

**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, November 5, 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

The following is a summary of the discussions and actions taken at the November 5, 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 October 1, 2009 and October 15, 2009 Regular Meetings
- B. ARC Applications
- C. Approval of Financials and Invoices through September 30, 2009

There being no questions or comments on the consent agenda,

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor the consent agenda was approved as presented.
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- All the procedures CRS would use and all the rules JAH is supposed to monitor for us during the construction project were reviewed and discussed.
- The project beginning date was last Thursday; they have 120 days to complete from that date, which gives them a completion date of February 25, 2010. This assumes they will not run in to any problems or delays.
- A change order was executed covering the tile floor, sports pad, tile walls, and kitchen. The total for change order #1 was \$16,232.

A handout from Mr. Smith on the costs was distributed to the Board and discussed.

A spreadsheet from Mr. Ricciardi on the cost tabulations was also handed out and discussed. This spreadsheet shows how much has been spent to date.

Mr. Smith explained Change Order #2 as follows:

- Mr. Fisk worked with CRS and ADT on the security system and CRS's bid for the security system, which meets the requirements of ADT is \$1,606.
- Plumbing for water softener, a quote was received for \$583.
- Bid for 2 conduits, one for a telephone line and one for a cable line for \$627.
- The total for Change Order #2 is \$2,816. If the Board approves this change order it will be executed by the Chairman at the next meeting on November 24th or before that date.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor Change Order #2 to include the security system, plumbing for water softener and conduits for a phone line and a cable line was approved.

- The building permit and fire and rescue impact fees were \$4,800.06.
- A proposal from TECO was received for running the power back to the building from the transformer in front of the church and to install a transformer by the building out here. The proposed amount from TECO is \$6,522.80. TECO should be able to start this work within two weeks, once they get the check and the necessary easement documents.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor the proposal submitted by TECO for electrical work and to install an electric transformer in the amount of \$6,522.80 was approved.

- The easement was discussed.

On MOTION by Ms. Rodriguez seconded by Ms. Asklar with all in favor authorizing the Chairman to sign the easement with TECO was approved, subject to review by the District's Attorney.

Mr. Smith suggested continuing this meeting to next Thursday to further discuss the fitness project.

SIXTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Deed Restrictions and Architectural Matters

Mr. Smith reported he spoke to the attorney regarding the boat case and turning over the fine to a collection agency. Mr. Vericker is not sure of the legality, but he will check if and when the Board finds a collection agency that is willing to take the case. Until we get a judgment, we may not have a legal debt. In the case where there is a \$5,000 judgment, it could go to a collection agency.

The attorney can send a payment demand letter demanding payment within 30 days or the case will be taken to court.

The consensus of the Board was to have the attorney send the demand letter and if the owner does not pay, the case will be taken to court.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor authorizing the attorney to send a demand letter to the 1440 Bent Tree Drive owner demanding payment of \$1,000 or the owner will be taken to court was approved.

Mr. Jadallah suggested waiting until the boat is observed again and then send the demand letter out.

District Manager's Report

Mr. Ricciardi reported the following:

- The builders risk insurance for the new project has been bound so that we are covered for the construction. It is a four month builders risk and if we go beyond four months we have to extend it. The premium is \$1,062.
- The approved Board of Supervisors meeting minutes are being emailed to Ms. Khalil for web posting.
- A letter has been sent to US Bank requesting the transfer in of \$135,464.44. This is usually received toward the end of November. Once the bond is finished this transfer will no longer exist.
- Regarding surge protection for insurance purposes for the new building project, it is not required.

EIGHTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk briefly reported on items from the Action Item list.

A copy of the Action Item list is attached hereto and made part of the public record.

NINTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith discussed the Questions and Answers handout that he distributed to the Board at the meeting. The Board will review and share their comments and suggestions with other Board members at a future meeting. He noted the final copy will be posted on the District website.

Website changes were discussed by Mr. Smith and a handout on the changes was distributed to the Board.

A copy of the Frequently Asked Questions and Changes to the MP Website documents handed out by Mr. Smith are attached hereto and made part of the public record.

Ms. Khalil reported that Mr. Dennis Costa asked her why there are no advertisements on the website and she explained to him that the Board decided not to include them.

A brief discussion on the advertising subject ensued and the Board reiterated that advertising on the website would not be done at this time.

Mr. Smith reported on the following:

- Water bills received for reclaimed water at the clubhouse and Pinedale Park; the District will get a credit for \$87.

- Solid waste tax -- an appeal submitted by Mr. Smith was approved and will result in a payment of \$119 less. The information on the solid waste tax will be forwarded to the accountant, Ms. Sonia Rowley.
- Irrigation on County Line Road -- A resident reported a leak between the Arbors and the Hammocks to Mr. Smith. The leak in question could not be found by Mr. Smith. The Board was asked by Mr. Smith to monitor and report any instances where irrigation is running every day to Mr. Fisk.
- Holiday Fair -- Mr. Smith, Ms. Rodriguez and Ms. Asklar will attend. The fair hours are from 10 a.m. to 2 P.M.; there will be 34 vendors.

TENTH ORDER OF BUSINESS

Supervisors' Reports, Requests & Comments

Ms. Khalil asked about the auditor letter she received and she was instructed to send it back as it was an annual letter that goes out.

She also reported she is working on the Newsletter.

Mr. Jadallah asked if a response was received from MP II on the joint usage and Mr. Smith responded no.

Mr. Smith noted he thinks nothing should be done on the park site with MP II until after the November election. He suggested that after the election he should meet with Commissioner Mulieri to see if Meadow Point 1 can go forward with the park site alone, without MP II.

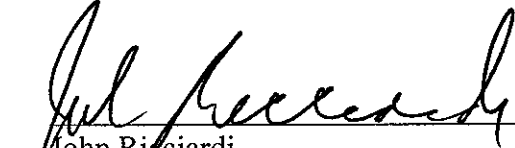
The Board inquired about who was up for re-election on the MP II CDD Board and Mr. Ricciardi responded he will check and get back to the Board with that information.

ELEVENTH ORDER OF BUSINESS

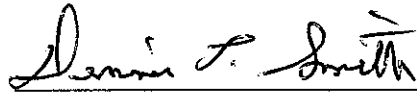
Continuation

There being no further business at this time,

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the meeting was continued to Thursday, November 12, 2009 at 6:30 P.M. at clubhouse I, Meadow Pointe I Community Park for the purpose of discussion the fitness center project.



John Ricciardi
Secretary



Dennis Smith
Chairman