

**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, February 5, 2009 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:

Dennis Smith	Chairman
Mark Foster	Vice Chairman
Lutfi Jadallah	Treasurer
Kelly Garvin Rodriguez	Assistant Secretary
Dawn Khalil	Assistant Secretary

Also Present:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the February 5, 2009 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

Mr. Smith 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 December 18, 2008, January 8, 2009 and January 15, 2009 Regular Meetings**
- B. **ARC Applications**
- C. **Approval of Financials and Invoices through December 31, 2008**

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

FOURTH ORDER OF BUSINESS

Audience Comments

Ms. Asklar commented that putting a water fountain in the new work-out area was a good idea and suggested having a water conditioner at the facility also.

Mr. Smith reported that JAH Architects is pretty close to being done with Phase 2 and Phase 3 will not take long. Mr. Tony Huggins was invited to the February 19, 2009 meeting to discuss the facility plans and cost estimates.

Mr. Doyle, of Parkland reported that the circumference of the pond banks has been rooted by wild pigs and requested that the CDD provide the repairs. Mr. Fisk will check with the landscaper to see what can be done.

FIFTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Smith reported that there were two cases for consideration at this meeting as follows:

28547 Tall Grass Drive – Case #D2008140

The record will reflect there was no one representing the property owner in attendance at this meeting. All Board members received the DRVB report and it was recommended that a \$100 per day fine be applied to the property owners.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor a fine of \$100 per day, at a maximum of \$1,000, for the violation of not maintaining the lot free and clean from unsightly growth to the property owner of 28547 Tall Grass Drive was approved.

1527 Firewheel Drive – Case #D2008135

The record will reflect there was no one representing the property owner in attendance at this meeting. All Board members received the DRVB report on this case and it was recommended that a \$50 per day fine, with a maximum of \$1,000 be applied to the property owners.

On MOTION by Mr. Jadallah seconded by Ms. Rodriguez with all in favor a fine of \$50 per day, at a maximum of \$1,000, for the violation of not maintaining the lot free and clean from unsightly growth to the property owner of 1527 Firewheel Drive was approved.

SIXTH ORDER OF BUSINESS**Operations Manager's Report**

Mr. Fisk referred to the Deed Restriction Update and Mr. Smith reported that the reason that the 1444 Bent Tree Dive case is included in the update is because it is a recurring violation. Other than the addition of 1444 Bent Tree Drive, this update is the same as the last report.

A copy of the Deed Restriction Update is attached hereto to be made part of the public record.

The January 2009 Action Items list was handed out and discussed by Mr. Fisk.

Regarding the sidewalk repair, four proposals were submitted and the Board made the following motion:

On MOTION by Mr. Jadallah seconded by Ms. Khalil with all in favor the proposal from Zephyr Stripe and Seal to repair 116 sections of sidewalks at a cost of \$11,800 was approved.

A copy of the January 2009 Action Items list is attached hereto and made part of the public record.

The following items were discussed:

- There are new, green trash cans on County Line Road; 2 on the south side, the Meadowlands, Summerbrooke and 1 on the north side of the Arbors. Three more new trash cans will be put out.

Mr. Smith asked to have the new trash cans moved to a better location. He suggested waiting until the March 5th meeting to make a decision on where the trash cans should be placed.

- We are awaiting designs for the plaque recognizing the Community Council.

Mr. Smith suggested presenting the plaque to the council during the community fair.

- A Meadow Pointe map will be obtained from DEVCO.
- Landscape improvements – Woodlands entranceway and sod needs to be added at the Arbors along with replacement of Junipers at a total cost of \$2,720.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor the landscape proposal submitted by Greenview for Woodlands and the Arbors as proposed by Mr. Fisk for a total of \$2,720 was approved.

SEVENTH ORDER OF BUSINESS**District Manager's Report****A. Acceptance of the Audit for Fiscal Year Ending September 30, 2008**

Mr. Ricciardi briefly explained the audit. It was reported that the auditors did not identify any deficiencies in the internal control of the financial reporting. The audit states that the Districts compliance with basic financial statements is free of any mis-statements, compliance with provisions of the law, regulations, contracts and so on. It was also noted there were no instances of non-compliance or other matters that are required to be reported under government auditing standards; this was a positive finding.

All of the auditors' findings in terms of State Statutes were positive in nature and overall it was a positive audit. Acceptance of the audit was recommended by Mr. Ricciardi.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor the Fiscal Year 2008 audit performed by Keefe, McCullough & Co., LLP was accepted.

