

**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, June 3, 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
Patricia Asklar	Vice Chairperson
Dawn Khalil	Assistant Secretary

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 June 3, 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 May 6, 2010 and May 20, 2010 Regular Meetings
- B. ARC Applications
- C. Approval of Financials and Invoices through April 30, 2010

There being no questions or comments on the consent agenda,

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

Fitness Center Project

Mr. Smith reported on the roof leak in the racquet ball court. The roofer found that flash guards were not installed behind louvers. A letter was forwarded to CRS requesting that water penetration tests be conducted.

It was also reported that one of the ornamental supports of the overhang fell off; bolts were not installed and the problem has been corrected. Also, the water cooler outside is not cooling.

Mr. Ricciardi reported on the rack-up for the fitness center and indicated the final, all inclusive number is \$518,975.59; \$547,000 was tentatively budgeted and we are under budget.

Mr. Smith reported with the asphalt job, which we were including in this project, the total would be approximately \$540,314.

A discussion on the water softener ensued.

Ms. Asklar MOVED to approve the purchase of a water softener system at a cost of not to exceed \$2,000 and Ms. Khalil seconded the motion with Mr. Smith, Mr. Jadallah and Ms. Rodriguez voting Nay the motion failed.

Mr. Smith noted he will report back to the Board in a few months on what the water usage has been and the water softener issue will be revisited.

FIFTH ORDER OF BUSINESS

Audience Comments

Mr. Marc Burton of the Hammocks asked if he and his neighbor could form a Neighborhood Watch program.

Mr. Smith indicated this issue was discussed two years ago. He offered help to arrange getting the proper Sherriff's department people to meet with the interested residents.

Mr. Burton left his contact information with Mr. Smith for further discussions.

SIXTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Smith reported he received an email from Mr. John Vericker who indicated the Jackson home is in foreclosure. He received a summons against the Jackson's and the CDD is listed as a defendant because we have reported a judgment against the Jackson's that is subordinate to the mortgage. If there are excess proceeds after the mortgage is paid off, the

District could recoup a judgment from the foreclosure sale; if not the judgment will remain an outstanding judgment in the public records. This can be monitored if the District wishes.

It is Mr. Smith's opinion that there is no need to have the attorney monitor the matter; the Board can monitor it themselves. An email will be sent to Mr. Vericker informing him that no follow up is needed to be done by his office.

Mr. Jadallah reported the trailer at 1919 Tangled Vine is there at night and gone in the daytime.

Mr. Smith indicated we will continue to monitor it.

SEVENTH ORDER OF BUSINESS

District Manager's Report

The following follow up items were reported by Mr. Ricciardi:

- As of May 11, 2010 the assessments were at 97.91% collected, which is the highest in four years.
- We received submissions from Wilson Miller on three different parcels that SWFWMD inspections have been done; parcel 7-1, parcel 5, units 1 and 2 and parcel UU have all been submitted to SWFWMD and we should be receiving a letter from SWFWMD saying they accept the report with no findings.
- In 2004 we had a resident by the name of Kay Spitler who slipped on the sidewalk in May. The case continues to work its way through different insurance companies and now it is in the Circuit Court, Sixth Judicial District of Pasco County. It is being handled by the Districts insurance carriers' attorney.
- Splitting the Districts cash more evenly between Wachovia and SunTrust. The Severn Trent head accountant recommended not putting more money in Sun Trust accounts as they pay .25% interest. He suggested putting more of the District's operating money in money markets, which can be drawn from. Right now Bank United money markets are paying 1.2%, First Southern is paying 1/2% and Florida Shores Bank is paying 1.54%. First Southern, which is paying .5% offers a no fee checking account.

We are required to use QPD banks and FDIC.

On MOTION by Ms. Khalil seconded by Ms. Asklar with all in favor authorizing Mr. Stephen Bloom of Severn Trent to move funds from Sun Trust and Wachovia (close if necessary) to maximize interest rates in at least two different banks in money market accounts was approved.

A. Distribution of the Proposed Budget for Fiscal Year 2011 and Consideration of Resolution 2010-2 Approving the Budget and Setting the Public Hearing

Mr. Ricciardi reported the Board has been provided with the proposed fiscal year 2011 budget. The budget columns were explained.

Mr. Smith indicated when we do the final budget we will use the July actuals and we will only have to try to project August and September. If we approve this proposed budget tonight for the TRIM notice, since we have all the money we have not designated yet, there is no need for us to look at this until September when we have the July actuals because it will not change that much month to month.

Mr. Ricciardi indicated we will have to work on identifying what the reserve items are by line item. In September we will take the existing money you have for designated reserve and designate it for something; we have to identify what it is for.

