

**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, March 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 |
| (3) Residents  |                    |

*The following is a summary of the discussions and actions taken at the March 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 the February 4, 2010 and February 18, 2010 Regular Meetings**
  - B. ARC Applications**
  - C. Approval of Financials and Invoices through January 31, 2010**
- There being no questions or comments on the consent agenda,

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| On MOTION by Mr. Jadallah seconded by Ms. Asklar 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 announced that the District Engineer will arrive later and will give her report.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Clarence White indicated there are concerns in the Arbors regarding recent break-ins and it has taken the police too long to respond to the calls.

Mr. Edwin Keeports explained the circumstances of the break-ins and recommended that in order to get residents attention a flyer should be prepared that reports the security incidents. He also suggested promoting a Community Watch Program and suggested getting young people involved in the community.

Mr. Smith provided the history of Neighborhood Watch efforts in Meadow Pointe 1 two years ago. He also suggested that Mr. Keeports speak with Mr. Dennis Costa who might be able to use his extensive email address list to help inform residents of the Arbors of the recent incidents and perhaps assist in setting up a village meeting to discuss potential plans for resident involvement.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

Ms. Stewart reported on stormwater ponds and new EPA proposals. She noted we are discharging polluted water from our ponds into wetlands down stream. After 25 years of doing that the state has put pressure on to establish acceptable nutrient levels; herbicides, fertilizer and lawn treatment chemicals are the #1 pollutants.

The stormwater ponds need aquatic vegetation. There is an education process that will be offered as well as allowing the District to see the vegetation in order to select the vegetation. Cord grass is recommended. The slopes in this District are in good condition.

NPDES permits may be required, but being proactive with the aquatic vegetation issue will be beneficial to the District.

Mr. Fisk reported on pond planting previously done on 5 ponds by Florida Aquatics.

Ms. Stewart will provide information on this issue and it will be included in the District Newsletter.

Mr. Ricciardi suggested considering continuing putting some money in the upcoming budget for planting and for education.

*The record will reflect Ms. Stewart left the meeting.*

Mr. Smith noted that since more residents have joined the meeting, they were given the opportunity to speak.

Mr. Patel of Summerbrooke noted that he is concerned about the Sheriff response time and the need for a Neighborhood Watch program. He reported his home was broken in to last night.

Mr. Smith re-stated some of the previous break-in discussion. He again suggested that concerned residents call the non-emergency number at the Sheriffs Department and ask to speak with a supervisor for their area to complain about response time, patrols etc. and if enough residents call, the community will get some attention for a while. It is important to get the neighborhoods organized.

Mr. Michael Smith of the Community Council suggested gathering residents email addresses during the community fair to set up an email chain for the purpose of alerting them of recent break-ins or any other security issues soon after the incidents happen.

#### **FIFTH ORDER OF BUSINESS**

#### **Fitness Center Project**

Mr. Smith reported the following:

- Brighthouse will run the cable for \$850; Verizon has not responded to inquiries.
- Phone lines – Cat 5 cable will be hooked up.
- 3 TV's were purchased for \$575 each.
- Office furniture – 2 desks, 3 office chairs and a book case were purchased for \$999.82.
- Ceiling fans without lights, 3 at \$40 per room and 2 60" fans at \$200 each were suggested.

The consensus of the Board was to proceed with purchasing the fans as proposed.

- Tables and chairs – a debate over what type of tables to purchase ensued.

The consensus of the Board was to hold off on purchasing tables until the usage can be determined.

3 folding tables and 18 new chairs will be purchased.

The racquet ball court rules prepared by Dennis Smith were discussed as per the handout distributed to the Board. A revised set of rules will be emailed to the Board by Mr.

Smith.

Mr. Smith handed out proposed articles for the Newsletter.

- Completion date – a walk-thru is scheduled for Thursday and the CO is anticipated next week.

*The record will reflect a recess was taken.*

The meeting resumed.

Ms. Asklar suggested repainting some of the building and a discussion on the repainting options ensued. It was decided to keep the building paint as is.

Mr. Ricciardi reported on the Meadow Pointe Fitness Center Project spread sheet.

**SEVENTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

Handouts on architectural review and deed restriction matters were distributed.

Ms. Asklar reported the paint colors books are finished and ready for resident use.

**EIGHTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi gave an assessment trend update; as of February 16th the District is at 93.05% collected, running at about ½% above last year.

He also reported the Quit Claim Deed for the commercial drainage easement has been completed.

It was also noted that regarding the upcoming general election, there are two seats expiring in November, 2010. The candidate qualifying period for the general election is from June 14, 2010 thru June 18, 2010. An ad noticing the qualifying period will be advertised in the local newspaper and Ms. Asklar will also place an article in the Newsletter regarding the general election.

Mr. Ricciardi also gave an update on the unemployment benefit claim and noted the claim requesting reimbursement was filed and we are waiting for a response.

