

**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 17, 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, Community Council Representative
Howard Dunn, Resident
Craig R. Sas, President, CRS Building Corporation

The following is a summary of the discussions and actions taken at the September 17, 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 Discussion with CRS Building Corporation

Mr. Craig R Sas, President of CRS Building Corporation, the bidder selected to construct the new recreation facility was introduced to the Board. A discussion followed about some alternatives outlined in the bid and other possible change orders that the board is considering. Mr. Sas agreed that alternative E (Overlaying and re-striping of the existing asphalt parking lot) can be included in the

contract as an option to be exercised by the CDD no later than November 30, 2009. Mr. Sas is working with the District Engineer, Tonja Stewart, on having CRS complete part of the work to run the electric service to the building rather than relying on TECO to complete that work. The CDD will prepare a letter to Pasco County to transfer the building permit to CRS and CRS will pick up the permit. Mr. Sas will investigate providing "TSA" lightning protection to the building. CRS will submit proposals for installing wiring for a burglar alarm system, kitchen facilities, tiles, chair rails, base board, and plumbing for a water softener.

FOURTH ORDER OF BUSINESS Mailbox Posts

At the August 20, 2009 meeting, Creative Mailbox & Signs Designs presented a proposal to the board to provide new PVC mailbox posts to homeowners rather than the wood posts provided in the past. Mr. Costa has worked with a resident to provide the wood posts. It was the consensus of the board to include information in the newsletter on how homeowners could obtain the wood posts that comply with the deed restrictions rather than directing them to Creative Designs.

FIFTH ORDER OF BUSINESS Community Council Items

The Community Council has requested that part of the money raised at the last Community Fair be used to replace the neighborhood watch signs at the village entrances. It was the consensus of the board to move forward with the proposal. Mr. Costa gave an update on the Holiday Fair to be held on the seventh of November 2009. The Board decided to have a display at the fair.

SIXTH ORDER OF BUSINESS Deed Restriction and Architectural Review Matters

- a. Architectural Review Consent Agenda: The consent agenda contained only one item that was determined not to require action by the Board. The agenda was amended to make the item an "information only" item.

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

- b. Deed Restriction Violation Board Membership: The membership of the deed restriction violation board was discussed. A few of the members have been on the board since its creation and have requested that they be made alternates. Mr. Costa has recruited residents to serve on the DRVB. There was a discussion about advertising in the newsletter for additional candidates. The consensus of the Board was to advertise for more members in future newsletters.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor Mr. Dennis Costa, Mr. Howard Dunn and Mr. Scott Doyle were appointed as members of the DRVB. Ms. Carlotta Bernard, Ms. Paul Hixon and Mr. Tim Taylor were appointed as alternate members of the DRVB. Term of office is for one year.

- c. Deed Restriction Violation Case Number D2009065 for the property at 28537 Fairweather Drive in the Hammocks was considered by the Deed Restriction Violation Board on August 25, 2009. The DRVB recommended a fine of \$50 per day up to the maximum of \$1,000 be imposed. Property owner was notified that the Board of Supervisors would consider the recommendations of the DRVB on September 17, 2009; however, neither the property owner nor a representative was present at this meeting.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the recommendation of the Deed Restriction Violation Board was approved.

- d. Deed Restriction Violation Case Number D2008010 for the property at 1440 Bent Tree Drive: This case has been ongoing since February 8, 2008 and a letter was just sent imposing the maximum fine allowed. The property owner parks a boat in the driveway. It was the consensus of the board to file suit in small claims court to obtain a judgment for the \$1,000 in fines levied.

SEVENTH ORDER OF BUSINESS

Building Project Update

- a. Mr. Smith briefed the Board on the status of the project budget.
- b. Mr. Smith presented to the Board two additional charges from JAH Architects. The first was for \$300 for obtaining a proposal for the soils borings and the second was for making changes to the mechanical, electrical, and plumbing drawings just prior to the pre-bid meeting. Additionally, there were reimbursable charges totaling \$153.63.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the charges totaling \$2,303.63 were approved.

- c. Mr. Smith presented a proposal from JAH Architects for Contract Administration services in the amount of \$7830 with each additional month beyond four months at \$1551 per month.

On MOTION by Ms. Garvin Rodriguez seconded by Ms. Khalil with all in favor the proposal from JAH Architects for Contract Administration Services was approved subject to legal review.

EIGHTH ORDER OF BUSINESS

Meadow Point III Joint Use Agreement

The Meadow Point III Board approved our proposed Joint Use Agreement at their August 11, 2009 meeting.

On MOTION by Ms. Asklar seconded by Ms. Garvin Rodriguez with all in favor the Joint Use Agreement with Meadow Pointe III was approved.

NINTH ORDER OF BUSINESS

Chairman's Updates

- a. Streetlights. Mr. Smith reported that he identified and reported to TECO that twelve streetlights were in need of repair on County Line Road and Aronwood Boulevard. TECO acknowledged receipt of the twelve reports and stated that repairs would be made within 20 days. Mr. Smith will check to ensure the repairs have been made by September 25th.
- b. Mr. Smith briefed the board on actions taken in regard to an issue that came up regarding reserving one tennis court for each Wednesday evening for a period of two months for the neighboring church. There were complaints received from a group that uses the court to play pickle ball. Mr. Smith explained that the CDD does not normally reserve tennis courts; however, the CDD has cooperated with the church in various efforts over the years to the mutual benefit of both, and for that reason we made an exception in this case. The pickle ball group was informed of this and has accepted the explanation. They are currently using the two courts near the church three evenings a week on alternating weeks. On the other weeks, they are using courts in Meadow Pointe II.
- c. Mr. Smith updated the board on actions taken to implement the decision by the board to allow Wesley Chapel High School to use the lap pool for practices and three meets. So far the District has spent \$707.15 to repair the pool lights and there may be more expenditures.

- d. The CDD received a request to advertise a fundraiser for a church outside the District. The request was received after the cutoff date for the next newsletter. There was a discussion about the appropriateness of advertising such events. The concern is that residents attend numerous churches in the area and advertising an event for one church might set a precedent resulting in numerous requests for other events. It was the consensus of the Board that the newsletter should not be used for such advertising due to space limitations.

ADDITIONAL BUSINESS

Unscheduled Items

Ms. Asklar presented a proposal to hold the annual holiday staff party at the University of Tampa, catered by Ms. Amy Truong, on Saturday, December 12, 2009, at a cost of \$15.00 per person. Cost for staff will be paid for by the District. Supervisors and their guest will pay their own costs.

On MOTION by Ms. Khalil seconded by Ms. Garvin Rodriguez with all in favor the proposal to hold the annual holiday staff party as outlined above was approved.

TENTH ORDER OF BUSINESS

Audience Comments

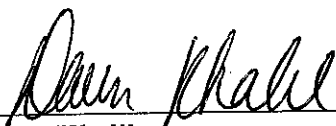
There being none, the next order of business followed.

ELEVENTH 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