

**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, July 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 (2)	

*The following is a summary of the discussions and actions taken at the July 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 June 4, 2009 and June 18, 2009 Regular Meetings**
- B. ARC Applications**
- C. Approval of Financials and Invoices through May 31, 2009**

Mr. Smith noted only item #2 on the ARC Committee Report provided by Mr. Foster will be approved under the consent agenda approval motion that follows. The other two items will be addressed immediately after the consent agenda approval.

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

**FOURTH ORDER OF BUSINESS**

**Recreation Capital Improvement Project**

Mr. Ricciardi explained the bidding process that will be used for the construction of the fitness community center, including the advertising process.

On MOTION by Ms. Khalil seconded by Ms. Rodriguez with all in favor authorization was granted to Severn Trent to send out the notice to bidders on the construction of the fitness community center.

Mr. Smith described minor changes in the scope; change in sewer line hook-up, electric lines hook-up, water cooler relocation, electrical outlets on back of building.

On MOTION by Mr. Jadallah seconded by Mr. Foster with all in favor authorization for Mr. Smith to use the proposal from JAH to obtain building permits was approved.

Mr. Smith noted a soil boring/analysis will need to be done. Two proposals have been received; one from JAH who would go through an engineering company, PSI, for a cost of \$2,295 and JAH proposes charging \$330 to review the results of PSI's report. Wilson Miller, through a company named Faulkner Engineering Services presented a proposal for \$3,000.

On MOTION by Ms. Rodriguez seconded by Mr. Foster with all in favor the proposal with Faulkner Engineering Services (as negotiated) for geotechnical soil borings at a not to exceed cost of \$2,525 or a lower bid from another firm as approved by WilsonMiller was approved.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

An audience member asked who is WilsonMiller and Mr. Smith explained the firm of WilsonMiller is the District's engineer for all District engineering services.

A discussion on the two architectural review items that were not considered upon the earlier approval of the consent agenda ensued.

Regarding Item #1, Case Number A2009026, the owner selected colors that are not on the

approved list. The ARC recommended not approving this application.

On MOTION by Mr. Jadallah seconded by Mr. Foster with Mr. Smith, Mr. Foster and Mr. Jadallah voting Aye and Ms. Rodriguez and Ms. Khalil voting Nay the ARC recommendation not to approve the application for repainting with a color not on the approved list, of the house at 28338 Openfield Loop was approved.

Item #3, Case Number A2009028, was briefly discussed and Mr. Smith noted this item was for information purposes only and does not require a vote.

#### **SIXTH ORDER OF BUSINESS**

#### **Deed Restriction and Architectural Review Matters**

Mr. Smith reported he talked to Mr. Robin to see if the District can get a judgment for the case discussed at the last meeting at 28436 Openfield Loop. Mr. Robin will get back to Mr. Smith on this case as he is not sure if it can be done. He reported in order to get an injunction, it would require a trial and it would be more expensive to do that.

#### **SEVENTH ORDER OF BUSINESS**

#### **Operations Manager's Report**

The Deed Restriction Update provided by Mr. Fisk was emailed to the Board.

Mr. Fisk reported the following regarding deed restrictions:

- The owners of 1440 Bent Tree Drive have been fined \$750 thus far.
- 29022 Old Marsh End is now in compliance and the property is being monitored.
- Five foreclosures, where the lawns are out of control, are being monitored.

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

The following items were also discussed:

- A proposal for repainting the basketball courts will be obtained, but it may be held off until after the construction is completed.
- The insurance company will cover the costs of the auto accident that occurred east of the Woodlands entrance.
- SWFWMD will do some de-watering (lower the water level) of ponds along Bruce B. Downs.
- The tennis pro wants to teach tennis lessons and Mr. Fisk has asked him to submit

a proposal with details of his request. The proposal has not yet been received.

**EIGHTH ORDER OF BUSINESS****District Manager's Report**

Mr. Ricciardi reported on follow up items:

- Assessment collections are at 100%. The certificates have been bought for any homes that were in foreclosure. The interest rates were down a little on the tax certificates this year.
- Legislation has recently changed about the investment of public funds. The language says you have to invest with a FDIC insured bank and not in certificates of deposit. We have recently gone with certificates of deposit at qualified public depositories because they offer a higher interest rate. A conference call with the Severn Trent accountants will occur on Monday to get clarification from the attorneys.

Mr. Smith elaborated on the financial questions he had for the trustee, which he relayed through Mr. Ricciardi. The Amortization Schedule included in the proposed fiscal year 2010 budget was referred to in Mr. Smith's discussion.

Mr. Ricciardi noted the figure on the TRIM notice will be higher than what the assessment will actually be. He also noted the budget has been updated with actual numbers through May and there were no significant changes made. The only item to be watched is electricity to see what is happening there.

Mr. Smith reported we got the new rates for street lights, which were expected to go down because residential went down. Actually the street lights went up; we were paying \$10,800 per month and now it is \$11,100. This year we will spend about \$1,300 more for street lights than we budgeted for.

**NINTH ORDER OF BUSINESS****Chairman's Comments****Landscape Enhancements**

Mr. Smith reported so far this year we are spending \$7,040 and we have \$10,000 in the budget. He proposed to spend \$2,000 on "fill in" of plants in certain mulched areas.

The consensus of the Board was to move forward with spending the \$2,000.

On MOTION by Mr. Jadallah seconded by Ms. Khalil with all in favor the minutes of the Joint Meadow Pointe and Meadow Pointe II April 2, 2009 meeting were approved.

Mr. Smith reported the Meadow Pointe III Joint Use Agreement is up in October and it will be revised.

**TENTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Ms. Khalil asked if a bi-monthly newsletter might be a better approach. This will be considered by the Board.

The website hits were about 250 "unique" visitors

Ms. Rodriguez discussed the joint meeting and expressed her opinion that the residents should be informed about the proposed park and obtain community input as to park uses.

A discussion on cell towers ensued.

The joint meeting was discussed.

Mr. Jadallah noted he was disappointed that the Meadow Pointe II chairperson did not know about the joint meeting.

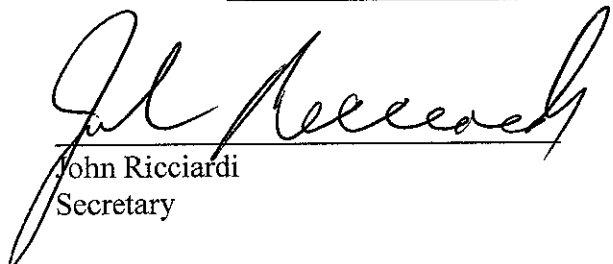
Mr. Smith will contact Ms. Straw in late August to ask about the Boards decision on the Joint Use Agreement.


**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
John Ricciardi  
Secretary

  
Dennis Smith  
Chairman