

**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 Monday, February 4, 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

Also Present:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
(1) Resident	

The following is a summary of the discussions and actions taken at the February 4, 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 January 11, 2010 and January 21, 2010 Regular Meetings**
 - B. **ARC Applications**
 - C. **Approval of Financials and Invoices through December 31, 2009**
- There being no questions or comments on the consent agenda,

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

District Engineer's Report

Mr. Smith reported the District Engineer had a schedule conflict and could not attend the meeting. She will report on new EPA requirements on the stormwater management at a future meeting.

FIFTH ORDER OF BUSINESS

Fitness Center Project

Mr. Smith reported Mr. Tony Huggins previously recommended putting tile in the area where the two water coolers would go. A quote for installing tile 7' high in the back and two small sides was obtained from Craig for \$487, which includes bull nose edges that are the same in the rest rooms. It could be done with 6", 13" or 18" tiles.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor a change order for the expenditure of \$487 for 6" tile around the water cooler was approved.

The drop down ladder from the storage area will cost approximately \$3,000. The ladder can be replaced with an access panel as per the County and the Fire Marshall prefers not having a drop down ladder installed.

Ms. Asklar read an email which expressed her opinion that the ladder did not appear to be safe and maybe an alternative could be installed; like an outside stairway or elevator.

Mr. Smith suggested doing nothing now but monitor usage and then maybe in the future consider alternatives.

The consensus of the Board was not to install a ladder at this time.

A lock box was ordered for the outside as it is required by the Fire Marshall; the cost was \$278.

TV's can be purchased for between \$550 and \$620. Three TV's were suggested; 2 for the exercise room and 1 for the meeting room.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor giving Mr. Fisk authority to purchase three 42" TV's and three mounting racks at a cost of not to exceed \$2,200 was approved.

The meeting recessed and the Board moved to another part of the meeting room to review the fitness center plans. Mr. Fisk explained where the fitness equipment would be placed. The quote from FITCO Fitness Center Outfitters for the fitness center equipment was discussed.

On MOTION by Ms. Rodriguez seconded by Ms. Asklar with all in favor purchasing of exercise equipment from FITCO at a cost of not to exceed \$19,657.75 was approved.

Mr. Smith reported on the grand opening and reception for the new fitness center. He noted the grand opening will begin at noon and at 2:30 P.M. the invited guests will be directed to the clubhouse. A list of invited guests was read by Mr. Smith.

A discussion on whether or not to invite the media to the grand opening ensued. It was concluded that only the Laker and Neighborhood News would be notified of the opening.

Mr. Ricciardi reported CRS requested that the District purchase the fitness room mats at a cost of \$1,685; some of that cost is for shipping.

He also reported payment #39 to CRS for the construction contract will be cut today. We are withholding \$14,800 in addition to that. On the advice of JAH this amount has been withheld until the windows pass the water penetration test.

Mr. Fisk reported the handicap ramps and sidewalks are in process. He will look into water softeners.

SIXTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Ms. Asklar reported the paint books are finished, but the previously approved Sherwin Williams paint colors are still needed.

EIGHTH ORDER OF BUSINESS

District Manager's Report

Mr. Ricciardi gave an assessment trend update; as of January 20th the District is at 91.15% collected compared to last year of 90.21%.

NINTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk reported on the following:

- The dead fish in and around the ponds are being removed.
- The air handler on the 2 ton unit which supplies heat and air to the office and the workout room has broken. The cost to replace the 2 ton unit air handler is \$1,600; it needs to be replaced as we have no heat.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor replacing the 2 ton air handler at a cost of not to exceed \$1,600 was approved.

- Replace Wood Arbors around the pool deck and the screen – Bella Construction submitted a proposal to repair and replace the wood arbors for \$2,800 and to replace the screen on the wood arbors for \$1,287 for a total of \$4,087.
Interior Trim Specialties submitted a proposal to repair and replace, pressure wash and paint the wood arbors for \$3,700 and screen replacement for \$1,450 for a total of \$5,150.

On MOTION by Ms. Rodriguez seconded by Ms. Khalil with all in favor the proposal submitted by Bella Construction to repair and replace the wood arbors around the pool deck and replace the screens at a cost of not to exceed \$4,087 was accepted.

- Mr. Fisk will look into different options for not replacing the arbors on Arronwood Boulevard.

TENTH ORDER OF BUSINESS

Chairman’s Comments

Mr. Smith noted the following:

- Community Fair – Additional children’s activities was discussed; pony ride and petting zoo for \$250 for the first hour and \$100 for each additional hour for the time period from 11 a.m. to 2 p.m. would cost \$450.
Face painting and a balloon maker were also suggested.
Volunteers to conduct games for the kids will be looked into.
The consensus of the Board was to tentatively schedule the pony rides and petting zoo.
- A resident of Covina Key sent an email to Mr. Smith asking about the park site; he wanted to know who was in charge of the project at the County. Mr. Smith will talk to

Commissioner Mulieri about the park site issue.

ELEVENTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Ms. Khalil updated the website. There were 14,000 hits in December, 7,000 plus in January and 200 – 300 unique.

It was reported by Ms. Khalil that Mr. Dennis Costa requested that banners be put up to announce the website. There was no agreement from the Board to do so.

Mr. Jadallah reported that he attended the Pasco Education Summit on Monday.

Mr. Smith requested that this meeting be continued.

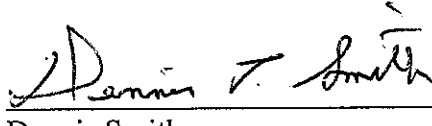
TWELFTH ORDER OF BUSINESS

Continuation

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor the meeting was continued to February 11, 2010 at 7:00 P.M. at Meadow Pointe Clubhouse 1 for the purpose of discussing the building project.



John Ricciardi
Secretary



Dennis Smith
Chairman