

**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 16, 2008 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:

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

Also present were:

Residents

*The following is a summary of the discussions and actions taken at the October 16, 2008 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order & Pledge of Allegiance**

Mr. Jadallah called the meeting to order, all Supervisors identified themselves and the pledge of allegiance was recited.

**SECOND ORDER OF BUSINESS**

**Consent Agenda**

**A. ARC Application**

Only one ARC application has come in and it is not complete, therefore it was not discussed.

Mr. Jadallah noted that the minutes from the October 2, 2008 meeting will be considered for approval at the November 6, 2008 meeting.

**THIRD ORDER OF BUSINESS**

**Deed Restriction and Architectural Review Matters**

**A. 1446 Firewheel Drive; Case #D2008100**

The property owner has not been maintaining the property reasonably clean and

free from unsightly growth. A letter was sent to the property owner on October 6, 2008 notifying them that the Board would be reviewing this matter at tonight’s meeting.

There not being anyone representing the property owner at this meeting, a motion was made to approve the recommendation of the DRV Board to impose a fine of \$50 per day that the property remains in violation, to the maximum of \$1,000.

On MOTION by Mr. Smith seconded by Mr. Koryus with all in favor the DRV Board’s recommendation to impose a fine to the property owner of 1446 Firewheel Drive, of \$50 per day that the property remains in violation, to a maximum of \$1,000 was approved.

**B. 1550 Maximillian Drive; Case #D2008092**

The property owner has not been maintaining the property reasonably clean and free from unsightly growth. The DRV Board met on September 22, 2008 and recommended imposing a fine of \$50 per day that the property remains in violation, to the maximum of \$1,000. A letter was sent to the property owner on October 6, 2008 notifying them that the Board would be reviewing this matter at tonight’s meeting.

There not being anyone representing the property owner at this meeting, a motion was made to approve the DRV Board recommendation to impose a fine of \$50 per day that the property remains in violation, to the maximum of \$1,000.

On MOTION by Mr. Smith seconded by Mr. Zerbe with all in favor the DRV Board’s recommendation to impose a fine to the property owner of 1550 Maximillian Drive, of \$50 per day that the property remains in violation, to a maximum of \$1,000 was approved.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Comments**

Mr. Zerbe asked the Board for clarification on any architectural policy on whether or not a roof of a shed must be flat or not. Board consensus was that only flat roofs are allowed to have gravel or stone on them. Mr. Smith directed Mr. Zerbe to paragraph 3.4 of the Architectural Review Policy, which deals with utility buildings.

Mailboxes and the number of the houses were discussed. Mr. Smith noted what the deed

restrictions regarding mailboxes were and concluded there is nothing in the deed restrictions that states the house number must be visible on the mailbox; numbers must be noted somewhere on the house.

### **THIRD ORDER OF BUSINESS, cont'd**

#### **Deed Restriction and Architectural Review Matters**

A discussion regarding a homeowner who was constructing a shed without submitting an application ensued. It was decided that Mr. Zerbe will speak with the property owner, prepare a memo for the record and Mr. Fisk will send the owner a DRV letter regarding the mildew.

### **FOURTH ORDER OF BUSINESS**

#### **Audience Comments**

A resident, Ms. Parry, asked if the Community Council will pay for the Christmas decorations on the Meadow Pointe sign or will the CDD pay for it.

Mr. Smith responded that he heard that the Community was going to take on a project but he had not heard from them since that time.

Ms. Parry asked for permission to purchase the decorations.

Mr. Smith suggested that money be given to Ms. Parry for decorations for the Meadowlands. He suggested the Board authorize the expenditure of \$125 for Christmas decorations for the Meadowlands. Ms. Parry should make the purchases, submit the receipts to Mr. Fisk and he will reimburse Ms. Parry from petty cash.

On MOTION by Mr. Smith seconded by Mr. Zerbe with all in favor Ms. Parry was authorized to spend not to exceed \$125 of CDD money for garlands and Christmas lights for the Meadowlands entrance.

Ms. Parry made the suggestion that the Board limit their meetings to approximately two hours. Ms. Asklar explained that the Board can only discuss issues at publicized meetings; in the Sunshine and therefore lengthy meetings occur. Mr. Smith noted he would like to see the second meeting of the month limited to two hours with limited items for discussion and not revisit old items repeatedly.

### **FIFTH ORDER OF BUSINESS**

#### **Chairman's Comments**

Mr. Jadallah reported the following:

- He received and distributed to the Board a letter from the Severn Trent

Accounting Manager, Stephen Bloom regarding the FDIC insurance increase. The Board acknowledged that they received a copy of the letter

- Trees have been trimmed on Arronwood and County Line Road. Mr. Koryus reported the trees coming in from County Line Road heading eastbound look fine. He informed concerned residents to wait until the project is nearly complete and when the yellow blinking lights go into effect, a determination can be made if there is a need to go back.
- The County Line Road and Arronwood turn lane is a work in progress. The canopy will be ordered when Mr. Fisk returns from vacation and it should be installed after November.
- The exercise equipment has been installed in the exercise room.
- A dumpster was placed on County Line Road as you go toward Bruce B. Down, but has been removed. It was used for a problem with the pump station.

Mr. Jadallah asked Mr. Smith about checks requested for the hole in the asphalt. Mr. Smith reported he saw one check that was voided and one check paid for the service.

- A new, 6' by 10' flag was donated by Mr. Jadallah to replace the old flag that was ripped.
- Ms. Asklar sent a note to the Board thanking them for the surprise party.

**SIXTH ORDER OF BUSINESS, cont'd                      Supervisors Comments**

Mr. Koryus requested that Mr. Fiske inform Greenview to put Rye seed down on the field. Mr. Smith and Mr. Zerbe advised that the Board had not yet come to a decision on this and it was decided that Ms. Asklar would bring up the subject with OLM on the next landscape inspection.

Mr. Smith discussed a letter he received from Aquagenix regarding the resource management program for care of the water waste system. The quarterly maintenance costs will be increased by 4% per month. The increase would be effective November 1, 2008.

On MOTION by Mr. Zerbe seconded by Mr. Smith with all in favor the requested 4% per month increase from Aquagenix was approved.

A letter sent to Mr. John Gallagher from Meadow Pointe II regarding the park site was handed out to the Board by Mr. Smith. Mr. Smith noted he will not respond to this letter and

will wait until the next meeting to address the park site issues.

JAH will redo their proposal and it will be discussed when Mr. Fisk and Mr. Smith return from vacation. Mr. Fisk will execute the contract for Phases 1, 2 and 3 when this is complete.

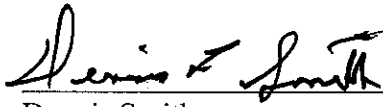
Ms. Asklar reported she is trying to get the Newsletter out early.


**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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 Dennis Smith  
~~Treasurer~~ CHAIRMAN

  
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 Lutfi Jadallah  
 Chairman ~~TREASURER~~ TREASURER