

**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, January 11, 2010 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 (via telephone)

Also Present:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
(2) Residents	

The following is a summary of the discussions and actions taken at the January 11, 2010 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 December 3, 2009 Regular Meeting
- B. ARC Applications
- C. Approval of Financials and Invoices through November 30, 2009

There being no questions or comments on the consent agenda,

On MOTION by Ms. Khalil seconded by Mr. Jadallah with all in favor the consent agenda was approved as presented.
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FOURTH ORDER OF BUSINESS

Fitness Center Project

Mr. Smith reported we signed the proposal from Wright Pavement for \$17,485 to do the parking lot resurfacing. We will have CRS do the handicap ramp. Wright wanted \$2,000 and CRS will do it for \$996; this is within the \$19,000 range approved a few meetings ago.

The electric transformer is now located where it will go. TECO has run the conduit to the location. During the bidding process the question was raised on where the transformer would be located and we could not answer the question because we did not know what TECO was going to do, so the line running from the transformer to the building was taken out of the bid and we have two options; we can pay \$4,100 for copper wire or we can pay \$2,925 for aluminum. Aluminum meets the code; however we were advised to go with copper because aluminum wires might have problems later. TECO has asked us to put an extra conduit coming out of the transformer location, about five feet; if we ever want to hook up more electric to the transformer, we will not compromise the base on which the transformer sits. That cost is \$185 for the extra conduit. Mr. Smith recommended going with copper at \$4,100 plus the \$185 for the extra conduit.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the expenditure of \$4,200 plus \$185 for the transformer and extra conduit was approved.

Mr. Smith also reported on a water line issue that JAH has with CRS.

A proposal for a wiring and heat strip upgrade for one of the air handlers was submitted to Mr. Smith in the amount of \$546. It is not clear whether this is a credit to the District or if there is an additional cost of \$546. The outcome will be reported to the Board.

Credit items in the amount of \$3,332 were reported to the Board by Mr. Smith.

The second floor of the new fitness center was discussed.

Cables put in the conduit chamber for telephone, cable and internet by Brighthouse were discussed.

Mr. Smith recommended going with Brighthouse for everything.

A discussion on the opening of the fitness center ensued. It was suggested that the opening be conducted in conjunction with the Community Fair scheduled for March 27, 2010.

The Community Council representative was asked if the council would be willing to sponsor and provide refreshments for the dignitaries invited to the opening ceremony and the representative responded affirmatively.

Mr. Smith will write up a small Newsletter article regarding the progress of the fitness center and its opening.

Mr. Ricciardi noted he gave the Board an updated spreadsheet with a few additional items on it. A new line item was added called Direct Vendor Payment, which are payments made when purchasing the materials directly.

A copy of the spreadsheet is attached hereto and will be made part of the public record.

FIFTH ORDER OF BUSINESS

Audience Comments

Mr. Lee of the John Long Middle School PTA board requested permission to hold an FCAT Tennis Tournament utilizing 4 of the Meadow Pointe tennis courts. It was noted the same request was made at Meadow Pointe II and III and they granted permission to use their courts also.

Mr. Fisk reported the tournament is scheduled for February 13 and 14, 2010 from 1 P.M. to 5 P.M.

Board consensus was to grant the request made by Mr. Lee for the use of the four District tennis courts on February 13 and 14, 2010 from 1 P.M. to 5 P.M.

SIXTH ORDER OF BUSINESS

Deed Restrictions and Architectural Review Matters

Mr. Smith discussed the status of the case at 1440 Bent Tree Drive noting there has been no notice that the fines have been paid.

The fines have also been maxed out for the case at 1625 Broken Branch Drive. Mr. Fisk reported he was there today and they were in compliance; the last time they were fined was on November 13th and they have been in compliance since then. The property owner was sent a demand letter via certified mail from the attorney on November 16th.

Board consensus was to move forward with filing a law suit to recover fines from the property owner of 1440 Bent Tree Drive.

Regarding Architectural Review Mr. Jadallah reported residents are picking colors that do not exist on the approved chart. The applicants have been notified that the colors are not approved but they have not responded to emails. It was suggested that letters be sent to the applicants notifying them their requested colors are not on the approved chart.

It was noted that Mr. Jadallah's 3 month term for handling the Architectural Review matters is up at the end of January and Mr. Smith will take over the duties for the next 3 months, which will be noticed in the Newsletter. Mr. Smith will handle anything that comes for review after January 29th.

Ms. Asklar reported she will have the new paint colors for Board approval at the January 21, 2010 meeting.

SEVENTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi reported \$50,000 was invested in a 6 month CD at 1.4% with First Southern Bank, which matures on June 12, 2010. Also, a \$50,000, 15 month CD was invested through Center State Bank at 1.75%, but there is no penalty to take it out before term.

It was also reported that the Builders Risk Insurance which expires in February is being held off. The cost is approximately \$170 to extend it on a month to month basis. This insurance needs to be kept in place until we get the Certificate of Occupancy and then we will get regular property insurance.

Mr. Jadallah commented that he likes the new check register format.

EIGHTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk reported the following:

- Mulching will start the second week of March
- Swim Kids would like to give up their evening hours and use the pool on Saturday's and Sunday's. A proposal has not yet been submitted. However, the consensus of the Board is not to allow use on weekends.
- Another leak was found in the pool and it is losing about an inch per day. The consensus of the Board was to wait until the end of February.
- The cost to replace the bad wood arbors and paint at the pool is approximately \$2,800. A separate quote will be obtained for the work on Aaronwood.
- The cost to replace the screens on top of the arbors is \$1,287 for 120 linear feet. The total cost for those two items is \$4,087. Additional quotes will be obtained.

NINTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith announced the next landscape inspection is scheduled for January 26th and Mr. Smith will attend.

Ms. Khalil asked about the Spanish Moss in the trees. The weekend kids will be asked to pull it off the trees at a later date.

TENTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Jadallah asked when was the tree trimming on County Line Road approved and Mr. Fisk responded it was part of the normal landscape maintenance contract.

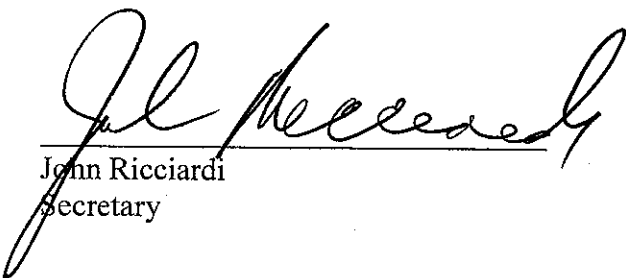
Ms. Khalil asked when is the cut off for the Newsletter to get to the printer and Ms. Asklar responded January 18th or 20th.

ELEVENTH ORDER OF BUSINESS

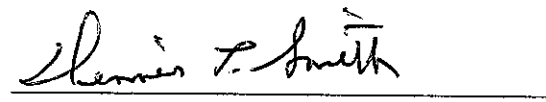
Adjournment

There being no further business at this time,

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



John Ricciardi
Secretary



Dennis Smith
Chairman