

**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, November 20, 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
Mark Foster	Supervisor
Dennis Smith	Treasurer
Kelly Garvin Rodriguez	Supervisor
Dawn Khalil	Supervisor

The following is a summary of the discussions and actions taken at the November 20, 2008 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

Mr. Jadallah called the meeting to order, all Supervisors identified themselves and the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS

Oaths of Office for the Newly Elected Supervisors

Mr. Jadallah being a notary public of the State of Florida administered the oath of office to Mr. Mark Foster, Ms. Kelly Garvin Rodriguez and Ms. Dawn Khalil.

Mr. Jadallah noted at the end of tonight's meeting a new slate of officers will be discussed and approved.

THIRD ORDER OF BUSINESS

Consent Agenda

A. ARC Application

Mr. Jadallah noted the applications have been distributed to the Board. There are currently two cases, which comply with the rules that we have.

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

FOURTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

A. 28934 Stormcloud Pass; Case #D2008125

A letter was sent to the owner, Ms. Sharon Bayer-Jones on November 11, 2008 via first class mail and certified mail notifying her of tonight's meeting and consideration of this case. Neither the owner nor a representative of the owner is in attendance at this meeting.

On MOTION by Mr. Smith seconded by Mr. Foster with all in favor the DRVB recommendation to approve the levy of a fine to the property owner of 28934 Stormcloud Pass of \$50 per day, to the maximum of \$1,000, until the property comes into compliance was approved.

B. 29225 Birds Eye Drive; Case #D2008107

A letter was sent to the property owner, Mr. Zohar Saadi, at the resident's local address and the owner's out of state mailing address via first class and certified mail on November 11, 2008 notifying them that the Board would be reviewing this matter at tonight's meeting.

There not being anyone representing the property owner at this meeting,

On MOTION by Mr. Smith seconded by Ms. Rodriguez with all in favor the DRVB recommendation to impose a fine to the property owner of 29225 Birds Eye Drive, of \$50 per day that the property remains in violation, to a maximum of \$1,000 was approved.

C. 28537 Dawns Break Point; Case #D2008121

A letter was sent to the property owner, Ms. Ruth Jimenez, at two addresses via first class and certified mail on November 11, 2008 notifying her that the Board would be reviewing this matter at tonight's meeting.

There not being anyone representing the property owner at this meeting,

On MOTION by Mr. Smith seconded by Mr. Foster with all in favor the DRV Board's recommendation to impose a fine to the property owner of 28537 Dawns Break Point, of \$50 per day that the property remains in violation, to a maximum of \$1,000 was approved.

D. 29425 Birds Eye Drive; Case #D2008078

A letter was sent to the property owner, Ms. Belinda A. Wladyka, at two addressed via first class and certified mail on November 11, 2008 notifying her that the Board would be reviewing this matter at tonight's meeting.

There not being anyone representing the property owner at this meeting,

On MOTION by Mr. Smith seconded by Ms. Khalil with all in favor the DRVB recommendation to impose a fine to the property owner of 29425 Birds Eye Drive, of \$50 per day that the property remains in violation, to a maximum of \$1,000 was approved.

Mr. Smith noted he was informed by Mr. Fisk that the County mowed the lawn at 29225 Birds Eye Drive. The DRV case on this address should not be closed as the County may not mow the lawn again. This case will continue to be monitored and they will not incur a fine while in compliance. The case can continue to be open for three months.

FIFTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Chairman's Comments

Mr. Jadallah reported the following:

- He recommended that Mr. Gary McDermott replace Mr. Foster on the DRV Board and asked for Board approval.

On MOTION by Mr. Smith seconded by Mr. Foster with all in favor Mr. Gary McDermott's appointment to serve on the DRV Board replacing Mr. Foster was approved.

- Mr. Fisk is working on getting three estimates for replacing the mule and they

will be presented to the Board for consideration at the December meeting.

