

**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, March 19, 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
Dawn Khalil	Assistant Secretary

Also Present:

Residents

The following is a summary of the discussions and actions taken at the March 19, 2009 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order & Roll Call

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

Deed Restriction and Architectural Review Matters

- a. **Consent Agenda**
- b. **Other matters**

Mr. Smith announced that this item will be deferred until Ms. Rodriguez arrives.

FOURTH ORDER OF BUSINESS

Audience Comments

Ms. Lu Lavigne asked when the pond was opened for fishing and Mr. Smith responded that it was probably in 1999. It was noted up until that time there was no policy. The intent was to allow fishing in that pond on the park side and down along Birdseye. At most of the District ponds there are No Trespassing signs posted but the pond in question does not have any signs

On MOTION by Ms. Khalil seconded by Mr. Foster with Mr. Foster, Ms. Khalil, Ms. Rodriguez, Mr. Jadallah voting Aye and Mr. Smith voting Nay, allowing the homeowner to paint the door the same color as the trim, as requested was approved.

FIFTH ORDER OF BUSINESS, continued Capital Improvement Project

Mr. Smith announced the meeting will be re-located to the racquetball courts for this discussion.

The following comments were noted:

- It will be straight with the existing structure.
- This will be the other corner.
Then it goes straight down to neck up with the existing structure.
- He assumed this was a 40 foot pad so that's the way he did the plan but we do not have to keep it that way; that is the way the plan is right now.
- We have changed the office area, which will be discussed when we go inside.
- We are proposing a large meeting room.
- The restrooms will be coming down through here, there will be a hall over here, they will cut the door in for the racquetball and they will cut the door for the stairs going up and the exercise room on the other side.
- Mr. Smith is proposing to shift up the entrance to about this point right here, which is 8 feet and then it will come over to about here. That will allow more control into the area because when you come in, you will be coming in here, the front office desk will be right here so you will be able to see everybody coming in.
- On the other side, the wall will come out 8 inches here and goes straight back.
- This side will be the exercise room. There are some impervious surfaces over on that side but this can be torn out. This will be a solid wall. There will not be any windows on that side because that will be the racquetball court. It will go up 20 feet, the same height as the other side.
- This wall will be block, the new building will be block but instead of adding block on top of that, they will build it up with a wood structure.

The record will reflect the meeting resumed in the original meeting room.

The list of changes suggested by Mr. Fisk and Mr. Smith was discussed. Some of the changes noted are as follows:

- The only thing on the first floor will be the entrance.
- Move the janitorial closet and the hot water heater to one in the ladies room and one in the men's room.
- Move the new building entrance closer to where the staff person sits.
- Complete the second floor. Eliminate the small back office and instead come out 28 feet and put a wall the whole way across and a door there. Right now this shows 20 feet by 40 feet with this cut out, but we think we can make the hall narrower. Right now it is about 7 feet 8 inches. We think we can make this 21 feet wide by 28 feet deep.
- We propose putting a door back here, with a sidewalk along there.
- Move the water fountains from here to up here.
- Flooring.
- Rough in plumbing.
- Windows
- Alarm system, telephone, cable and internet service.

Ms. Khalil reiterated that her main concern is to keep assessments from being raised because of this new building.

Mr. Smith asked if anyone had changes to suggest and a change to the stairway location was noted.

A sheet indicating estimated costs for two options received from the architect was distributed to the Board by Mr. Smith. It was reported by Mr. Smith that after reviewing this year's budget and considering other revenue issues there is approximately \$449,000 available to use for the new structure. We have \$35,000 in the budget in contingency, which we have there every year and we have not touched it.

Mr. Smith noted we should increase our assessment next year and if we do that we will gain \$88,000 for capital improvements next year, which gives us a grand total of almost \$573,000 versus the option to high estimate was \$524,000 so we are about \$49,000 to the good. In order to get the \$88,000, the general fund assessment would go up to \$874,264, 66% of that is

paid by residential properties and the other 34% is paid by commercial properties; the residential share is \$577,000. That figure divided by 1,458, which is the number of residential properties, and the general fund assessment would be \$395.88 versus this year's assessment, which was \$368. The trash assessment will go up a few dollars. The deed restriction assessment last year was \$17.08, but there is plenty of money in the deed restriction fund and can be cut back to \$2.00. The debt service assessment would stay at \$504, which would make the total residential assessment \$1,005 versus \$990. This is a \$15 increase or a 1 ½% increase after a year where we did not increase assessments at all. Generally the budget for next year will pretty much reflect what is in the budget this year, except for the capital improvement. By the end of April the initial draft of the budget will be prepared and the Board will look at it in May.

Mr. Smith reported it is his understanding that the District will be making a pre-payment on the principal on the bonds of \$95,000 this year. Last year a pre-payment of \$195,000 was made. If we were to do this based on the costs we have now, we would have to get a \$100,000 loan because \$48,000 is not enough for unanticipated expenses on a \$500,000 project. Before we sign a contract we should get a \$100,000 loan or a line of credit. Mr. Ricciardi has been asked to contact the Trustee of the Bond to see if the District can not make the pre-payment this year. The District's accountant will check into this option. If this can be done, we will not have a financial issue with the proposed capital improvement.

Ms. Rodriguez asked can we do that and not raise assessments and still not have a financial issue?

Mr. Smith responded if we can do that by not raising assessments we would lose approximately \$30,000.

It was noted we have to make a decision on the \$15,000 expenditure for the architect to do the actual construction plans by April 19, 2009. The next decision will be made after the construction is bid out.

Mr. Smith noted he would like to take the plan with the noted changes to the architect's office, ask him to make the changes, redo the plans and redo the cost estimate and bring it back to the Board by April 2nd. At that time the Board can make a decision on whether to hire them to do the construction plans. He does not anticipated the costs will go down very much, maybe \$5,000. If the Board is agreeable to this, Mr. Smith and Mr. Fisk will bring the changes to the architect for him to redo the plans and cost estimates.

SEVENTH ORDER OF BUSINESS

Joint Meeting Items

A document that Mr. Smith intends to give to the Meadow Pointe II Board regarding the park was distributed. The document consisted of what the County and Mr. Smith agreed on last year.

Mr. Smith noted we need to go back to the County and insist that they keep to what they already promised. We should tell them that we want one representative from each Board to sit down and draw up the frame work of an agreement between the County and the two CDD's. It should be spelled out to the County that each CDD must agree to all expenditures and all developments. Mr. Smith will represent Meadow Pointe (I) and hopefully Mr. Jerry Lynn will represent Meadow Pointe II.

The Board was encouraged to think about things that should be included in the agreement with the County and Meadow Pointe II; things to protect our District.

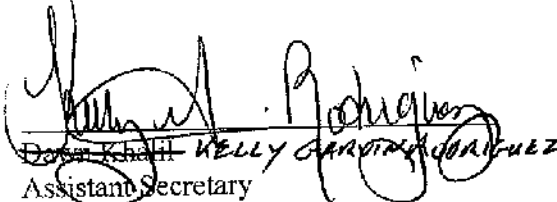
The first item for discussion at the joint meeting will be the Joint Use Agreement. As an example, Mr. Smith distributed a copy of the Joint Use Agreement made with Meadow Pointe IV. It is Mr. Smith's opinion that the agreement should be a full Joint Use Agreement or none.

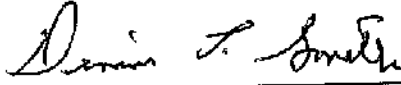
EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


~~Doris Keith~~ KELLY CARVAJAL
Assistant Secretary


Dennis Smith
Chairman