

**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 16, 2009 at 6:30 PM at the Clubhouse, Meadow Pointe 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
Kelly Garvin Rodriguez, Assistant Secretary

Also Present:

Bob & Lorraine Koryus, Residents
Pat Asklar, Resident
Meredith Holland, Sweetbay Markets

The following is a summary of the discussions and actions taken at the July 16, 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 Sweetbay Markets Presentation

Ms. Meredith Holland announced that the Manager of the new store near Meadow Pointe would like the store to be involved in the surrounding community. Mr. Smith mentioned a few things that our CDD is doing that would give them the opportunity to get involved. Ms. Holland stated that she and the store manager would assist in any way possible.

FOURTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

a. Architectural Review Consent Agenda:

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

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

- b. Mr. Smith updated the Board on the status of the deed restriction case at 28436 Openfield Loop. The inoperable vehicle has been removed from the property. The maximum \$1,000 fine had been levied on the property owner. After discussion by the Board, it was determined that no further action to collect the fine would be taken at this time.
- c. Deed Restriction Enforcement Procedures for Properties in Foreclosure: Mr. Smith advised the Board that a member of the Deed Restriction Violation Board expressed concern that a lot of unnecessary effort is being expended in the deed restriction process for properties in foreclosure. After the DRVVB and the Board of Supervisors take action and several letters are sent, in the end, no meaningful action can be taken. After discussion by the Supervisors it was the consensus of the Board to limit action to only the letter from the Operations Manager to the property owner. However, the Operations Manager will pursue all possible remedies thru the Pasco County Code Enforcement Office to keep the properties from further deteriorating and will provide a monthly report to the BOS listing the open cases.
- d. Architectural Review: Mr. Smith asked that Ms. Khalil take over this function effective with all cases received on or after July 31, 2009. Mr. Foster, who is currently performing this function, announced that he is resigning from the Board of Supervisors effective on July 17, 2009 due to moving out of the District. Ms. Khalil agreed to take over the function immediately.

SIXTH ORDER OF BUSINESS

Newsletter Discussion

During the last BOS meeting, there was a discussion about changing the frequency of publishing the newsletter and changing the format. The discussion was tabled so that Ms. Asklar, the current newsletter editor, could be involved in the decision making process. After discussion of the options available, it was the consensus of the Board to change from a monthly publication to publishing it every other month and to change the format to that proposed by Ms. Khalil. Ms. Khalil has the skills and the necessary software to provide the product in the new format. The September 2009 newsletter will be published in the current format. The October 2009 newsletter will be published in the new format and thereafter the newsletter will only be published every other month. Ms. Khalil will take over responsibility for the newsletter effective with the October 2009 edition.

SEVENTH ORDER OF BUSINESS

Recreation Capital Improvement Project

Mr. Smith briefed the Board on the status of the project. Pre-bid meeting is tomorrow. Building plans will be submitted to Pasco County by JAH Architects early next week (week of July 19). The Building Permit Application Fee to the county is \$850 and a check will be cut by the CDD for that fee. JAH fee for submitting the application is \$850 plus one hundred and ten percent of reimbursable expenses. However, all fees in excess of \$200 will be paid directly by the CDD to avoid the JAH markup. Sealed Bids are due, and will be opened, on August 11, 2009. The BOS will be provided the bids no later than the August 20, 2009 board meeting. The Board will make its decision during the September 3, 2009 meeting. The Board decided to have the bidders base the alternative bid for the kitchen to include a double sink, granite countertop similar to the countertops in the clubhouse, and oak cabinets. All other specifications will be as outlined by the engineer and architect.

ADDITIONAL BUSINESS

Unscheduled Items

The Supervisors thanked Mr. Foster for his service to the District. Mr. Smith informed the Board that the remaining Supervisors would appoint a qualified elector of the District to serve the remainder of Mr. Foster's term at the next BOS meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

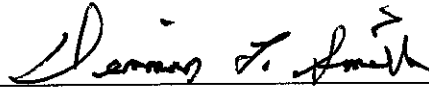
On MOTION by Ms. Garvin Rodriguez seconded by Mr. Foster with all in favor the meeting was adjourned.

July 16, 2009

Meadow Pointe CDD



Dawn Khalil
Assistant Secretary



Dennis L. Smith
Chairman