- The speed detector located coming from the Meadow Pointe II clubhouse to Sand Pine is not working. The County is ordering parts for the detector.
- The new traffic lights are working well.
- The shades are up on the playground.
- The pond at Pinedale has been sprayed for weeds and will be monitored.

Mr. Smith was informed by Ms. Stewart, the District Engineer, that the weeds were only natural growth which is supposed to occur.

Ms. Stewart will forward information she has on how the ponds are supposed to function to Mr. Ricciardi, who will submit the information for newsletter entry.

- Mr. Fisk has an estimate for seed, for placement on the lawn between the church and the volley ball court. The Board will discuss the estimate at the December meeting.
- Staff has been working on the outlet for the Christmas lights in front of the entrance to the Villages. There is a problem with the main entrance on Arronwood with the GFI switch and he will have Dave's Home Helper check it.
- Adopt a pond information was distributed to the Board.
- An email from Mr. Ricciardi regarding pool and spa safety requirements was discussed.
- A letter sent to Ms. Asklar from Pasco County Utilities Services regarding drought/lawn watering restrictions was discussed. Ms. Asklar wanted the Board to know that the new restrictions include reclaimed water.

A copy of the letter is attached hereto and made part of the public record.

- At the last Board meeting a resident requested permission from the Board to allow his underage son to utilize the exercise room while he is in attendance. Mr. Ricciardi provided a waiver used by another district to be reviewed by Mr. Jadallah. Mr. Smith suggested waiting for advice from the District's Attorney.
- OLM will conduct an inspection on November 25, 2008 at 1:00 P.M. and Mr. Jadallah will join the inspection group and invited the new Supervisors to join one of the future inspections. He noted only one Supervisor at a time would be allowed to go along as per the Sunshine Law. The inspection reports will be

emailed to the Board by Mr. Fisk upon completion of the inspection.

SEVENTH ORDER OF BUSINESS

Supervisors' Comments

Mr. Foster asked about the tree trimming on County Line Road and Mr. Jadallah responded that the tree next to the traffic light was supposed to be trimmed by the County. Mr. Fisk will be reminded to call the County to check on the situation.

Mr. Smith reported the Meadow Point IV joint agreement has been revised to read the way it was sent to them originally and it has been approved. The agreement terms are for five years and are automatically renewed unless one of the two parties notifies the other party in writing that they do not want to extend. Meadow Pointe can use everything in Meadow Pointe IV and they can use everything owned by Meadow Pointe and each district pays their own expenses.

The joint agreement with Meadow Pointe III was effective on October 12, 2004 for five years. It was suggested that in August or September of 2009 a letter should be sent to Meadow Pointe III asking them to renew and switch over to the agreement that was done with Meadow Pointe IV.

Mr. Smith referred to the JAH contract and suggested that the new Supervisors look it over before the next meeting. He explained the district is committed to Phase 1, 2 and 3, which is \$5,800 and this gives the Board the concept of how they can take the open racquet ball courts and convert them into what is discussed in the contract, and also adding restrooms. Another option is to build a building on the pad that is currently being used as a tennis serving practice area and put an office and restrooms there. The entrance to the racquet ball court and an exercise facility would be from that side, cutting through the existing walls.

Phase 1 is the architect reporting on whether it can be done, checking on the County codes, the development order that brought Meadow Pointe into existence and any other codes. Phase 2 is to come up with a conceptual plan of how to go about doing whatever has been specified and Phase 3 is a cost estimate. It will probably be another month before the report is received and then we have 45 days to decide whether we want them to do floor plans/building documents and the cost for that would be \$15,000. If we decide to do that, they will complete the plans and Phase 5 would be to let the architect do the bidding process at a cost of \$3,000.

Mr. Smith discussed the park site.

After explaining the history of the park site, the new Board members were asked for a

consensus on whether Mr. Smith should continue with trying to set up additional meetings with the County regarding the park site. All Board members agreed to authorize Mr. Smith to continue to pursue the park site venture with the County on behalf of the District and the Board.

Mr. Smith asked the Board to consider any additional ideas they would like included in the agreement with the County and they will be discussed at the next Board meeting.