B. Selection of Auditing Firm to Perform the Fiscal Year 2009 Audit

Mr. Ricciardi explained Keefe, McCullough & Co. has submitted an engagement letter for conducting the Fiscal Year 2009 audit. This firm has been preparing the District's audit since 2005. The fee proposed by Keefe, McCullough & Co. for the fiscal year 2009 audit is the same as the fee for the 2008 audit, which is \$8,500. The Board has the option of going out for an RFP for a new auditing firm and there is a process for that action.

C. Consideration of Audit Engagement Letter from Keefe, McCullough & Co. to Perform the Audit for Fiscal Year Ending September 30, 2009

Mr. Smith recommended staying with the current auditor, as a new auditor will have to start from the beginning next year.

On MOTION by Ms. Khalil seconded by Ms. Rodriguez with all in favor the Chairman was authorized to execute the audit engagement letter from Keefe, McCullough & Co. to perform the Fiscal Year 2009 audit for a fee of \$8,500.

Mr. Ricciardi discussed the Assessment Trend Analysis that he prepared for the Supervisors' review. It was reported that the trend is exactly the same as where the assessment

collections were last year and this is a good sign. The Board will continue to be informed on the collection.

Mr. Smith noted the goal is 94% because there is 6% involved in discounts and commissions to the tax collector.

Mr. Ricciardi also discussed the Designated Reserve Item of the budget. The Board has the option to move the \$39,000, Reserve Designated, at any time during the year, restrict it and add it to your reserve balance.

Mr. Smith recommended that the \$39,000 be moved to Asset Replacement Account at this time.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor the District's Accountant was authorized to move \$39,000 from the General Fund, Reserve Designated, restrict it and move it to the Asset Replacement Reserve Account.

Mr. Smith requested that in the future the page of the financials previously discussed, where the Asset Replacement Account is shown, should start with October 2007, which will show one year of history.

EIGHTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith discussed the following:

- A meeting is scheduled with Ms. Mulieri, Mr. Gallagher and Ms. Straw on February 16, 2009. The results of that meeting will be reported to the Board at the February 19th meeting.
- An article from the Meadow Pointe II Newsletter was distributed by Mr. Smith. The audience was updated on the circumstances that preceded the article.
- A letter was sent to Pasco Utilities regarding the solid waste tax

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

- Planning for the Community Fair scheduled for March 28, 2009 between 10 a.m. and 2 P.M is going well.
- The mid-month meeting agenda's should include limited items. Suggested items for the February 19, 2009 agenda were: Architect's discussion, Community Fair, Report of the February 16th meeting at the County and the Architectural Review.

NINTH ORDER OF BUSINESS**Supervisors' Reports, Requests and Comments**

Mr. Foster asked about the pot holes on County Line Road and Mr. Smith will follow up with the County on the road resurfacing. It was also noted that anyone can call the Pasco County Pot Hole Department to report pot holes.

Ms. Khalil reported the following:

- Sand Pine dumpster will accept phone books, magazines and cardboard.
- The school principal was contacted about the school zone sign and action is in progress.
- A few updates have been added to the website.
- The Welcome to Meadow Pointe CDD flyer prepared by Ms. Khalil was discussed.

Mr. Jadallah reported the following:

- Sidewalks in front of houses are cracking and the possibility of Zephyr Stripe and Seal providing a discount to residents for the repairs was discussed. Zephyr Stripe and Seal will be referred to any resident inquiries regarding sidewalk repairs.
- Snipe signs advertising CDD meetings were suggested and the Board did not concur with the suggestion.
- The County sent out bids for the traffic light on Williamsburg.
- Inquired when the painted fire hydrant was last tested.
- The manhole covers are being checked and marked.

Ms. Rodriguez reported that a resident asked if the District can obtain funds from the banks involved with empty, foreclosed properties for the purpose of paying someone to mow the lawns of these properties. Mr. Smith reported that the banks have indicated they cannot provide those funds.


Mr. Jadallah noted it was reported to him that someone has been knocking on residents' doors asking if they can wash the windows of cars. The resident was told to contact the sheriff's department.

TENTH ORDER OF BUSINESS

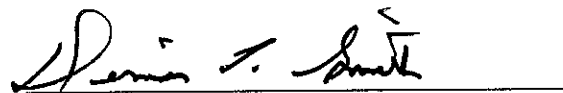
Adjournment

There being no further business,

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



John Ricciardi
Secretary



Dennis Smith
Chairman