

**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, September 4, 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:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the September 4, 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 July 17, 2008 and August 7, 2008 Meetings
- B. ARC Applications
- C. Approval of Financials and Invoices Through July 31, 2008

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Audience Comments

Mr. Foster asked about the trees in the median blocking the view of the new traffic light and Mr. Fisk explained it is not done and the four Oak trees under the light pole will be trimmed and once that is done the traffic light will operate 72 hours in a flashing mode before it becomes fully operational.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2009 (Resolution 2008-4) and Levy of Non Ad Valorem Assessments (Resolution 2008-5)

Mr. Ricciardi opened the public hearing.

Mr. Ricciardi explained that the Board has been provided with a copy of the Fiscal Year 2009 budget, they have considered it for several weeks and changes to the proposed budget have been suggested. The budget presented today is as amended by the Board.

Comments from the audience were requested and none were made.

Mr. Smith explained rather than lowering expenditures in the budget, the interest was increased by \$1,000 for next year and Miscellaneous Revenues was increased by \$1,725. One change that did not get into the budget was on the trash, on page 3, and it should be \$138,598. The 1st Quarter Operating Reserves should be \$34,817.

Mr. Ricciardi noted we are using some of our carry forward surplus, if we were to spend every single penny budgeted for 2009, we would have less to carry forward to do the same next year.

With no further comments on the budget the public hearing was closed.

Mr. Ricciardi directed the Board to Resolution 2008-4, which adopts the Fiscal Year 2009 budget.

On MOTION by Mr. Koryus seconded by Ms. Asklar with all in favor Resolution 2008-4 a resolution of the Meadow Pointe Community Development District relating to the annual appropriations of the District and adopting the budget for Fiscal Year beginning October 1, 2008; and ending September 30, 2009, and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year was adopted.

Mr. Ricciardi directed the Board to look to Resolution 2008-5, which authorized the County tax collector to collect the assessments as indicated in the adopted budget.

On MOTION by Mr. Smith seconded by Ms. Asklar with all in favor Resolution 2008-5 a resolution levying and imposing a non ad valorem maintenance special assessment for the District for Fiscal Year 2009 was adopted.

Mr. Ricciardi thanked Mr. Smith for all of his hard work on this budget.

SIXTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Fisk reported the following:

- Regarding 1440 Bent Tree Drive, the DRVVB recommended a \$50 fine for every sighting of the boat. A first class, certified mail letter was mailed out on August 22, 2008 to the resident noticing the resident of the Board of Supervisors meeting being held this evening. A return receipt was received and the resident was duly noticed.

On MOTION by Ms. Asklar seconded by Mr. Zerbe with all in favor a \$50 fine to the resident at 1440 Bent Tree Drive for boat parking deed violation was approved.

- Regarding 29022 Old Marsh End, the attorney's letter was sent to the resident on August 29th. If the boat is seen after September 13th, the matter will be turned over to the DRVVB after consultation with the Chairman.
- The County has been notified of unsightly lawn growth at some foreclosed properties in the District and the County is out of funds for enforcement, but the property owners have been cited.

A copy of the Deed Restriction Update Dated September 2008 is attached hereto and made part of the public record.

Mr. Smith handed out proposed changes to the ARC Policy. The Board was asked to approve the changes and Mr. Smith will forward it to Mr. Robin for a document number.

On MOTION by Mr. Smith seconded by Mr. Zerbe with all in favor the change to the ARC Policy was approved.

Mr. Smith noted he also has the article for the newsletter on boats for the Board's review.

SEVENTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk submitted an Action Items List and highlighted the following:

- Will try to get a shade canopy replacement if it is under warranty.
- Level 2 trimming of Oak Trees completed.
- OLM inspection, Greenview did very well. Mr. Zerbe will go on the next inspection.
- Tree removal proposal – 3 trees (1 Sweet Gum Tree-2 Oaks) \$600 to remove and replace with two 10 foot high Cypress Trees.

A copy of the action item list is attached hereto and made part of the public record.

Racquetball Courts Project

Mr. Fisk and Mr. Smith met with the architects from JAH architects, LLC.

A three page handout was distributed and will be made part of the public record.

The record will reflect a 5 minute break was taken.

