

**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 21, 2010 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 January 21, 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 Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Building Project

- a. The board had approved installing a copper secondary electric line at a cost of \$4,100. However, after discussions with the TECO electric project manager and with CRS, Mr. Smith asked for CRS to bid out the work because of the excess cost for copper or aluminum and to switch to aluminum wiring. TECO manager indicated that they are using aluminum wiring and CRS indicated that aluminum is used in most of their projects and it does not have maintenance problems. After bidding out the work, CRS is able to install it at a cost of \$1,682. This is a savings of \$2,418.

- b. CRS asked what size kitchen wall tiles we wanted. The choices are 18" square, 13" square, or 6" square. The board decided to go with the 6" tiles.
- c. Bright house will provide telephone, internet, and cable TV services as a bundle for about \$180 per month plus taxes and fees. They will run the line from County Line Road to the new building and the internal wiring for \$199. We will run a cat5 cable between the two buildings in one of the conduits being installed by CRS under change order #2 to connect the security system in the clubhouse. A discussion followed about the need for telephone service in the clubhouse and that will be determined when operations commence in the new building. It may be necessary to add another line.
- d. Mr. Smith went over change order #4, which includes the following items and results in a reduction of \$2,460.25 to the project costs. *A copy of the change order is attached and made part of the official records.*
 - 1. Credit for changing second floor decking from concrete to plywood.
 - 2. Tax credit for HVAC equipment.
 - 3. Tax credit for Racquetball Court materials.
 - 4. Credit for deletion of exhaust fan from shed.
 - 5. Credit for deletion of drywall from second floor.
 - 6. Tax credit for metal roofing material.
 - 7. Addition of handicap ramp for existing handicap parking space.
 - 8. Addition of secondary electric service.
 - 9. Credit for relocation of sewer line connection.
 - 10. Increase for larger conduits.
 - 11. Increase for upgrade of heat strips in air handler #4.
- e. Light switch for the Racquetball Court will be located in the office to help control usage and a lock is to be installed by CRS on the court door.
- f. Anticipated completion date is still February 25, 2010. However, it may slip by 5 days due to the earlier soils problem and some holdup with the window frame installation.
- g. Mr. Smith mentioned that when he visited the church to ask for the sewer easement to be executed, the pastor asked about the usage of the facility by them. Mr. Smith recommended that the church and day care center be authorized to designate four employees, by name, to be given access to the facility. The consensus of the board was to adopt that policy.
- h. Mr. Smith recommended that Commissioner Pat Mulieri be invited to cut the ribbon at the opening ceremony and that the three former supervisors, the Meadow Pointe III & IV supervisors, the CDD attorneys, the District Managers, the engineers, the architects, and the

CRS personnel all be invited as special guests. Mr. Jadallah suggested that the county administrator, sheriff, fire and rescue chief, and the President of the Wesley Chapel Chamber of Commerce also be invited. He also recommended that the two major newspapers, The Laker, The Neighborhood News, and Bay News 9 be informed of the project opening. The consensus of the board was to follow all the recommendations. It was also decided to inform the Meadow Pointe II supervisors, through their District Manager, of the opening ceremony.

i. The time of the opening ceremony was discussed. The choices discussed were immediately prior to the community fair, sometime during the fair, or immediately following the community fair. Mr. Smith will consult with Mr. Costa and make a recommendation to the board at a future meeting.

FIFTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

a. Architectural Review Consent Agenda:

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor the consent agenda was approved.

- b. Mr. Smith will begin acting as Architectural Review Committee effective with all applications received on or after January 29, 2010.
- c. Mr. Smith informed the board that the suit of the property owners at 1440 Bent Tree Drive is moving forward. He explained that the first appearance will result in the assignment of a mediator by the judge. He recommended that the CDD be willing to lower the fine to \$500, provided that the defendants pay the fine and fees immediately.
- d. Ms. Asklar presented her recommendations for updated color palates. The board reviewed the colors and eliminated several sets.

On MOTION by Ms. Khalil seconded by Mr. Jadallah with all in favor the revised color palates were approved.

SIXTH ORDER OF BUSINESS

Continuance

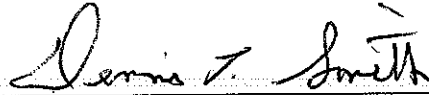
On MOTION by Ms. Asklar seconded by Ms. Garvin Rodriguez with all in favor agenda item number 4, Building Project, was continued until January 28, 2010 @ 7:00 PM in the clubhouse at the Meadow Pointe Community Park.

January 21, 2010

Meadow Pointe CDD



Dawn Khalil
Assistant Secretary



Dennis L. Smith
Chairman