

**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, February 18, 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

Also attending were:

Stephen Kubasek, Gulf Ridge Council, Boy Scouts of America  
Don Swartz, Boy Scouts of America  
Richard Bennett, Boy Scouts of America

*The following is a summary of the discussions and actions taken at the February 18, 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**

The Boy Scout representatives requested that the CDD act as a chartered organization for a troop comprised mostly of residents of the CDD. They indicated that the CDD would have to allow the troop to open a checking account in the name of the CDD, among other things. The chairman told them that might be a problem and he would have to check with the district manager on that issue. The CDD would

be happy to provide a meeting room for the troop and other assistance. He recommended that they check with the HOAs in Meadow Pointe II CDD to see if one of them would be willing to sponsor the troop.

**FOURTH ORDER OF BUSINESS      Deed Restriction and Architectural Review Matters**

- a. Architectural Review Consent Agenda:

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

- b. 1440 Bent Tree Drive suit: The chairman stated that the case is scheduled for March 17, 2010 at which time a mediator would be appointed. The attorney suggested that the chairman be given the authority to settle the case. The consensus of the Board was to allow the Chairman to settle within guidelines it established.

**FIFTH ORDER OF BUSINESS      Building Project**

- a. The board decided to increase the hours of operation for the facilities by one hour when the new building is opened. New closing time will be 9:30 PM.
- b. The Board gave the chairman authority to spend up to \$1,000 for new office furniture for the building. Ms. Asklar requested that the operations manager desk be replaced because of the condition of the current desk.
- c. The Board decided to eliminate resident cards, except for certain cases such as minors authorized by parents to use the fitness center, and require driver's licenses as proof of residency.
- d. Mr. Smith passed out a draft set of rules for the new facility for the Board to discuss at the next meeting. *A copy of the draft rules is attached and made part of the official records.*
- e. Mr. Smith asked Ms. Khalil to prepare invitations for the opening ceremony.

On MOTION by Ms. Garvin Rodriguez seconded by Mr. Jadallah with all in favor a change to paint the ceiling of the fitness room at a cost of \$700 was approved.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor a sewer easement for the property owned by the First Baptist Church of New Tampa and a utility easement for TECO Electric Company were approved.

On MOTION by Ms. Asklar seconded by Ms. Garvin Rodriguez with all in favor Phase 2 of the contract administration proposal from JAH Architects for one additional month in the amount of \$1551 was approved.

**SIXTH ORDER OF BUSINESS**

**Community Fair Items**

On MOTION by Ms. Garvin Rodriguez seconded by Ms. Kahlil with all in favor a proposal from Kids Fun Events to provide a pony ride, petting zoo and rock wall for three hours during the fair at a cost of \$1050 was approved.

**SEVENTH ORDER OF BUSINESS**

**County Park Site**

The Chairman updated the board on the status of the proposal by Pasco County to deed the park site to the CDD.

**EIGHTH ORDER OF BUSINESS**

**Arbors Repairs**

On MOTION by Ms. Garvin Rodriguez seconded by Ms. Khalil with all in favor a motion passed at the February 4, 2010 meeting to contract with Bella Coatings Inc. to repair and paint the arbors around the pool was rescinded and a proposal from Interior Trim Specialties in the amount of \$5880 was approved.

**NINTH ORDER OF BUSINESS**

**Additional Items**

a. The Chairman briefed the Board on a bill by Senator Fasano that would void the CDD trash collection contract and the Board agreed that he should pursue having the bill amended to allow the CDD contract to remain in force.


b. The Chairman informed the board that properties in Meadow Pointe in foreclosure are eligible for a federal program that allows the county to buy the properties and repair and resell them. He will seek information on how properties may be nominated.


c. The Chairman briefed the Board on the action taken by the County Commission concerning on-street parking.

**TENTH ORDER OF BUSINESS**

**Continuance**

On MOTION by Ms. Khalil seconded by Ms. Garvin Rodriguez item 5 of the agenda, Building Project, is continued until 7:00 PM February 25, 2010 at the Clubhouse at the Meadow Pointe CDD Park.

  
Dawn Khalil  
Assistant Secretary

  
Dennis L. Smith  
Chairman