Mr. Smith explained the JAH Architects proposal and noted that construction plans and specifications would cost an additional \$15,000 and if a bid packet is requested by the Board it would cost another \$3,000 for a total of \$24,000.

Mr. Koryus noted that in these economic times the Board should not be considering spending \$350,000 plus on a racquet ball court building; building at the cabana should be revisited.

Mr. Smith reported a cost estimate of \$312,000 for construction costs was received from JAH Architects, the architects services would be \$25,000 plus permit fees, and electric and water fees. In order to comply with the Americans Disability Act, an elevator or lift would be required.

An alternative construction plan for the racquetball project was discussed whereby a comparative cost estimate will be obtained for a one level, 2 concept building.

On MOTION by Mr. Zerbe seconded by Mr. Smith with all in favor Mr. Smith was authorized to negotiate for architectural plans (one floor, two concept basis) up to \$25,000.

EIGHTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi reported a communication was received from Mr. Mike Wells, the Pasco County Property Appraiser on the ad valorem taxes for 2008 and the District is exempt for Tangible taxes and owes nothing on ad valorem taxes.

A copy of the Notice of Proposed Property Taxes from the Pasco County Property Appraiser is attached hereto and made part of the public record.

It was also reported that Mr. Fisk submitted a letter from Greenview Landscaping for the 5% increase in fuel surcharge, which comes to \$571.50 per month. In order to memorialize this increase a motion was in order.

On MOTION by Ms. Asklar seconded by Mr. Zerbe with all in favor the Chairman was authorized to sign the fuel surcharge monthly fee for Greenview Landscaping.

Mr. Ricciardi also reported that OLM sent a letter to the District requesting an increase in their monthly fee, which was anticipated and was built into the budget. A motion to approve an increase from \$525 to \$540 per month for the OLM contract was requested.

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the Chairman was authorized to execute an agreement with OLM for a monthly fee increase to \$540.

A. Consideration of Arbitrage Rebate Services Agreement with Deloitte Tax LLP for Capital Improvement Revenue Refunding Bonds, Series 1999

Mr. Ricciardi explained the District is required to conduct an annual arbitrage rebate calculation on the bonds. The cost for this calculation is \$1,575, which is what was included in the budget for this item.

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the Arbitrage Rebate Services Agreement with Deloitte Tax LLP for the capital improvement revenue refunding bonds, Series 1999 was approved.

NINTH ORDER OF BUSINESS

Chairperson's Comments

Mr. Jadallah asked if the termite control bids were ready to be considered and Mr. Fisk replied he will get additional bids. He also reported on a car vandalism case in Meadow Pointe and reminded everyone to lock their cars in their driveways and to keep their garage doors closed.

TENTH ORDER OF BUSINESS

Supervisor's Reports, Requests and Comments

Mr. Zerbe asked about the community fair status and Mr. Smith replied he has not heard anything back. Mr. Zerbe also asked if there was any news on the park and Mr. Smith replied it has been discussed but he has not received any feedback yet.

Mr. Smith noted he was contacted by Mr. Mark Sifford regarding the Meadow Pointe 4 facility, which is due to open in October. Mr. Smith informed Mr. Sifford that he would present the following issue to the Board, as Mr. Sifford could not attend this meeting. A Joint Use Agreement regarding the community parks was drafted by Mr. Smith and presented to the Board for consideration.

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the Chairman was authorized to execute the Joint Use Agreement subject to District Counsel's review.

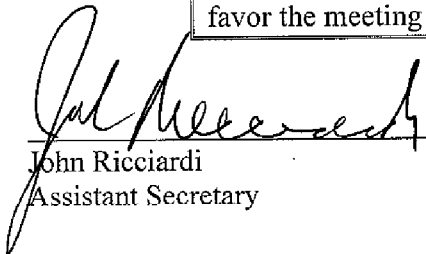
A copy of the drafted Joint Use Agreement is attached hereto and made part of the public record.

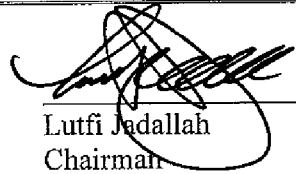
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Zerbe seconded by Mr. Koryus with all in favor the meeting was adjourned.


John Ricciardi
Assistant Secretary


Lutfi Jadallah
Chairman