Mr. Smith announced this budget proposes no increase in the residential assessments; this is the second year in a row. Once we adopt this draft budget, we cannot exceed the assessment amount we adopt tonight.

Mr. Smith asked Mr. Ricciardi to have Exhibit C, for the debt service fund, included in future copies of the budget. It is nice because it shows how much we have in the reserve account required for the debt service fund.

There not being any questions, changes or comments on the proposed budget,

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor Resolution 2010-2 approving the budget for fiscal year 2011 and setting the public hearing for September 2, 2010 at 6:30 P.M. at the Meadow Pointe Clubhouse, 28245 County Line Road, Wesley Chapel, Florida was adopted.

EIGHTH ORDER OF BUSINESS

Operations Manager's Report

The following was reported by Mr. Fisk:

- A request was received to hold Zumba, Wesley Chapel with Gabby classes in the clubhouse beginning on July 6th through September 28th, Tuesday nights from 7 P.M. to 9 P.M. The charge would be \$20 per night; a fee of \$260 for 13 Tuesdays. Insurance and waivers will be provided.

<p>On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor use of the clubhouse for Zumba Wesley Chapel with Gabby beginning July 6th through September 28th on Tuesday nights from 7 P.M. to 9 P.M. for a fee of \$260 was approved.</p>

- The Wesley Chapel Swim Team requested use of the lap pool from August 9 through October 29, 2010, Monday through Friday from 5:00 a.m. to 7:00 a.m., also 6:30 a.m. to 8:00 a.m. on Saturdays and 4 Wednesday night swim meets from 4:30 P.M. to 8:30 P.M. for \$650.

<p>On MOTION by Ms. Khalil seconded by Ms. Rodriguez with all in favor the use of the lap pool by the Wesley Chapel Swim Team as proposed was approved.</p>

- Greenview proposed replacing the dead areas of grass at the center island; plant and place plugs in the center of every 12 inches; all three areas for \$900.
- A new printer was purchased from Sam's Club for \$259.87
- Zephyr Stripe 'N Seal will start repaving of the parking lot beginning June 21 to June 25th.
- Victoria's last day of work will be June 11th and she will start her new job on June 14th.

Mr. Smith suggested ordering a plaque for Victoria's service.

Ms. Asklar asked if any credit is given for grass that cannot be cut on Bruce B. Downs.

Mr. Smith responded we should ask about a credit.

- Wilson Miller was asked to provide a drawing of easement access on an aerial map for the District. The cost would be \$1,200.

On MOTION by Ms. Rodriguez seconded by Ms. Asklar with all in favor authorization for Wilson Miller to prepare a drawing for pond easements at a cost of not to exceed \$1,200 was approved.

Mr. Smith reported he was approached by a company, Brain Matter, that has been doing a publication called Tampa Bay Wellness. The publishers are residents of Seven Oaks and just started doing a newsletter for Seven Oaks. They inquired about doing a newsletter for all of Meadow Pointe, with participation from the CDD's. They are offering all color, glossy, 4 pages mailed to all residents at no cost to the CDD or the Meadow Pointe community.

The consensus of the Board was to participate informally; 4 pages.

Age limitations for the racquet ball court and fitness center were discussed. Residents have complained they cannot bring more than 1 guest and others complained they cannot bring younger children to the racquet ball court as they did in the outdoor court.

Resident concerns and complaints were discussed.

The consensus of the Board is a child must be at least 8 to use the racquet ball court and weight room. However, they must be at least 14 years old without an adult (need a picture ID and Meadow Pointe waiver card).

On MOTION by Ms. Asklar seconded by Ms. Rodriguez with all in favor subject to legal review the age requirement rules for use of the racquet ball court and the fitness room is at least 8 years old; for 8 year olds through 17 year olds parents must sign a waiver and children ages 8 through 13 must be under the supervision of a parent or guardian.

NINTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith announced he would like to have a long range planning discussion at the mid-month June meeting. The Board was asked to come up with ideas for improvements to facilities such as a back wall for tennis, lacrosse, etc.

Soliciting resident input for improvements was discussed.

TENTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comment

Mr. Jadallah asked about the tennis contract status and Mr. Fisk responded he will talk to the tennis instructor for an update.

Ms. Khalil gave an update on the website usage.

A discussion on the Back To School Event ensued. The event will be limited to 250 people.


Mr. Smith expressed his opinion that for the racquet ball court we should allow 3 guests.

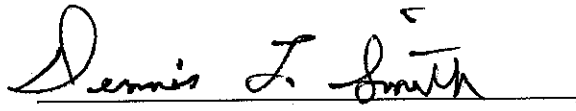
ELEVENTH ORDER OF BUSINESS

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