

**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, April 1, 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 April 1, 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 March 4, 2010 and March 18, 2010 Regular Meetings
- B. ARC Applications
- C. Approval of Financials and Invoices through February 28, 2010

There being no questions or comments on the consent agenda,

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor the consent agenda was approved as presented.
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Mr. Ricciardi gave an update on the assessment collection noting as of March 9, 2010 the assessments are at 93.91% collected. Trending above the same time last year, which was 93.11%. We are still continuing to trend above last year.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

Mr. Smith requested that the District Engineer item be omitted from future meeting agendas unless the item is needed.

**FIFTH ORDER OF BUSINESS**

**Fitness Center Project**

Mr. Smith reported the following:

- ADT installed the security.
- Brighthouse will be out again tomorrow.
- Wilson Miller redid a scheme on how to mill and repave the parking lot.

Wright Pavement sent a new proposal due to their claim that there is an increase of the scope of the project.

The old proposal was for \$17,400 and the new proposal was for \$29,000 and there were items missing from the new proposal.

The new proposal was challenged by Mr. Smith and they have not responded.

Keith Fisk will contact other firms for quotes.

Mr. Smith reported the Community Council would like to purchase a cubby-hole cabinet for the weight room and a sanitizer stand using the funds from the joint Community Council and CDD account.

Board consensus was to approve the purchase of the cabinet and sanitizer stand as requested.

Ms. Asklar reported on the mirror quotes.

Mr. Smith indicated that a decision on the mirrors will be made at another meeting.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked what is being done with the Arbors on Arronwood that have mold and Mr. Smith indicated it is on the list of things to take care of.

**SEVENTH ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**District Manager's Report**

Mr. Ricciardi reported the Builders Risk insurance on the building was cancelled. All the information on the new building has been sent to the insurer; we do not have a quote yet but it is insured. It has to go to the Underwriter for the actual premium; it will probably be approximately \$3,000 per year.

It was also reported that the proposed fiscal year 2011 budget will be presented at the June meeting.

**NINTH ORDER OF BUSINESS**

**Operations Manager's Report**

Mr. Jadallah inquired about which ponds need additional planting and Mr. Fisk responded he will put the list together.

**TENTH ORDER OF BUSINESS**

**Chairman's Comments**

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

- We took in \$2,375 from vendor table rentals, which brought the account up to \$5,375.
- We sold \$380 in ride tickets.
- We received 1/3 of our money back for the entertainment.
- There were parking problems due to the increase in vendors and vendors who showed up early parking in the wrong spot.

Mr. Smith also reported on a request he received from Ms. Loni Clark for permission to use the club house facility to conduct CPR, First Aid and Babysitting training on two days, four hours per day. If her proposal is approved by the Board she will re-certify the District lifeguards at no charge for this season.

The consensus of the Board was to approve Ms. Clark's proposal for use of the club house meeting room.

Also reported by Mr. Smith was a proposal request from Goodwill. They would like to place a collection bin in the parking area near the dumpsters. The CDD would receive \$100 per month for use of the space. The agreement would be on a month to month basis and we could

cancel the agreement with 30 days notice. They intend to do pick ups every day or every other day.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor the request from Goodwill to place a collection bin in the parking area near the dumpsters providing a lease payment of \$100 per month to the District was approved.

The possibility of conducting a back-to-school community event with food and games was discussed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Reports, Requests and Comments**

Ms. Rodriguez asked when does the resident from the Arbors have to pay the settlement. Mr. Smith responded they have until the end of April.

Ms. Khalil reported on the website "Hits" log.

*A copy of the log is attached hereto and made part of the public record.*

Mr. Jadallah made the following comments regarding the Community Fair:

- The vendors need to be told to be on time
- "Like" vendors should be grouped together
- For parking, vendors should place a "tag" in their vehicle window identifying themselves
- Vendors should not leave before the event is over
- Vendors should fill out a survey before they leave the event
- There should be more kids activities
- Walky-talky's should be available for Board members and Keith Fisk
- Dennis Costa, the Council, Keith Fisk and the staff were commended for a great job

Ms. Asklar requested that PDF copies of entire, future agenda packages be sent to Ms. Khalil in order for her to post parts of the package to the website.

Mr. Jadallah reported someone asked him about opening a day care center in the Arbors and he instructed the person to contact the County Planning Department.

**TWELFTH ORDER OF BUSINESS**

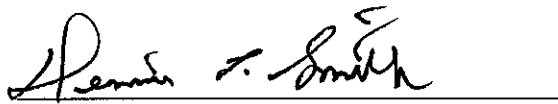
**Adjournment**

There not being any further business to discuss,

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



John Ricciardi  
Secretary



Dennis Smith  
Chairman