

**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, April 2, 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 (4)	

*The following is a summary of the discussions and actions taken at the April 2, 2009 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

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 February 19, 2009 and March 5, 2009 Regular Meetings**
- B. ARC Applications**
- C. Approval of Financials and Invoices through February 28, 2009**

Mr. Smith requested that the last sentence of the Seventh Order Of Business be deleted as the letter referred to in the minutes of March 5, 2009 was not sent out.

*The change was made and is made part of the final meeting minutes.*

It was noted that item 2 of the ARC Applications was withdrawn.

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

The withdrawn item (item #2) from the Consent Agenda's ARC Applications was explained by Ms. Rodriguez; Case #2009-12.

The residents have submitted a modification to the door.

Ms. Rodriguez recommended approval of amended application with the colors that are on the approved list and the color change to the door.

On MOTION by Ms. Rodriguez seconded by Ms. Khalil with all in favor the amended ARC Application submitted by the resident at 28739 Raindance Avenue, Case #2009-12 was approved.

**FOURTH ORDER OF BUSINESS**

**District Engineer**

Mr. Ricciardi distributed a handout provided by Ms. Stewart regarding impact fees.

**FIFTH ORDER OF BUSINESS**

**Recreation Capital Improvement Project**

Mr. Smith reported he and Mr. Fisk met with the architect. The new drawing was reported on and the following highlights were noted:

- The Cupola was eliminated
- Racquet ball court windows upstairs
- Moved janitorial closet
- Moved main entrance
- Moved water fountains
- Completed second floor for storage
- Eliminated the small back office
- Flooring changed to VCT (vinyl tiles)
- Reduced building height profile
- Stairs eliminated and replaced with pull down stairs (ladder)
- AC units – 5 zones 2 ½ tons and 3 ½ tons
- Includes finished off racquet ball court

The security system would be a separate bid from a company such as ADT.

As per the handout the high cost would be \$378,260 and low cost \$336,260.

Mr. Smith recommended authorizing JAH Architects to go to Phase IV of the contract, which is \$15,000 to prepare the construction documents and authorize WilsonMiller to do the site plan, which will include outlining where the sewer and other things go. As soon as JAH has the construction documents done they will pass it on to Ms. Stewart to do the site plan and the permit for the site plan. JAH said it would take four weeks to do the construction documents and the site plan should be done by Ms. Stewart by the time the construction documents are done. Bidding out for the site work could possibly start by the end of May. The bids can be held off so they could be awarded in September, as we should have some firm numbers for next year's budget. Construction could be started in October or November.

Mr. Smith expressed his opinion that funds are available for this project and that a loan would not be needed.

On MOTION by Mr. Jadallah seconded by Ms. Rodriguez with all in favor JAH Architects was authorized to begin Phase IV of the contract to complete the construction documents for option 2 for \$15,000 plus incidental expenses.

On MOTION by Mr. Jadallah seconded by Mr. Rodriguez with all in favor WilsonMiller was authorized to prepare the site plan and permitting for Option 2, Revision 1.

This information will be submitted to Ms. Stewart and a conference call will be set up for Friday morning. The updated drawings will be forwarded to JAH Architects.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Costa asked if the pictures from the Community Fair can be put on the website and the response was yes.

Ms. Parry indicated that the post by the recycling bins is missing. Mr. Fisk noted he is working on finding a replacement.

Ms. Parry also asked why the mulch around the trees is so skimpy.

Mr. Smith indicated he is trying to get less mulch used.

Ms. Bernard reported the following:

- The arbor on Arronwood is moldy.
- There is moss in the trees.
- Median landscaping where County Line Road was widened has not been landscaped.

**SEVENTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

Mr. Smith asked if Mr. Foster would take over the ARC after May 1<sup>st</sup> and Mr. Foster agreed.

**Deed Restrictions**

Case # D-2009-007, 28436 Openfield Loop

It was noted there was no owner representative present at the meeting.

