

**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, July 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
Patricia Asklar	Vice Chairperson
Dawn Khalil	Assistant Secretary

Also Present:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the July 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 June 3, 2010 and June 17, 2010 Regular Meetings
 - B. ARC Applications (paragraph 1 only)
 - C. Approval of Financials and Invoices through May 31, 2010
- There being no questions or comments on the consent agenda,

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the consent agenda, paragraph 1, was approved as presented.

Regular Agenda Case A 2010040 submitted by Myriam Small – house exterior painting at 29031 Landbridge Street (Parkland)

Ms. Asklar gave a statement on the ARC case noted above; the color used to paint the house is not an approved color and an ARC application was not submitted by the owner.

Mrs. Small gave an explanation of the situation that occurred and explicated that she cannot afford to repaint the house.

Mr. Smith explained the history of the CDD taking over the ARC and the establishment of “standard” approved colors with assistance from the architect.

Mrs. Small indicated she would like to comply, but she does not have the money to repaint the house.

The Board members were encouraged to discuss the issue and they did so.

Mr. Smith explained the Board must decide whether to approve the current color or begin a rejection process whereby a letter will be sent to the home owner’s indicating their application cannot be approved because the house was not painted a color palate approved color.

On MOTION by Mr. Jadallah seconded by Ms. Asklar with all in favor the application submitted by Mrs. Small of 29031 Landbridge Street, Parkland for painting the outside of her house was not approved. A letter will be sent to Mrs. Small requiring her to paint the outside of her house an approved color, from the color palate.

FOURTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

FIFTH ORDER OF BUSINESS

Deed Restriction and Architectural Review Matters

Mr. Smith reported there is a pre-trial mediation set for Wednesday, July 28th to file suit for payment of the fine by the owner of 1625 Broken Branch Drive. Mr. Fisk and Mr. Smith will attend.

On MOTION by Ms. Rodriguez seconded by Ms. Khalil with all in favor authorizing the Chairman to negotiate a settlement, if one is determined, was approved.

It was also reported that the boat is back on the property at 1440 Bent Tree Drive. A letter will be sent to the owner.

SIXTH ORDER OF BUSINESS**District Manager's Report**

Mr. Ricciardi reported the following:

- There have been no new fitness center charges to the rack-up previously distributed to the Board.
- A CD has been reinvested for 12 months, it matures on June 22, 2011; at 1.2471%. The opening balance was \$50,347.56
- Pat Solar is working on closing the two accounts with Wachovia and SunTrust. A free checking account and a Money Market account that will earn interest will be opened.
- The District is at 99.95% assessments collected. The tax certificate on one property on Crossland Drive has not been purchased.
- The District will be over-collected, as some owners have not taken advantage of the 4% discount. The money will come to the District and will not be reflected under the assessment revenue, but will come in as miscellaneous interest revenue.
- An owner of commercial property in the District (the owner of the Shell gas station) submitted a complaint regarding his opinion that he was double charged for assessments he has been paying to the CDD. He indicated he is being asked to pay the same assessments to the owners of the shopping center.
- After researching the complaint, the owner was informed that he needs to bring the issue up with the owners of the property.

Mr. Smith reported on his research regarding this commercial property owner's complaint.

- A letter was received from SWFWMD indicating the engineer inspections were accepted and Parcel 5 will not need an inspection until 2014.
- The qualification period for the expiring Board seats is over. Mr. Smith and Mr. Koryus have qualified to run for Seat #1. Mr. Jadallah, Mr. Marc Burton and Mr. Michael Smith have qualified to run for Seat #2. Whoever wins the general election held on November 2, 2010 will take their seats on November 16, 2010.

SEVENTH ORDER OF BUSINESS

Operations Manager's Report

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

- The foreclosure list was handed out to the Board.
- Pool leak was found and will be repaired.

On MOTION by Ms. Asklar seconded by Ms. Khalil with all in favor Florida Leak Locators repair work at the main pool at a cost of not to exceed \$1,500 was approved.

- The lower pool 3 ½ horsepower pump plug blew out and 50,000 gallons of water drained out. The pool will be refilled by tomorrow. The cost of the repair was \$724.39.
- A proposal for the tennis/lacrosse wall including drawings, permits, etc. from Wentra Enterprises was \$16,181. It would be located by tennis court #3; 45'x10' high. Additional quotes will be obtained.
- Sidewalk repair proposals will be obtained.
- Employee raises was discussed.

Mr. Jadallah asked for an update on 1940 Tangledvine.

Mr. Fisk noted he has contacted the County and the County will have the yard grass cut.

- Quotes for a sign on the outside of the fitness center will be obtained.

EIGHTH ORDER OF BUSINESS

Chairman's Comments

Mr. Smith reported the following:

- The new Newsletter will be published every month, with 2 pages for our use; distributed around the 1st of every month, starting around the 1st of August; all 4 CDD's will probably participate. We need to appoint one person as a contact and we should make Ms. Khalil the contact for Cindi Matter and any articles we have should be given to Ms. Khalil. The cutoff dates for articles will be the 15th of each month. The August submissions should be done by the 15th of July.

We should use it for newsy items.

The August issue should include an article on the budget and assessments and the new fitness center.

- The pay raise for Mr. Fisk was discussed; Mr. Fisk left the meeting for the discussion.

Comparison salaries were discussed.

On MOTION by Ms. Asklar seconded by Mr. Jadallah with all in favor a 3% pay raise as of the first pay period in October was approved for Mr. Keith Fisk.

NINTH ORDER OF BUSINESS

Supervisors' Reports, Requests and Comments

Mr. Jadallah asked about the SBA and Mr. Ricciardi noted we can only take out what they allow us to.

Ms. Khalil asked for the Board's opinion on featuring Meadow Pointe employees in the Meadow Pointe Newsletter.

Board consensus was in favor of featuring Meadow Pointe employees in the Newsletter.

Ms. Khalil reported a DJ for the pool party was contacted and will charge \$300.

It was also suggested to increase the limit on party participants to 300 and tickets should be sold the first week of August.

Ms. Khalil will continue to look for a food vendor for the party.

The top web page hits were clubhouse, About Meadow Pointe, New Resident Information, FAQ, Clubs, Policies and Newsletter.

Ms. Khalil asked about long term improvement plans as discussed at a previous meeting; how do we proceed.

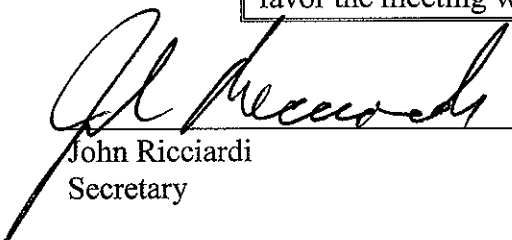
Mr. Smith described the order of projects he thinks could be done.

TENTH ORDER OF BUSINESS

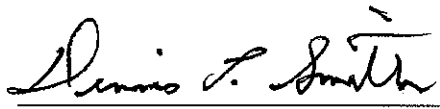
Adjournment

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