

**MINUTES OF MEETING  
MEADOW POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe Community Development District was held Thursday, July 17, 2008 at 6:30 p.m. at Clubhouse I, Meadow Pointe I Community Park, 28245 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Lutfi Jadallah	Chairman
Bob Koryus	Vice Chairman
Dennis Smith	Treasurer
Ed Zerbe	Assistant Secretary
Patricia Asklar	Assistant Secretary

Also present were:

Residents

*The following is a summary of the discussions and actions taken at the July 17, 2008 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Jadallah called the meeting to order and all Supervisors identified themselves.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. **Minutes of the May 15, 2008 and June 19, 2008 Meeting**
- B. **ARC Applications**

Ms. Asklar requested a change to the May 15<sup>th</sup> minutes on page 3, the second paragraph, residential reclaimed water meters, AMR are the letters for the Automatic Meter Readers. The County will be installing delete "A" meter and put in "will be installing residential (AMR) for the reclaimed water, starting June 2008.

On MOTION by Mr. Zerbe seconded by Mr. Koryus with all in favor the consent agenda was approved as amended.

**Deed Restriction and Architectural Review Matters**

Mr. Smith reported on the 1444 Bent Tree Drive matter and noted the following:

- The defendants appeared without a lawyer.
- The judge assigned a mediator.
- Excuses were given on why they cannot get their lawn clipped.
- The mediator was not well informed on what the case was.
- The daughter did most of the talking.
- Accusations were made about the neighbors, claiming someone intentionally knocked over their mailbox.
- They did not get the notices because they did not have a mailbox.
- The mediator reported to the judge that an impasse was reached.
- A trial is scheduled for September 16, 2008.

Mr. Smith also reported on the boat letter and noted the following:

- A drafted letter composed by Mr. Robin was reviewed.
- Mr. Robin was asked to put something in the letter that says the prohibition is overnight but in order to enforce that, residents will not be allowed to have these vehicles covered by that paragraph, there between 9 P.M. and 9 A.M. When the staff works, they can check this in the morning. When the letter is complete, it will be reviewed by the Board.

**FOURTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Basi noted he is running for one of the Board seats that will become vacant in November and is attending the meeting tonight to observe.

Mr. Smith suggested someone should get with all the villages and see what their needs are.

Ms. Cantelmo thanked Mr. Fisk for the pickle ball courts and expressed her concern regarding the over night parking issue. She owns an RV and if she comes in late at night she would like to have the opportunity to keep the RV over night and get it out the next morning.

Mr. Smith explained the District does passive enforcement, not active enforcement; we do not act unless we get a complaint.

**FIFTH ORDER OF BUSINESS**

**Chairperson's Comments**

Mr. Jadallah noted the following:

- The turn lane on County Line Road and Aaronwood Boulevard has not changed.
- Mr. Fisk spoke with Mr. Kevin Gordan and the work on Aaronwood Boulevard and the Outback project will resume any day.
- Florida Native Nursery will start the pond planting on July 28<sup>th</sup>.
- Mr. Fisk spoke with Mr. Rhode from Bracken Engineering on the racquetball and fitness studio and discussed the specification cost, which will run between \$5,000 and \$7,000 for Bracken to excavate the footers and foundation. They discouraged this excavation and think it is best to take the three walls and knock them down and build on the foundation; starting from scratch.

Board consensus was to authorize Mr. Fisk to get estimates from two or three contractors to build what is needed. After Mr. Fisk contacts the contractors, they will be required to respond within 30 days, or sooner, of request notice.

The Board discussed the form of the structure they need estimates on.

- Tree Trimming-level 2. Coordination on the trimming schedule is being done by Mr. Fisk with Greenview.
- The clubhouse marquee is done.
- Mr. Fisk will be calling Mr. Mike Johnson with the DDR to have the Outback parcel mowed.

Mr. Smith reported he is supposed to get a report on the plantings for the Aaronwood median area.

- Residents are asking Mr. Fisk about solar energy panels and whether or not they are allowed in the District. The Board will bring this issue to Mr. Ricciardi's attention for his input.
- Mr. Zerbe reported that tops/caps to bottles will not be recycled; the tops must be removed from the bottles and be put in the trash.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Comments**

Ms. Asklar and Mr. Jadallah had a discussion on the website.

Mr. Smith reported the park site meeting is scheduled for July 29<sup>th</sup> with Mr. Gallagher. He also reported that he attended the Community Council meeting on Monday and they were not happy with the letter. He reported the following regarding the meeting and the

Community Fair event:

- According to the Community Council, coordination did not meet their expectations because Mr. Zerbe did not return Dennis Costa's emails. I asked him if he contacted Ed by phone when he received no response and he said no. I pointed out that when the event was discussed at our meetings, with him present, he did not participate in the discussion. According to the Community Council, it is Mr. Zerbe's fault that there was no coordination. The CDD failed to honor the following parts of the agreement: Item 7, the CDD will arrange to have Sheriff's Deputies cover the event hours, Item 10, the CDD will develop a priority list of needs for the community prior to the event, for the Council to consider in the use of any profits made, Item 11, photos will be taken for use in publicity.
- Mr. Costa made an arrangement with Brewster's and the snow cone vendor to receive a portion of their profits as payment for their presence. According to Mr. Costa, between the two of them they paid \$50, which was included with the money turned in with the proceeds from the sale of the food.

Mr. Smith noted this cash transaction was a violation of the agreement as all vendors were to pay the CDD by check. Two council members were paid for their services as cooks. Mr. Costa could not remember how much they were paid and he was unclear on how many youths Mr. Fisk hired and how much they were paid.

There are some Community Council members who do not understand that the CDD Board has the authority and responsibility to control events on CDD property.

The Board discussed what they might do with the profits from the Community Fair. It was decided to have Mr. Fisk obtain prices for a new piece of equipment for the fitness room or for the playground and bring those figures to the next meeting.

Mr. Koryus noted he is pleased to see that the ponds are now full.

Mr. Zerbe reported on the following items:

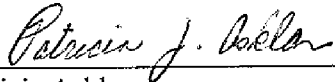
- He handed out a document showing the electrical work costs as of July 17<sup>th</sup> for lighting changes, removals, switches etc., which amounted to \$4,212. It was stated that anything else that has to be done can be done by the staff.
- Water meters.

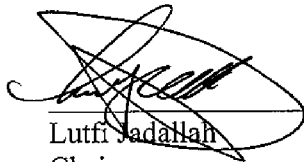
**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Smith seconded by Ms. Asklar with all in favor the meeting was adjourned at 8:25 P.M.

  
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Patricia Asklar  
Assistant Secretary

  
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Lutfi Jadhah  
Chairman