- The financial audit was presented to the Board and Mr. Ricciardi noted the following:
- The audit was submitted by Keefe, McCullough for the year ending September 30, 2009.
- Page 3 highlights that the District's total assets exceeded its liabilities at September 30, 2009 by \$1,951,781.

- The District expenses for the year were \$1,192,465.
- The Management Letter to the Board, beginning on page 23 covers internal control over financial reporting, compliance and other matters.
- Under Internal Control over Financial Reporting, at the top of page 24, last sentence of the first paragraph, “we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses”; the “we” refers to the auditor not the management company.
- Under Compliance and Other Matters, “the results of our tests disclosed no instances of non-compliance or matters that are required to be reported under government standards”, both of those are positive findings.
- The Independent Auditors to District Management, on pages 25 and 26, this letter addresses all of the statutory requirements that the District is required to report on for the Auditor General.
- Regarding the Investment of Public Funds, the 3<sup>rd</sup> paragraph from the bottom on page 25, “we determined that the District complied with Section 218.415” in other words your money was invested properly according to state laws.
- Regarding Improvements for Financial Management, they did not have any such recommendations.
- Regarding the last paragraph of that page, “looking at any violations of contracts or grant agreements, or abuse that affect financial statements”, they did not find any such findings.
- Page 26, “there were no violations of provisions of contracts, fraud, illegal acts or abuse or controlled efficiencies that are not significant” we did not have any such findings.
- “We determined that the District did not meet any of the conditions described in Section 218.5031” The verbiage “did not meet” is a positive in this case because if “we did meet” that would mean the District was in the state of financial emergency; which the District is not.

Mr. Ricciardi concluded that the audit findings were very positive and approval/acceptance of the audit was recommended to the Board.

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor the fiscal year ended September 30, 2009 financial audit submitted by Keefe, McCullough & Co., LLP was accepted.

Mr. Smith brought up the budget schedule.

Mr. Ricciardi reported the draft budget will be presented to the Board at the June 3, 2010 meeting and discussions on the budget will occur subsequent to the presentation.

Mr. Smith expressed his opinion that budget discussions will not be necessary.

Mr. Ricciardi noted the public hearing for the purpose of adopting the final fiscal year 2011 budget will be scheduled for September 2, 2010.

Mr. Smith reported he wants to combine the deed restriction fund with the trash collection. He recommended coming up with a Residential Services Fund

**NINTH ORDER OF BUSINESS**

**Operations Manager's Report**

Mr. Fisk had nothing to report at this time.

**TENTH ORDER OF BUSINESS**

**Chairman's Comments**

Mr. Smith updated the Board on the Community Fair noting the following:

- The cost of hiring the clown is \$150 for 3 hours.
- The Community Council is getting t-shirts that say Meadow Point Community Council Event Staff

Mr. Smith also reported that the Fasano trash bill will be amended to allow CDD's and mandatory HOA's to have one trash contract.

Regarding the Boy Scouts, Mr. Smith reported we cannot do what they want us to do; we cannot be a charter organization but we will make the District facilities available to them.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Reports, Requests and Comments**

Ms. Rodriguez reported the Lacrosse coach at the Middle School said he has no where for the boys to hit the ball and he expressed his need for a court and a wall for the kids to hit balls against.

It was decided to look at this court and hitting wall as a future improvement.

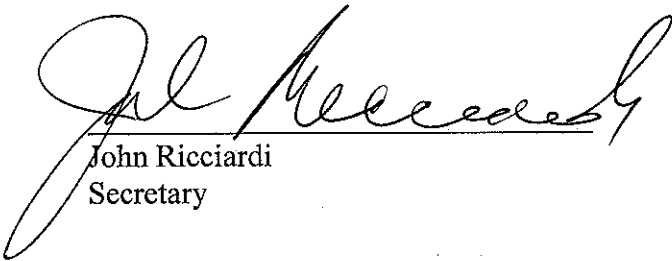
Ms. Khalil passed out a Grand Opening invitation and Board consensus was to proceed with the invitation submitted.

**TWELFTH ORDER OF BUSINESS**

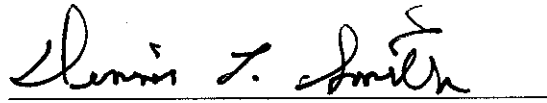
**Continuation**

There not being any further business to discuss at this time, the meeting was continued to March 11, 2010, 7 P.M. at the Meadow Point 1 Clubhouse to discuss the Fitness Center Project.

On MOTION by Ms. Khalil seconded by Ms. Rodriguez with all in favor continuing the meeting to March 11, 2010 at 7:00 P.M. at the Meadow Pointe 1 Clubhouse for the purpose of discussing the fitness center building project was approved.



John Ricciardi  
Secretary



Dennis Smith  
Chairman