstruction.
 - Ms. Childers addressed contacting the resident who states he has damage to his property to determine whether the damage is on his property or within the 15-foot easement.
- Ms. Sanchez addressed the proposal from Mainscape. She suggested reaching out to Mr. Wood to determine what steps they need to take to begin upgrading the landscape and start planning for it.
 - Ms. Diaz suggested the Board consider doing the zone mapping.
 - The Board discussed having a budgeted reserve for irrigation.

TENTH ORDER OF BUSINESS

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

Audience members commented on the following items:

- Crosswalks.
- Joint meeting with MPIII.
- Why are Non-HOA Villages deed restriction funds increasing?
 - Ms. Childers noted there was a 15% markup across the board, and they are now going back and editing it.

- Parking at Wrencrest and a suggestion to install the split rail fence or large boulders on both sides to prevent parking in the grass.

ELEVENTH ORDER OF BUSINESS

Supervisors' Remarks

- Mr. Signoretti addressed the first meeting with MPIII and MPII having communicated what they wanted.
- Mr. Picarelli further addressed the meeting with MPIII.
- Mr. Picarelli addressed mailboxes.
- Ms. Darner further addressed mailboxes.
 - Ms. Childers will have it added to the next agenda.

TWELFTH ORDER OF BUSINESS

Adjourn the Regular Meeting and Proceed to a Workshop

There being no further business,

On MOTION by Ms. Sanchez, seconded by Mr. Picarelli, with all in favor, the meeting was adjourned at 8:50 p.m., and the Board proceeded to a Workshop. (5-0)
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Jamie Childers
Chairperson

**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, September 7, 2022 at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Present and constituting a quorum were:

Jamie Childers	Chairperson
John Picarelli	Vice Chairman
Nicole Darner	Assistant Secretary
Robert Signoretti	Assistant Secretary

Also present were:

Robert Nanni	District Manager (Via Zoom)
Andrew Cohen	District Counsel (Via Zoom)
Sheila Diaz	Operations Manager
Elizabeth Moore	Assessment Specialist, Inframark (Via Zoom)
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Childers called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors and staff introduced themselves. 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**

The Agenda was revised to include *Discussion of Wrencrest Entrance* under *Approval/Disapproval/Discussion*.

FIFTH ORDER OF BUSINESS**Audience Comments (Comments will be limited to three minutes.)**

- Mr. George Neuendorf of Longleaf discussed sidewalks in Longleaf. He was told the sidewalks will be repaired right after Wrencrest, as soon as Frontier has completed their work on the lines.
- Mr. Kyle Molder of Morningside provided the following:
 - The sign for the Caring Owners Group was removed.
 - District Manager responses to requests.
 - Pressure washing and repair of sidewalks in Morningside.
 - Candidates for the County Commission willing to attend a future CDD meeting.
- Mr. Nicholas Koelndorfer of Morningside discussed the easement letter he received regarding his fence.
- Ms. Cheryl Meador inquired about a past special assessment. There were many issues, not just trees and sidewalks. The cost was \$55,000 more than the original assessed amount. There is no interest on the loan. Ms. Childers will follow up on the loan amount.
- Ms. Christy Koelndorfer provided the following comments:
 - She suggested the CDD give those who need to remove their fences more than 15 days. A new fence does not fall under District Deed Restrictions. Residents must follow County guidelines with regards to easements and property lines when putting up a fence.

SIXTH ORDER OF BUSINESS**Non-Staff Reports****A. Residents Council**

There being no report, the next item followed.

B. Government/Community Updates

- Mr. Signoretti discussed the 7-Eleven issue. He advised now is the time for residents to protest this issue.
- Meadow Pointe Boulevard and the cut-through to K-Bar Ranch are open again.

