

**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, December 3, 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
(6) Residents	

The following is a summary of the discussions and actions taken at the December 3, 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 November 5, 2009 and November 19, 2009 Regular Meetings**
- B. ARC Applications**
- C. Approval of Financials and Invoices through October 30, 2009**

There being no questions or comments on the consent agenda,

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor the consent agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Recycling Awareness Presentation

Mr. Smith introduced Ms. Tina Andrews and Ms. Jennifer Seney, the Pasco County Recycling Coordinator and they gave a presentation on recycling.

A copy of the document used for the recycling presentation is attached hereto and made part of the public record.

FIFTH ORDER OF BUSINESS

Fitness Center Project

Mr. Smith reported the following:

- The extra soil cost was \$1,265, the extra concrete cost \$2,517.30, extra block is \$1,323.13, for a total of \$5,205.43. This is being reviewed by the District Engineer right now.
- CRS is asking for 5 days to be added to the construction schedule.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor payment authorization of not to exceed \$5,300 for extra soil, block and concrete was approved.

- A credit for the 6 panel doors will be issued in the amount of \$422.95.
- A sales tax credit for the racquetball court materials will be issued for approximately \$1,629 because the District will buy the materials.
- Lock on the racquetball court door – right now the racquetball court calls for a wooden door with a window, which CRS was told they cannot put a lock on it. Installing a glass door that can have a lock will cost \$700. It was recommended to go ahead with the wooden door and then come back and put a latch-type lock on the door.
- A quote was received in the amount of \$1,062 for the ceiling fans.
- Mr. Smith saw a GE 1.4 cubic feet, 1100 watts, black microwave oven at Best Buy for \$90. Ms. Asklar recommended checking at Sears.
The consensus of the Board was to authorize Mr. Fisk to purchase the microwave oven for \$90.
- The fitness room door is all glass.

- The interior paint is satin, which is washable. A color scheme needs to be selected for the color scheme of the building.

A discussion on repainting the existing building exterior, the cabana and Pine Dale Park ensued. A proposal will be obtained.

- An asphalt repaving proposal from Wright Pavement in the amount of \$17,485 was received.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor the proposal from Wright Pavement for the parking lot driveway at a cost of not to exceed \$19,000 (will include costs for ADA ramps) was accepted.

- Sewer easement for the church for sewer line from District property (parking lot) to the church. Ms. Stewart will run this by the county, making sure it will satisfy the requirement of having a “Merchants Agreement” with the church for the sewer. If the county concurs, the agreement will be discussed with the church representative.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor authorization to pay the church attorney up to \$1,000 to review the easement document (if required) was approved.

Mr. Ricciardi discussed the fitness project cost spreadsheet. He noted we have sent in pay application #2 from JAH for \$44,710.20. The spreadsheet total cost will jump significantly the next time the Board sees it.

Mr. Ricciardi will follow up with CRS on lien notices.

SIXTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Deed Restrictions and Architectural Review Matters

Mr. Smith referred to the Deed Restriction Update handout and noted 1625 Broken Branch Drive has been fined the maximum \$1,000. It is not expected that anything will change, they are still not in compliance and after the first of the year we should have a demand letter go out on them.

He also noted 1340 Scattered Pines Place will probably drop off at the end of the month.

A copy of the Deed Restriction Update is attached hereto and made part of the public record.

Mr. Jadallah noted an ARC application has been submitted to paint the homeowner's house but the color is not on the approved list. He will have the owner come to the clubhouse and look at the list again.

Mr. Smith suggested Severn Trent open two \$50,000 CD's to mature on September 30, 2010.

Mr. Ricciardi noted that a better interest rate would result if a CD for \$100,000 was opened.

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor authorizing Severn Trent Services to invest in a CD for \$100,000 to mature no later than September 30, 2010 was approved.

EIGHTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi updated the Board on the release of the drainage easement for the Wesley Chapel Plaza noting Ms. Stewart has indicated the easement is not needed by the CDD. Mr. Robin will draw up a transfer document/release of the easement document to the commercial plaza. When the document is ready it will be signed by Mr. Smith as it has already been approved by the Board. A \$1,500 fee was given to the District and Ms. Stewart does not believe her fee will exceed \$350, but Mr. Robin's bill has not been submitted yet.

NINTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk reported to the Board that the Meadow Pointe Community Council asked if the CDD would contribute \$100 for holiday lights for the main entrance and the entrance at Arronwood Boulevard; the community council would match the \$100. Lights will also be purchased after Christmas for additional lights for next year.

The Board concurred to contribute money toward the holiday lights as requested.

TENTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith reported on response letters he received from Commissioner Mulieri and Ms. Ann Hildebrand regarding parking and sidewalks.

Ms. Rodriguez asked about adding one question about the community council to the Frequently Asked Questions document and the Board concurred that it is a good idea.

Mr. Smith reported on the list of FAQ's suggested by Mr. Ricciardi.

ELEVENTH ORDER OF BUSINESS

Supervisors' Reports, Requests & Comments


Changes/corrections to the Frequently Asked Questions document continued to be discussed.

TWELFTH ORDER OF BUSINESS


Continuation

There being no further business at this time,

On MOTION by Ms. Rodriguez seconded by Ms. Khalil with all in favor the meeting was continued to Thursday, December 10, 2009 at 7:00 P.M. at clubhouse I, Meadow Pointe I Community Park for the purpose of discussing the fitness center project.



John Ricciardi
Secretary



Dennis Smith
Chairman