

**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, October 2, 2008 at 2:00 p.m. at Clubhouse I, Meadow Pointe I Community Park, 28245 County Line Road, Wesley Chapel, Florida.

Present and constituting a quorum were:

Lutfi Jadallah	Chairman
Bob Koryus	Vice Chairman
Dennis Smith	Treasurer
Ed Zerbe	Assistant Secretary
Patricia Asklar	Assistant Secretary

Also present were:

John Ricciardi	District Manager
Keith Fisk	Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the October 2, 2008 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jadallah 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 August 21, 2008 and September 4, 2008 Meetings**
- B. **ARC Applications**
- C. **Approval of Financials and Invoices Through August 31, 2008**

Corrections to page 8 of the August 21, 2008 minutes were requested along with a correction to page 4 of the September 4, 2008 minutes. Corrections were noted and are made part of the public record.

On MOTION by Mr. Zerbe seconded by Mr. Koryus with all in favor the consent agenda was approved as amended.

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. Fisk reported the following:

- Regarding 1444 Bent Tree Drive, the Arbors, the court case was heard September 16, 2008 and we won the final judgment against the defendants including attorney fees and \$2,000 in deed restriction fines for a total of \$5,045.80. The District's Attorney will be sending out a letter regarding payment. After inspection today, the property is in the same shape as it was when the procedure started.
Mr. Smith reported that Mr. Robin recommends that the District not open a new case on any of the existing violations until after the first of next year. Another option would be to take the resident back to court to get an injunction demanding that the resident do certain things and stop doing certain things and if she does not comply with the injunction, she would be in contempt of court.
- As noted in Mr. Fisk's report, Deed Restriction Update October 2008, item numbers 2 and 3 were reported on. The format of item # 2 on the report will be revised.
- Regarding item #4 of the DR Update, the home was in foreclosure and has been purchased but the District is owed \$500; the home is now in compliance.
- Regarding items # 5 and # 6 on the report, the DRVB recommends \$50 per day up to a maximum of \$1,000. Both homes are in lis pendens right now; first stage of foreclosure. The DRVB recommends \$50 per day up to a maximum of \$1,000. Pasco County Code Enforcement has been notified. The cases will be heard at the October 16th meeting and the property owners have been notified to attend the meeting on the 16th.
- Regarding 1516 Maximilian Drive, this is a repeat offender on a trailer. A letter

has been sent out to the property owner notifying them of a DRVB hearing scheduled for October 13, 2008.

- Regarding item #7 and #8 on the DR Update Report, there is excessive growth of 2 feet or higher at both of those residences and they are going through foreclosure.

A copy of the Deed Restriction Update October 2008 is attached hereto and will be made part of the public record.

SIXTH ORDER OF BUSINESS

Operations Manager's Report

Mr. Fisk submitted an Action Items List and highlighted the following:

- The two Oak trees at Pinedale Park, that were up against the brick wall were rotting. Staff removed the Oak trees and stumps.
- Playground shading; Creative Shade submitted an estimate on replacing a 28' x 28' playground shade in the amount of \$1,795, installed. The warranty from the original vendor was voided due to not taking it down for cleaning. The vendor is willing to repair it but they will not touch it until it is cleaned. The repair work will not be guaranteed because it has not been cleaned every year as recommended. They will charge \$250 to have it installed and the total price, including installation, is \$2,215.88. Creative Shade offered to install the playground shade for free using the same material, with a 5 year warranty but we must take it down annually for cleaning. It will cost \$200 to \$300 for Creative Shade to take it down and put it back up after cleaning.

Board consensus was to purchase the playground shade from Creative Shade.

<p>On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the purchase of a new, blue, playground shade from Creative Shade, with a 5 year warranty, provided it is taken down and cleaned annually, in the amount of \$1,795 including free installation was approved.</p>
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- The signs on County Line Road and Arronwood Boulevard were inspected and a list of 9 signs was faxed to the County Sign Compliance Department and the issue is pending.