SEVENTH ORDER OF BUSINESS**Discussion of Anand Vihar Townhome
Assessment**

- The developer decided to remove 12 properties and combine them to make larger properties. Residents are now questioning the assessments. The standard original homes was one assessment, and the ones that were two pieces of land were combined to make 1½ assessments. Residents do not believe this is fair. However, if it is changed, the CDD should not incur a deficit of \$6,000 because they decided to change their building schemes after the assessment was approved.
- Mr. Picarelli noted when the developer took ownership of the property, they gave the CDD a specific number of homes to be built, which was part of the tax roll for what would be paid on the assessments. The developer, at that time, was going to pay assessments on the vacant lots while the townhomes were built. They were going to build larger townhomes, and where there would normally be three plots of land with three separate townhomes, they would only have two because they were going to make a larger townhome and take up three properties for two townhomes. The amount of \$6,000 would have to be paid by all Meadow Pointe II residents, which is unfair.
- Mr. Cohen noted from reading their attorney's email, they want to reallocate the funds to their community. The District would have to go through the Chapter 170 process, which requires a public hearing. The Board needs to know the make-up of the community regarding square footage of the townhomes and the final plan, after which it must be decided whether to go through the process of reallocating within that community. This would be done for the 2024 budget year.
- Ms. Moore would have the breakdown of the assessments from Anand Vihar for the 24 units which became 12. Rather than those 12 units paying 1½, they want to reallocate within their entire community, which will raise assessments for all.
- Mr. Picarelli believes those 12 units should pay 1½ in assessments.
- Ms. Moore indicated the assessments are based on product type, not lot size. Anand Vihar changed their product type in the middle of the budget process. It was decided to allocate the assessments for Operations & Maintenance based on 1.5 units to avoid running a potential deficit. A certain amount of debt is allocated to each parcel. The concern is that the methodology basically states all the lots within

specific areas are similar in size, so they receive a similar benefit. There may be an issue if they state there are comparable lot sizes, which can potentially be an issue because there is no differentiation in lot size. Allocating those units to properties within Anand Vihar could also be a concern because those who purchase the smaller lots are going to feel they are not getting a proportional benefit and would not want to pay more.

- Ms. Moore recommends the District Engineer look at the lot sizes for all townhome neighborhoods to justify allocating assessments based on 1.5 units if the majority of the community's townhomes have a 24 front lot size, and Anand Vihar has a 32 or 35 front lot size. The CDD will have to work with the engineer in this regard.
- Ms. Moore has not received any changes to their current product types, and she already billed the roll and submitted it to the County.
- Mr. Cohen advised the Board to find out from the Engineer whether Anand Vihar is completely built out. Ms. Childers commented that if they are not built out, the Board should table this item until they are built out to avoid having to go through this process again. Ms. Childers will follow up with Mr. Dvorak.

EIGHTH ORDER OF BUSINESS**Consent Agenda****A. Deed Restrictions/DRVC**

Ms. Childers requested any additions, corrections or deletions to the Consent Agenda.

There being none,

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Consent Agenda, consisting of Deed Restrictions/DRVC, was approved. (4-0)

NINTH ORDER OF BUSINESS**Reports****A. Architectural Review**

<u>Case #</u>	<u>Village</u>	<u>Address</u>	<u>Request</u>	<u>Recommendation</u>
2022-66	Deer Run	29634 Eagle Station	Paint Home	See Below
2022-74	Wrencrest	1954 Grenville	Screen Enclosure	Approved

- 2022-66 will be approved using the approved color scheme.

On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all in favor, the Architectural Review Report was accepted as amended. (4-0)

B. District Counsel

The easement issue was discussed.

- A couple of residents have prior approvals from the Board stating that if there is no emergency situation in which the fence would have to be removed by the CDD or the County, these residents have a legal standpoint to keep the fence as is because they have a prior approval on file with the community.
- There was a mowing issue at Pond T3 and Pond T4. 29853, 29935 and 29941 had easement issues because Pond T4 was not accessible. Letters were sent to residents at 30017 and 30012, which do not have access to Pond T4. There is a wetland behind 30013, and a mower cannot access the area.
- The Board will address all the other properties on easements during the workshop.
- No complaints have been made by any residents that the ponds have not been maintained.
- Mr. Picarelli commented almost all easements are blocked. Until it gets to the point at which the easements cannot be accessed, and the CDD has to maintain them, all residents at one specific area have to remove everything.
- There is no specific agreement with these residents, and the Board may have to decide whether a formal agreement authorizing the CDD to use those areas, should be prepared.
- The Board needs to determine what size the vendors need, if what they need is in the scope, and if it is, whether a formal agreement should be prepared.
- Mr. Cohen commented that if something is on file allowing a resident to install a fence, it may be more difficult to ask them to remove the fence. They would have a potential defense if there were any litigation.
- Mr. Cohen commented there should be a license agreement which everyone could sign that would show up in title and run with the land.
- Mr. Cohen advised that for those people who have fences, the following needs to be determined:

