

**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 19, 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

*The following is a summary of the discussions and actions taken at the November 19, 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/Architectural Review Matters**

Architectural Review Consent Agenda:

<p>On MOTION by Mr. Jadallah seconded by Ms. Khalil with all in favor the consent agenda was approved.</p>
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The Board was updated on the Deed Restriction case involving 1440 Bent Tree Drive. The letter from the attorney demanding payment of the fines was sent on November 16, 2009. Mr. Fisk will try contacting the property owner to encourage compliance. The board discussed two Architectural Review cases that will be presented for action at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Building Project**

- a. Mr. Smith informed the Board that \$15,915 in commissions was returned to the District from the Tax Collector.
- b. The TECO easement is ready for signature. Mr. Smith may contact Ms. Asklar if an additional signature is required.
- c. A question was raised by CRS about whether they should install Maple factory finished interior doors or Birch unfinished doors, since the Board has indicated that the interior décor should match the clubhouse. It does not make sense to paint over premium grade Maple. CRS would offer a \$500 credit. The Board decided to go with six-panel painted doors.
- d. Mr. Smith informed the board that the ceiling fans in the clubhouse are still on the market. Home Depot is selling them for \$119 each. Mr. Smith will check with CRS to determine if the bid included ceiling fans or just pre-wires. There are five pre-wires in the plans. There would be an installation charge added to the cost.
- e. Mr. Smith suggested that a dead bolt lock be added to the racquetball court door to control access, provided it would meet code. He also suggested that CRS be asked to install dead bolt locks on the restroom doors in the clubhouse to control access to the clubhouse from the restrooms when the clubhouse is not being used.
- f. An amended proposal from Wright Pavement Maintenance was requested for clarifications and to specify that the work will be performed in February 2010 in coordination with CRS work. The proposal is for \$17,485.
- g. This agenda item is continued until Friday, November 27, 2009 @ 7:00 PM in the same location (Meadow Pointe Clubhouse) for the purpose of dealing with any issues that may arise during the next week.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor the Chairman is authorized to approve a change order for purchase and installation of five ceiling fans and three dead bolt locks not to exceed \$2,000.00.

**ADDITIONAL ITEMS**

November 19, 2009

Meadow Pointe CDD

Ms. Garvin Rodriguez distributed the rewritten Frequently Asked Questions. The Board members will review them and they will be discussed at the next meeting. A copy is attached for the record. The board discussed the payment of unemployment to current and former Supervisors.

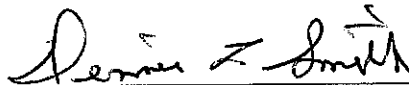
**SIXTH ORDER OF BUSINESS**

**Adjournment**

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



Dawn Khalil  
Assistant Secretary



Dennis L. Smith  
Chairman