The deed restriction report included this case and the Deed Restriction Violation Board recommended a fine of \$50 per day, up to a maximum of \$1,000.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor a fine of \$50 per day up to a maximum of \$1,000 for the violation as indicated in the DRVB report to the owner of the property at 28536 Openfield Loop was approved.

Case # D-2009-004, 1444 Bent Tree Drive

It was noted there was no owner representative present at the meeting.

The deed restriction report included this case and the Deed Restriction Violation Board recommended a fine of \$50 per day, up to a maximum to \$1,000.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor a fine of \$50 per day up to a maximum of \$1,000 for the violation as indicated in the DRVB report to the owner of the property at 1444 Bent Tree Drive was approved.

*Copies of the deed restriction reports regarding the two cases above are attached hereto and made part of the public record.*

**EIGHTH ORDER OF BUSINESS**

**Operations Manager's Report**

Mr. Fisk reported on the items listed on the Deed Restriction Update log and the Action Items List and highlighted the following:

- DEVCO is locating a new, clean map.
- Painting the clubhouse cupola will cost \$652.20.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor the proposal to paint the cupola on the clubhouse at a cost of \$652.20 was approved.

- Tennis court lights are not working and a new relay switch is needed however, the equipment is old and locating a switch is difficult.
- The money raised from the Community Fair was \$1,915 and \$28.88 was used to pay employees and the grand total was \$1,886.12, which is the money available for spending.

*A copy of the Deed Restriction Update log and Action Items List is attached hereto and made part of the public record.*

Mr. Smith complimented the Community Council and Mr. Costa on the Community Fair. Ms. Khalil was also complimented for her input to the fair.

**NINTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi gave an update on the following:

- Assessment Trend – Last month the District was at 92% collected and we are now at 93%, the same time last year we were at 91% and the year before we were at 92%. We are trending exactly where we were last year, except at 1% higher in collections. The collection of the other 7% will be interesting.
- Water restrictions – There has been a lot of communications regarding water restrictions. Residents in the City of Tampa can no longer water their yards using their sprinkler systems; they can only be watered by hand using a hose during specific hours. This CDD falls under SWFMD control. They came out with Phase 4 water restrictions and they are tightening down on the length of time you can water under those restrictions except for communities that either use well

water or use re-claimed water. This District falls under Phase 3, which allows watering 2 days per week. Whatever the hours of watering were continues to be in effect. At this point, nothing has changed for residents who use re-claimed water.

Phase 4 restrictions have reduced hours, have eliminated home car wash, eliminated pressure washing unless it is done by a commercial facility, eliminated aesthetic fountains and so on.

- The Trout Creek water shed is being reviewed by Pasco County for possible adoption of the new federal FEMA flood insurance. This is only for discussion and has not been approved yet.

**TENTH ORDER OF BUSINESS**

**Chairman's Comments**

There not being any comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Mr. Jadallah complimented Ms. Khalil, Mr. Smith, Mr. Fisk and Mr. Costa for their work on the Community Fair.

Mr. Foster also made positive comments on the fair.

Ms. Khalil reported in February there were 157 unique visitors, which gave us 233 visits and in March there were 245 unique visitors.

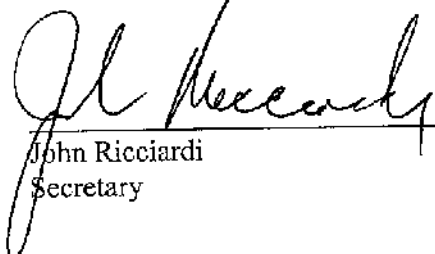
Ms. Khalil was encouraged by Mr. Smith to work on reformatting a more official and professional looking Deed Restriction Form.

**TWELFTH ORDER OF BUSINESS**

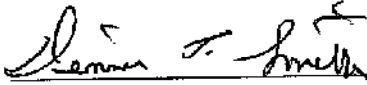
**Adjournment**

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