

**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, September 3, 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
Lutfi Jadallah	Treasurer
Kelly Garvin Rodriguez	Assistant Secretary
Dawn Khalil	Assistant Secretary
Patricia Asklar	Vice Chairperson

Also Present:

John Ricciardi	District Manager
Tonja Stewart	District Engineer
Keith Fisk	Operations Manager
Residents (2)	

The following is a summary of the discussions and actions taken at the September 3, 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 August 6, 2009 and August 20, 2009 Regular Meetings**
- B. ARC Applications**
- C. Approval of Financials and Invoices through July 31, 2009**

There not being any comments or questions on the consent agenda,

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

SIXTH ORDER OF BUSINESS**Consideration of Award for the Contract
for the Recreation Capital Improvement**

Mr. Ricciardi explained he previously sent a rack-up of all of the bids for this project to the Board. The District went out for public bid and there was a large turnout and interest for this project. The Board received 10 bids on the contract. The bids were racked-up on each of the different categories. The total bid for the construction included soil preparation, the building itself and the site work. The lowest bidder was CRS for a total of \$361,972. The highest bid was from Tagarelli Construction at \$572,202. Bids for other parts of the project were also received, including the kitchen, electric lighting for the shed and asphalt and the deletion of some of the tiles.

The bids were reviewed by the District Engineer and Mr. Ricciardi. The second highest bidder was Cornerstone at \$397,526. The two lowest bidders were reviewed and CRS is a company that both the District Engineer and Mr. Ricciardi are familiar with. They meet all the requirements that are set forth in the bid documents and they are licensed in the State of Florida and in Pasco County. They built other CDD projects near Meadow Pointe. Meadow Pointe IV was built by CRS and the Spring Ridge CDD clubhouse was built by CRS. We are confident they can perform the project for the District.

Ms. Stewart reported CRS is expert in this type of work. She verified with CRS that they received all 12 RFI's.

Mr. Ricciardi noted based on the bids received and review of staff, if the Board will elect to proceed with the contract and award the contract to CRS a motion to proceed is requested.

A brief discussion regarding the start date of the project and impact fees ensued.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor selecting CRS as the contractor for the fitness project and authorizing staff to negotiate the contract with CRS was approved.

Mr. Smith handed out a spread sheet he prepared regarding costs for the fitness center project and expanded on its content.

A copy of the Fitness Center Project Bid Rack-Up and fitness center cost spread sheet prepared by Mr. Smith is attached hereto and made part of the public record.

Mr. Smith asked Ms. Rodriguez to give an update on the research she and Mr. Fisk have

accomplished regarding their assigned aspects of the fitness center project. Items included in the update were as follows; tiles, cabinets, counter tops and back splash.

Ms. Rodriguez will confer with CRS on quotes for the items discussed above in her update, including 9 feet of top cabinets.

The placard will be picked up by Mr. Smith and Ms. Stewart will advise Mr. Smith on the impact fee.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor authorization of an expenditure of not to exceed \$5,000 for CRS to remove asphalt for soil testing to be deducted from the total project bid amount was approved.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor authorizing the payment of the impact fee of not to exceed \$20,000 was approved.

Mr. Smith discussed the probable need for an agreement with the church for a sewer line. Mr. Robin is working on a Merchants Association Agreement with the church and he will also discuss an easement with the county.

Mr. Smith also discussed a tree issue noting a tree near the Arronwood entrance is diseased. Mr. Robin will provide a proposal for an ownership map. Ms. Stewart was asked to look into an easement for trees.

The record will reflect Ms. Stewart left the meeting.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Smith introduced Mr. Jim Cracchiolo who presented a proposal to the Board from the Wesley Chapel High School Swim Team for use of the District swimming pool. The request is to utilize the lane pool for approximately 20 swimmers. There are 3 home meets scheduled; 9/30/09, 10/7/09 and 10/21/09 and the time frame is usually from 6 to 9 P.M.

Mr. Robin was previously contacted on this issue and reported he has no problem with this request as long as the District is named as an additional insured. Waivers and a fee of \$495 are also required.

The consensus of the Board was to accommodate the swim program. Mr. Smith will draw up an agreement for the swim program.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2010 (Resolution 2009-4) and levy of Non Ad Valorem Assessments (Resolution 2009-5)

Mr. Ricciardi announced the opening of the public hearing to discuss the fiscal year 2010 budget.

Mr. Smith noted the Board went over the budget line by line two weeks ago. He provided a general description of the budget to the audience noting the budget provides for the operation and maintenance of the clubhouse, recreation facilities, and maintenance of common areas. In addition to these items are street lights and trash (a separate assessment). There is also an Architectural Review Fund that pays for everything the District does with that activity; a budget sheet is included describing where those monies go.

The assessments will be almost to the penny, the same as what it was last year. It is estimated to be \$486.09 plus \$504 for payment of the debt; last year it was \$486.26.