The possibility of resuming occasional joint CDD board meetings with Meadow Pointe II was discussed.

Ms. Khalil inquired about an email she received regarding trash cans on County Line Road and Mr. Jadallah explained that Meadow Pointe II has trash cans on County Line Road in their section of the road and the email was from a resident asking the Board to consider doing the same.

Mr. Smith suggested having Mr. Fisk check on the cost for each can and bring the information to the Board for discussion at the next meeting.

Ms. Khalil noted there is no school zone sign in the Parkland going up toward this area and asked if this issue is something for the CDD Board to get involved in.

Mr. Smith responded that the Board can try to approach the County to do it and noted they already have tried and they will not do it.

Ms. Khalil reported she put a page on the website for the Meadow Pointe Community Council, which is their mission statement. She also reported Meadow Pointe IV now has a website, which is linked to the Meadow Pointe site.

The Board was asked to let Ms. Khalil know if they know of any developmental events that may be happening in order for her to include on the website.

Mr. Jadallah noted he would like to know what will be in the commercial parcel, next to CVS.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2009-1

Mr. Jadallah explained this resolution gives the Board the opportunity to restructure the Board of Supervisor slate of officers. The meeting was opened for discussion of designating officers.

Mr. Foster and Mr. Smith were nominated to serve as Chairman.

The floor was closed for nominations of Chairman and a vote was taken.

With two votes for Mr. Foster and three votes for Ms. Smith, Mr. Smith was appointed to serve as Chairman.

The meeting was opened for nominations to serve as Vice Chairman.

Mr. Foster and Mr. Jadallah were nominated to serve as Vice Chairman.

The floor was closed for nominations of Vice Chairman.

With four votes for Mr. Foster and one vote for Mr. Jadallah, Mr. Foster was appointed to serve as Vice Chairman.

The meeting was opened for nominations to serve as Treasurer.

Mr. Jadallah was nominated to serve as Treasurer.

There being no other nominations, the floor was closed.

Mr. Jadallah was unanimously appointed to serve as Treasurer.

Ms. Khalil and Ms. Rodriguez were appointed to serve as Assistant Secretaries.

Mr. Ricciardi was appointed to serve as Secretary.

Ms. Rower was appointed to serve as Assistant Treasurer.

Mr. Smith explained to Mr. Jadallah his procedure for reviewing invoices while serving in his capacity as former Treasurer.

Mr. Jadallah noted he is looking forward to working with the new Board.

The remaining CDD meeting dates were discussed.

It was decided to eliminate the 2:00 P.M. quarterly meetings and change the time of those meetings to 6:30 P.M.

<p>On MOTION by Ms. Khalil seconded by Mr. Smith with Ms. Khalil, Mr. Foster and Mr. Smith voting Aye and Mr. Jadallah and Ms. Rodriguez voting Nay, the remaining CDD meeting schedule eliminating the 2:00 P.M. meetings and scheduling them for 6:30 P.M. was approved.</p>
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The meeting schedule notice for newspaper publication will be revised and Ms. Asklar will be notified of the schedule revision for newsletter publication.

Mr. Smith reminded the Board that due to the Sunshine Law, they cannot communicate with each other outside of published meetings. He encouraged the new Board members to consult with Ms. Asklar, former Board member, if they have any questions or concerns.

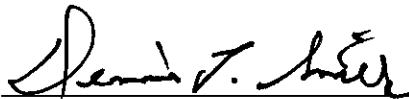
ARC application procedures were discussed.

NINTH ORDER OF BUSINESS

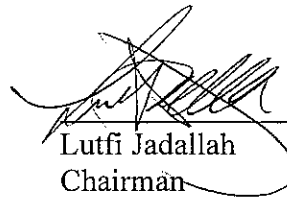
Adjournment

There being no further business,

On MOTION by Mr. Smith seconded by Ms. Rodriguez with all in favor the meeting was adjourned.



Dennis Smith
Treasurer



Lutfi Jadallah
Chairman