

**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, October 1, 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:

Peggy Perry, Resident  
Community Council Representative

*The following is a summary of the discussions and actions taken at the October 1, 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 September 3, 2009 and September 17, 2009 Regular Meetings**
- B. ARC Applications (There were no applications to be considered.)**
- C. Approval of Financials and Invoices through August 31, 2009**

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

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

**FOURTH ORDER OF BUSINESS                      Capital Improvement Project**

- a. The Site Placard was received from Pasco County. There was a \$50.00 fee.
- b. Soils test report was received, reviewed by Wilson Miller, submitted to Pasco County, and is now being reviewed by JAH Architects. There appears to be no problems that need to be addressed during construction. This is the last known requirement in order to get the building permit from Pasco County.
- c. Paragraph 4 of the JAH proposal for contract administration, dealing with liability issues has not been resolved. The Chairman will be contacting the attorney tomorrow.
- d. CRS contract still has to be reviewed by JAH and CRS.
- e. A proposal from CRS for purchase/installation of tiles, baseboards, kitchen counter, cabinets and sink was reviewed by the Board. Prices quoted by CRS were lower than the prices quoted by other suppliers and the board decided to accept the CRS proposal and will move forward with a change order to the basic contract. A decision was made to install 30" upper cabinets not 42" cabinets.
- f. A proposal from CRS to install a security system for \$1606.00 was also received. The operations manager will get the specifications and further coordination is required before a decision can be made on the proposal.
- g. The operations manager will seek a proposal for CRS to purchase and install a sports pad in the fitness center.

**FIFTH ORDER OF BUSINESS                      Audience Comments**

There were discussions about recent thefts from cars in Meadow Pointe and what could be done to deter such activities. It was suggested that the CDD hire a Deputy or private security firm to patrol the neighborhoods. No decision was made. This is a budget item that would have to be addressed along with the next budget.

**SIXTH ORDER OF BUSINESS                      Deed Restriction and Architectural Review Matters**

A proposal was made by the Community Council to begin a systematic inspection of mail boxes and posts and inform property owners of their obligations under the Deed Restrictions to properly maintain them. It was the consensus of the Board to rely upon the current Deed Restriction procedures rather than implementing such a system.

**SEVENTH ORDER OF BUSINESS**

**Operations Manager's Report**

- a. Mr. Fisk informed the Board that SwimKids USA has requested that the CDD renew their annual contract to conduct swim lessons in the CDD pool next summer. They are proposing the same terms as the existing contract.

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor the proposal by SwimKids USA was approved.

- b. Mr. Fisk reported that he had notified the Pasco County Roads Department about standing water along the brick wall East of the Parklands entrance and on County Line Road near the entrance to the Hammocks. It was pointed out that there is also a problem at the Grasslands entrance and Mr. Fisk will report that problem as well.
- c. Mr. Fisk has received two more proposals for repaving and striping the parking lot in conjunction with the capital improvement project. However, further investigation and coordination with the District Engineer is required.
- d. Mr. Fisk reported that the pickup truck requires repairs totaling \$920.26. Ms. Garvin Rodriguez suggested that he check with a local merchant that she has done business with to try to get a better price. Mr. Fisk will do that.

**EIGHTH ORDER OF BUSINESS**

**Chairman's Comments**

- a. \$100,000 was invested in a 12 month Certificate of Deposit at 2% interest.
- b. Mr. Smith asked Mr. Jadallah to check with Pasco County Utilities about a water bill that contained an "adjustment" and had other unexplained information on the bill.
- c. Mr. Smith reported that ten of the twelve streetlights reported to TECO for repairs on September 6 were repaired. The two remaining lights plus two others were reported to TECO on September 26.
- d. Ms. Garvin Rodriguez is working with a resident personal trainer on proposals for purchasing exercise equipment and possibly making available a personal trainer program in the fitness center.

**NINTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

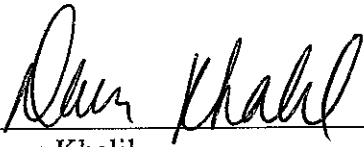
- a. Ms. Khalil reported that she has redesigned the web site and is looking for ways to enhance it. She asked for ideals on Frequently Asked Questions that could be included. Supervisors will try to come up with some questions and answers to be included.

- b. It was suggested that a calendar of school activities for the schools attended by Meadow Pointe residents be included in the newsletter. Ms. Khalil will look into including such information in future editions.
- c. Ms. Khalil stated that current resident cards do not include any identifying information or photographs. There was discussion about the necessity of using resident cards. It was determined that they do serve a purpose and, when combined with other identification, the current cards are sufficient.
- d. Ms. Asklar reported that she is still gathering information from suppliers to update the color palate for Architectural Review.

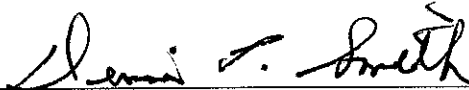
**TENTH ORDER OF BUSINESS**

**Adjournment**

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



Dawn Khalil  
Assistant Secretary



Dennis L. Smith  
Chairman