The audience was asked for any questions they might have.

The Community Council representative noted she will take it to the council for review.

Mr. Smith proposed changes to the budget as indicated on the budget attached to these minutes.

A copy of the fiscal year 2010 budget, including changes as suggested by Mr. Smith and indicated in writing by Mr. Ricciardi is attached hereto and made part of the public record.

The total assessment will be \$990.09

The public hearing portion of the meeting was closed.

Mr. Ricciardi explained the following resolution adopts the budget before you, as discussed with changes made at this meeting.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor Resolution 2009-4 relating to the annual appropriations of the district adopting the budget for fiscal year 2010 and referencing the maintenance and benefit special assessments to be levied by the District was adopted.

Mr. Ricciardi explained the following resolution authorizes the tax collector to collect the assessments based on the budget the Board just adopted.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor Resolution 2009-5 levying and imposing a non ad valorem special assessment for fiscal year 2010 was adopted.

EIGHTH ORDER OF BUSINESS

Deed Restrictions and Architectural Matters

The Deed Restriction Update distributed at the meeting was briefly discussed.

A copy of the Deed Restriction Update is attached hereto and made part of the public record.

NINTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk referred to his report and highlighted the following:

- Proposal for burglar alarm system and access system from ADT.
- Key cards/proximity card for the main front door and for the workout room for every Meadow Pointe 1 resident. This item was deferred to a future meeting.
- The water fountain is broken and the cost to replace it is \$650.75. As this is a normal maintenance item, approval to proceed with the replacement was granted.
- Architectural paint options – the sample books out front require updating. Ms. Asklar will work with Victoria on this item.
- Proposal from Just 4 Fun – a representative of this company requested permission to use the District field, out by the parking lot and the basketball courts for a school fun day or corporation events, etc.

The Board requested that the representative attend a meeting and provide them with a specific proposal.

Mr. Jadallah commented on the email he received regarding the lights that are out on County Line Road. It was noted the residents should call TECO on this matter.

TENTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi discussed a WilsonMiller work authorization for a fee of \$5,000 for construction management services for the fitness center.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor authorization for the Chairman to execute the construction management services work authorization with WilsonMiller in the amount of \$5,000 was approved.

Mr. Ricciardi noted the accident report filed by Ms. Sharon Smith has been forwarded to the insurance company.

FIFTH ORDER OF BUSINESS

Ratification of Approval of the Annual Meeting Schedule

The Board discussed the proposed annual meeting schedule and it was decided that the January 14, 2010 regular meeting will be changed to January 11, 2010 (the 2nd Monday of the month) and the January 11, 2010 meeting of the Deed Restriction Violation Board will change to January 12, 2010 (Tuesday).

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor the revised fiscal year 2010 annual meeting schedule was ratified.

ELEVENTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith reported the following:

- The Joint Use Agreement with Meadow Pointe III will be signed at their September 9th meeting.
- An email was received from Ms. Straw of Meadow Pointe II regarding the results of their survey on the cost analysis. The email indicated the results should be available in early October.
- Articles for the Newsletter on the budget, the clubhouse and the meeting schedule were handed out.

Mr. Ricciardi indicated he would like to attend the October 15, 2009 regular meeting instead of the October 1, 2009 meeting and the Board approved.

- A CD matures on September 9, 2009 and it was suggested to roll over \$100,000 of this CD for a one year period.

On MOTION by Ms. Khalil seconded by Ms. Rodriguez with all in favor authorizing Severn Trent Services to roll over \$100,000 of the maturing CD into a new CD (not the entire \$200,000) for up to 12 months, whatever provides the best rate, 9-12 months, was approved.

- The landscape inspection is scheduled for September 29, 2009.
- An email was sent to Mr. Michael Donahue, a resident, and the Board reviewed it.

TWELFTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Ms. Khalil noted she is working on the Newsletter and the web site.

Mr. Jadallah cautioned the Board regarding a person selling books in the community, gaining access inside homes and opening windows for access by thieves.

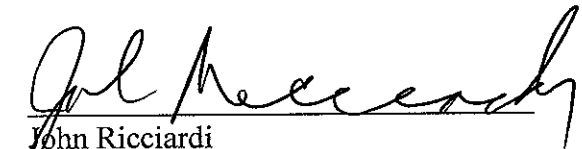
Ms. Asklar is working with Ms. Khalil and Mr. Fisk on the Newsletter.

THIRTEENTH ORDER OF BUSINESS

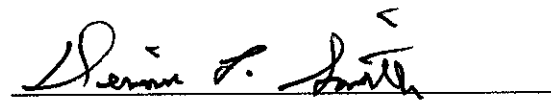
Adjournment

There being no further business,

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



John Ricciardi
Secretary



Dennis Smith
Chairman