

**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 15, 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
Keith Fisk	Operations Manager
Lynn Jackson	Severn Trent

The following is a summary of the discussions and actions taken at the October 15, 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

**Deed Restriction and Architectural
Review Matters**

A. Consent Agenda

There not being any items for the consent agenda, the next item followed.

B. Deed Restriction Case 1440 Bent Tree Drive (Boat Violation)

Mr. Smith reported the CDD cannot take this case to small claims court because the District is an entity, not an individual. When an entity takes someone to court they have to be represented by counsel. As per attorney John Vericker, it is not advisable to take this case to small claims court.

Board consensus was to ask the District's Attorney to send a letter to the owner demanding payment of the fine or the CDD will take the owner to court.

Ms. Rodriguez requested that a credit collection agency be asked if they will accept such a debt.

Mr. Smith will follow up on this request.

Mr. Jadallah will take over the ARC duties for the next three months.

A discussion on deed restriction information for the website ensued.

It was the consensus of the Board to have Ms. Khalil make the changes discussed and put them up on the website.

FOURTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Building Project Update

A. CRS Contract (Copy Attached)

B. Building Permit

The CRS fitness center contract was discussed and the following was noted:

- According to the contract they have 15 days from the notice to proceed.
- Mr. Smith was informed approximately one week ago that the building permit is ready and informed that the District owes \$4,600 for the building permit and the fire and rescue impact fee. The permit application fee of \$850 has been paid.
- The fire and rescue impact fee is \$2,350.95, roof permit fee is \$77, a fire marshal fee of \$161.49, and the permit is \$2,210.62. The permit fee also pays for all the inspections done during the building process. The total is \$4,800.06.
- The building consists of 3887 net square feet, 4284 gross (including walls), 3416 foot print and the existing structure is 1683 square feet.

Mr. Smith requested a motion from the Board for authorization to pay whatever the county wants so that the building permit can be obtained. The check can be cut and we will give it to CRS to take along with all the other paperwork they need.

A motion to approve the CRS contract will also be needed.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the CRS contract for the fitness center project was approved.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor authorization for payment of the permit and impact fees was approved.

Mr. Smith reported he and Mr. Fisk are still gathering information on the security system.

He also reported the kitchen total, when we go with the 30 inch cabinets, is \$3,641 and the cost for the sports pad in the exercise room is \$2,487. If we buy and install the materials ourselves the cost will be \$1,972. If CRS buys it and installs it, it will cost \$515 more.

The consensus of the Board was to have CRS install the sports mats.

On MOTION by Ms. Rodriguez seconded by Ms. Asklar with all in favor a change order to the CRS contract for inclusion of the sports mat at \$2,487, tile/wood base/chair rail at not to exceed \$11,000 and kitchen items at \$3,641 was approved.

The Board will decide on the security system at a later date.

The lightning and surge protection item was discussed. Board consensus was not to install the surge protection devices.

Ms. Jackson will check to see if Lexington Oaks has surge protection on the electrical panel.

Kitchen appliances were discussed.

Mr. Smith reported he saw an ad from Best Buy for a 25.3 cubic foot refrigerator with an ice maker and water dispenser for \$680.

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor authorization to purchase a 25 cubic foot black refrigerator with an ice maker at a not to exceed cost of \$800 was approved.

Mr. Smith reported on the asphalt issue; Mr. Fisk is working on this. We do not have to make a decision on this until the second week in November.

He also reported we are still working on the TV and internet. Verizon and Brighthouse are telling Mr. Fisk that they cannot give solid facts until the move in date is confirmed.

Mr. Ricciardi reported the Geotechnical Report has been submitted and Mr. Fisk has a copy if anyone is interested in reading it. The report concludes in their estimation that the soil underlay will support the building.

Mr. Ricciardi responded to the Board's previous request regarding a financial stability report from the bank about CRS. The bank indicated CRS established a relationship with the Bank of America in 1997, they have a positive cash flow, no history of overdrafts in the last 12 months and they gave account balance information pursuant to our formal request.

SIXTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi reported on follow up items.

He also reported on Severn Trent's accountants appeal to Deloitte Tax LLP to reduce the fee for preparing the District's Arbitrage Rebate Calculation report. Deloitte agreed to reduce their fee to \$750.

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor the engagement letter from Deloitte Tax LLP to provide arbitrage services for the bond year ended June 30, 2010 at a fee of \$750 was approved.

Mr. Ricciardi also discussed an engagement letter from Keefe, McCullough & Company to perform the fiscal year 2009 financial audit. As noted in the engagement letter, the fee to prepare the audit is \$8,500 however; Mr. Ricciardi will attempt to negotiate a lower fee.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the engagement letter from Keefe, McCullough & Company to perform the financial audit for fiscal year ended September 30, 2009 for a fee of not to exceed \$8,500 was accepted.

Mr. Smith reported a principal pre-payment of \$80,000 will be made on November 1, 2009. This will save us \$2,800 on the May 1, 2010 interest payment, plus \$2,800 each six months thereafter.

SEVENTH ORDER OF BUSINESS

Letter to Pasco County Re: Parking Issues

Mr. Smith handed out a letter he would like to send to Commissioner Jack Mariano.

The letter composed by Mr. Smith indicates that the District strongly supports precluding people from blocking the sidewalks because it creates a safety hazard, but we do not want to trade one safety hazard for another by allowing parking on narrow streets.

On MOTION by Ms. Rodriguez seconded by Ms. Asklar with Ms. Khalil, Ms. Rodriguez, Ms. Asklar and Mr. Smith voting Aye and Mr. Jadallah voting Nay, authorizing the Chairman to send the letter to the Pasco County Commissioner regarding parking on the sidewalks was approved.

Mr. Jadallah reported he called Pasco County Utilities regarding the meter on Maximillian Drive for reclaimed water. They located the meter and made the changes.

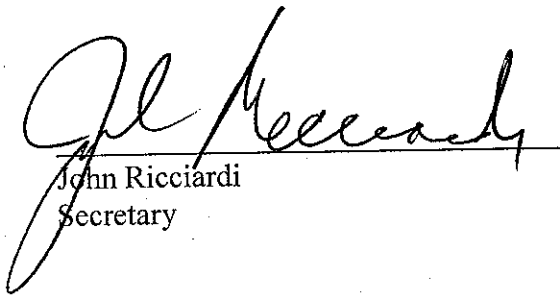
Ms. Rodriguez notes she spoke with Mr. Dennis Costa today and he would like the Community Council to help with the fund raising for the fitness equipment.

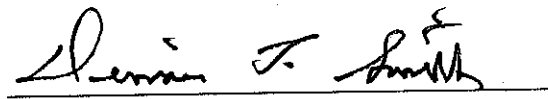
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


John Ricciardi
Secretary


Dennis Smith
Chairman