- 175 ➤ Do they have the documentation?
- 176 ➤ Was it built in compliance with what was previously approved?
- 177 ➤ They should be asked to execute a license agreement. However, they cannot
- 178 be forced to sign.
- 179 • Mr. Picarelli is not in favor of vendors having to ask residents to open their fences
- 180 to make repairs.
- 181 • These easements would need to be cleared for heavy equipment access.
- 182 • Ms. Childers will work with Mr. Cohen to prepare and send a formal letter to the
- 183 resident at 29853, as the area behind his fence cannot be accessed. Ms. Childers
- 184 sent an email to the resident, which she read into the record, indicating the land
- 185 behind his fence is CDD property, and that the land may be accessed to reach the
- 186 drainage areas, which includes Pond T4.
- 187 • Other pond areas were discussed.
- 188 *The record shall reflect Mr. Cohen exited the meeting.*
- 189 • Ms. Childers requested looking at the records to determine whether there is a prior
- 190 agreement on file.
- 191 • Ms. Childers will direct the District Engineer to ensure the prior agreements meet
- 192 all requirements.
- 193 **C. District Engineer**
- 194 Ms. Childers addressed Mr. Dvorak's report.
- 195 • Iverson sidewalks are complete, and Sedgwick will be next. No additional work is
- 196 being added at this time. All contracted work will be done first.
- 197 ➤ An area on Wrencrest needs to be revisited. Ms. Childers spoke to the
- 198 Engineer, and the workers were going to check the pitch of the sidewalk, as
- 199 it appears sand was being added to make the area look level.
- 200 • The Martin Aquatics proposal was approved, and work should commence soon.
- 201 • The pond assessment is ongoing. The Deer Run assessment will be submitted to
- 202 ensure the format is correct.
- 203 • Frontier work should be nearing completion in Longleaf. Frontier has not
- 204 responded to Mr. Dvorak.
- 205

D. Operations Manager

Ms. Diaz presented her report for discussion, a copy of which was included in the full agenda package.

- Mailboxes were discussed. The quote for the post from Ms. Sanchez was \$350. The mailbox costs an additional \$106. A person from Meadow Pointe I is also installing mailboxes for \$150. PVC lasts longer. Ms. Childers noted wooden mailboxes should not be approved going forward.
- The District's budget for TECO bills is sufficient. The purple lights are defective, and will be replaced.

TENTH ORDER OF BUSINESS**Approval/Disapproval/Discussion****A. Discussion of Sidewalk Contract**

- The contractor will re-bid for any new work, as prices have increased.
- They need to complete all work associated with the RFP first.
- Ms. Childers advised that once this work is done, the District Engineer will have to prepare a report of all additional areas to be repaired. Mr. Picarelli advised the maintenance team can handle this work, as opposed to paying the Engineer. Ms. Childers indicated everything needs to be verified. Ms. Childers indicated Mr. Neidert would be doing the work, which is lower in price than having Mr. Dvorak do the work.

B. Discussion of Mailboxes

- A sample mailbox was presented.
- The numbers are stickers.
- Ms. Darner commented either this mailbox should be chosen or a commercially available white one. The other ones presented are over-priced. Mr. Picarelli is in favor of beige.
- Ms. Childers commented the stickers are going to peel. The bronze numbers should be used.
- Ms. Darner commented information for the chosen mailboxes should be posted in the newsletter.
- The Board concurred with no stickers.

Mr. Picarelli MOVED to approve the three vendors chosen to install mailbox posts throughout the community, with the mailbox to be beige in color, without stickers for the Meadow Pointe emblem, and the numbers to be made of metal and bronze in color, and Ms. Darner seconded the motion.

- Ms. Darner would like to ensure the advertisement notifies residents this is optional, as long as current mailboxes are up to code. This will also be noted in the newsletter.