- Village lighting is complete. *A copy of the Village Lighting Changes list is attached hereto and made part of the public record.*
- Extra landscaping and irrigation charges; *A copy of the Extra Landscaping and Irrigation Charges list is attached hereto and made part of the public record.*
- The plans for extra planting for the widening along County Line Road have been finalized and we are looking at 60 to 90 days before it is approved by Pasco County.
- The next Greenview inspection is scheduled for October 21st at 1:00 P.M. Greenview received a 91% score at the last inspection done by OLM. Ms. Asklar will attend the next inspection with Mr. Fisk and OLM.
- The median plants, by Walgreens, are being removed.
- The Mule – the lower rear end axel needs to be replaced at a cost of \$1,700, as it is not safe to drive. The cost for a John Deere, commercial type would be \$10,000 to \$11,000 and estimates will be presented to the Board.
- The old treadmill has burned up. The Meadow Pointe Community Council has \$1,100 that they will put towards new exercise equipment. The community fair took in \$2,400 last year, which gives us \$3,500. An additional \$2,070.70 is needed.

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the purchase of a Precor treadmill and bike from contributions from the Community Council, Community Fair and the balance from asset replacement was approved.

- Swim Kids USA would like to renew their contract for next year at the same price. The schedule would be Monday through Thursday, 10:00 a.m. to 7:00 p.m.

On MOTION by Mr. Smith seconded by Mr. Koryus with all in favor renewing the contract with Swim Kids USA for next year for a fee of \$2,000 was approved.

A copy of the action item list is attached hereto and made part of the public record.

Racquetball Project

Mr. Smith reported the contract with JAH architects is not yet signed due to the quote for a boundary survey in the amount of \$1,500 to \$1,700 and there will be a lot of additional expenses popping up. He suggested that the boundary survey be done through WilsonMiller and once the cost estimates are back from JAH, the new building should be constructed in two phases.

On MOTION by Mr. Smith seconded by Mr. Zerbe with all in favor WilsonMiller was authorized to prepare a boundary survey for a not to exceed amount of \$2,700.

Mr. Ricciardi will contact the District Engineer informing her of the Boards decision to go forward with the survey and he will report back to the Board regarding the time frame that the survey will be done.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

Mr. Ricciardi reported that there will not be any disruptions in services or operations regarding the District’s financial relationship with Wachovia Bank.

Mr. Smith suggested the possibility of opening an account with Bank of America when the District starts receiving their assessments.

Mr. Ricciardi noted right now you are getting about 1.8% interest. You can look into getting some CD’s or CDAR’s but the money would be locked up for three to six months. Ms. Rowley suggested the possibility of the District putting a couple of hundred thousand dollars in a three to six month CD to earn a little more interest.

EIGHTH ORDER OF BUSINESS

Chairperson’s Comments

Mr. Jadallah commented on the following:

- Inquired about the holes in the parking lot and Mr. Fisk noted that is complete.
- Mr. Fisk reported he has one proposal for sealing of the parking lot at a cost of \$5,100 and he will get other proposals.
- The clubhouse roof painting will be done around the first of next year.
- Greenview will submit a proposal to have the irrigation reconnected in the center island, from the fire station to the tip of Bruce B. Downs.
- Mr. Fisk will get a bid on termite control.
- The joint agreement with MP 3 is still being finalized.

NINTH ORDER OF BUSINESS

Supervisor's Reports, Requests and Comments.

Mr. Smith reported regarding the park site, a meeting will be set up in November.

Mr. Smith also commented on CCFJ (Cyber Citizens for Justice); and noted this group is anti CDD/HOA's and they work to limit the authority of HOA's and CDD's.

Mr. Fisk reported he will be on vacation from October 16th through October 26th. He noted ^{CURT} Kurt and ^{LEW} Lou will be the maintenance, 24 hour contacts. If there are irrigation problems, Kurt can be called at home on his cell phone; his number will be emailed to the Board.

Mr. Ricciardi reported he will be on vacation from October 10th through October 14th.

Mr. Smith reported he will be on vacation from October 19th through October 26th.


TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Zerbe seconded by Ms. Asklar with all in favor the meeting was adjourned.


John Ricciardi
Assistant Secretary


Lutfi Jadallah
Chairman