

**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, August 20, 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, Chair  
Patricia Asklar, Vice Chair  
Lutfi Jadallah, Treasurer  
Dawn Khalil, Assistant Secretary  
Kelly Garvin Rodriguez, Assistant Secretary

Also Present:

Bob Koryus, Resident  
Dennis Costa, Resident  
Mark Harrell, Creative Sign Designs

*The following is a summary of the discussions and actions taken at the August 20, 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                      Creative Sign Designs Presentation**

Mr. Mark Harrell informed the Board that his company would no longer manufacture wood mail box posts due to their cost. His company provided the posts for the development when the homes were built and has been providing them for individual property owners as replacements are required. Mr. Harrell showed the Board a sample of a PVC post that could be provided at a cost of \$274.20 plus tax, installed. The Board informed him that he would be informed of a decision whether to allow

homeowners (under the CDD Architectural Standards) to switch to the PVC posts. After Mr. Harrell left the meeting, Mr. Costa informed the board that he has been working with another individual who has stated that he could provide the wood posts of the original design at a lower price. Mr. Costa will arrange a presentation for the September 17, 2009 meeting.

**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: The Architectural Review Agenda was amended to move Case Number A2009033 from the Regular Agenda to the Consent Agenda.

On MOTION by Mr. Jadallah seconded by Ms. Asklar 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. Deed Restriction Violation Case Number D2009047 for the property at 1625 Broken Branch Drive in the Broadlands was considered by the Deed Restriction Violation Board on July 13, 2009. The DRVB recommended a fine of \$50 per day up to the maximum of \$1,000 be imposed.

On MOTION by Ms. Khalil seconded by Ms. Garvin Rodriguez with all in favor the recommendation of the Deed Restriction Violation Board was approved.

**SIXTH ORDER OF BUSINESS                    Building Project Update**

All Board members had received information from the District Manager on the bids received on the project to enclose the racquetteball courts and add restrooms, a meeting room, and office. The Board reviewed the bids, alternatives for flooring and kitchen facilities, and the available funding. The Board will consider the award of the contract at the September 3, 2009 meeting.

**SEVENTH ORDER OF BUSINESS**

**Budget Update**

- a. Mr. Smith briefed the Board on the latest version of the budget and the Board reviewed it line by line. The Budget will be considered for adoption after a public hearing during the September 3, 2009 meeting.
- b. The Board considered whether the Operations Manager should be given a raise for the next fiscal year and, if so, how much. Family health insurance for the Operations Manager was discussed and it was the consensus of the Board to make no changes. It was determined that no raises will be given to part time workers at this time. After discussion of the Operations Manager salary options,

On MOTION by Mr. Jadallah seconded by Ms. Khalil with all in favor the Operations Manager will be given a two percent raise for FY 2010.

**EIGHTH ORDER OF BUSINESS**

**Organizational Matters**

The Board elected Mr. Smith to serve as Chair, Ms. Asklar to serve as Vice Chair, Mr. Jadallah to serve as Treasurer, Mr. Ricciardi to serve as Secretary, Mr. Bloom to serve as Assistant Treasurer, Ms. Garvin Rodriguez and Ms. Khalil to serve as Assistant Secretary.

On MOTION by Ms. Garvin Rodriguez seconded by Mr. Jadallah with all in favor Resolution 2009-3 designating the above named as officers of the Meadow Pointe CDD was approved.

**ADDITIONAL BUSINESS**

**Unscheduled Items**

- a. Mr. Michael Donohue, a resident, had sent an email to all the Supervisors indicating that he had observed individuals swimming in street clothes and that radios or boom boxes were blaring music at the CDD recreation facilities. It is his opinion that the board needs to forbid the playing of music that others can hear. Current rules prohibit wearing street clothes in the pool and excessive noise. It was the consensus of the Board that no policy changes are required. However, staff will be reminded of the rules and that they need to be enforced. The Chairman will respond to Mr. Donohue on behalf of the Board informing him of the Board's decision.

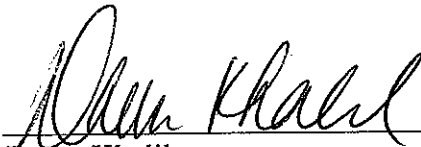
- b. Mr. Jadallah briefed the board on an accident that occurred in the Clubhouse parking lot earlier in the day. An accident report was completed.
- c. Mr. Jadallah mentioned that State Road 56 to Mansfield was to open in time for the school opening day and Ms. Khalil mentioned that SR 56 is scheduled to open to Meadow Pointe Boulevard by November 2009. Information was obtained from newspaper articles.
- d. The Board discussed the FY 2010 meeting schedule. It was the consensus of the Board to continue to hold the meetings at 6:30 PM on the first and third Thursday of each month, with the following exceptions: January 2010 meetings will be held on the 14<sup>th</sup> and 21<sup>st</sup>. The second August 2010 meeting will be held on the 26<sup>th</sup>.

**NINTH ORDER OF BUSINESS**

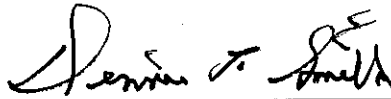
**Adjournment**

There being no further business,

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



Dawn Khalil  
Assistant Secretary



Dennis L. Smith  
Chairman