On VOICE vote, with all in favor, the prior motion was approved.
(4-0)

- Those who live in an HOA are not affected by this, as the HOA takes care of the mailboxes.
 - Residents may purchase the approved mailbox in Home Depot.
- C. Discussion of Wrencrest Entrance**
- Residents are complaining that outsiders are driving up to the entrance and parking their vehicles on the grass. Mr. Picarelli recommends placing decorative large boulders at both the Wrencrest entrance and exit.
 - Ms. Childers requested Mr. Picarelli look for samples of boulders.

Ms. Childers discussed the Wrencrest litigation.

- The litigation has been dropped, but the injunction for the gate arms is still active, and a Shade Meeting cannot be held.
- Ms. Childers recommends an additional joint meeting with Meadow Pointe III.
- A Meadow Pointe III resident suggested at the last joint meeting, installing a gate with access to both sides on Meadow Pointe II property. Remotes would be sold for an annual fee to use the property to help cover expenses.
- She further suggested that if a Meadow Pointe III vehicle gets stopped for speeding or going through the *Stop Sign* in the area, their access would be removed.
- Mr. Picarelli does not believe an additional joint meeting will be helpful. He also does not believe the gate would be necessary, as he does not believe the speed issue will be alleviated. Mr. Picarelli is also concerned with possible wear and tear on the gates and roadways which belong to Wrencrest and Meadow Pointe II.

- Mr. Picarelli suggested speaking to Mr. Cohen to discuss the possibility of asking the County to install an emergency gate, which will satisfy the need for emergency response, but cut down on traffic. The two communities should remain separate.
- Ms. Childers reminded the Board that in order for the County to file for a permit to install a gate, a costly Traffic Study would be required.
- Mr. Picarelli would like there to be a drop gate arm if the Board pursues this.

ELEVENTH ORDER OF BUSINESS**Audience Comments (Comments will be limited to three minutes)**

- Ms. Kelly Wright provided the following comments:
 - Information regarding the mailboxes should be posted on Facebook.
 - The boulders are a great idea.
 - With regards to parking at the gate, vehicles are blocking a *Stop Sign* at the gate.
 - The Wrencrest Gate should be closed with the exception of emergency access.
- Lawrence of Wrencrest does not believe issuing everyone remotes is going to alleviate the problem at the Wrencrest Gate. The boulders are a good idea.
- Mr. George Neuendorf of Longleaf commented on possibly removing the Wrencrest Gate.
- Mr. Kyle Molder provided the following comments:
 - Resources regarding the Wrencrest Gate and shutting it down.
 - The easement letters, and fences. He indicated that no permit is required for fences.
 - Dimensions of the mailboxes should be specific for residents.
 - Concern regarding pressure washing of the sidewalks. He is concerned the pressure washing may be delayed due to the secondary sidewalk repair job. Ms. Childers indicated she would like to see the pressure washing done prior to issuance of the new sidewalk RFP. Many of the sidewalks are owned by the County.
- Mr. Ken Esock provided the following comments:
 - In favor of the boulders.

- 304 ➤ In favor of the emergency access gate at Wrencrest.
- 305 • Mr. Nick Koelndorfer of Morningside asked questions regarding reflectors on the
- 306 mailboxes. Board members believed this to be a good idea.

307

TWELFTH ORDER OF BUSINESS**Supervisor Comments**

- 309 • Mr. Signoretti is not in favor of the boulders. Mr. Picarelli will bring decent
- 310 samples.
- 311 • Mr. Picarelli expressed satisfaction that the work is proceeding throughout the
- 312 community.
- 313 • Ms. Childers thanked Ms. Diaz for her work. She would like to re-advertise for her
- 314 position. Mr. Picarelli advised there should be a lead person to handle these
- 315 interviews. Mr. Nanni and Mr. Signoretti should serve as leads in this process.

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THIRTEENTH ORDER OF BUSINESS**Adjourn the Regular Meeting and Proceed
to a Workshop**

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319 There being no further business,

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On MOTION by Mr. Picarelli, seconded by Mr. Signoretti, with all
in favor, the meeting was adjourned at 9:05 p.m., and the Board
proceeded to a workshop. (4-0)

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Jamie Childers
Chairperson