

**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, January 15, 2009 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
Mark Foster	Vice Chairman
Lutfi Jadallah	Treasurer
Kelly Garvin Rodriguez	Assistant Secretary
Dawn Khalil	Assistant Secretary

*The following is a summary of the discussions and actions taken at the January 15, 2009 Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order & Pledge of Allegiance**

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

Mr. Smith announced that the recognition of service plaque will be presented to Mr. Ed Zerbe tonight.

Mr. Zerbe accepted the plaque and the Board applauded him for his service to the community development district.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There not being any comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Deed Restrictions and Architectural Review Applications**

Mr. Smith noted there were two incomplete applications submitted by the same person, therefore there would be none to review at this meeting.

A letter received from the property owner of 29525 Crossland Drive was handed out to the Board by Mr. Smith and they were asked to read it for discussion.

The letter was discussed and Mr. Smith recommended that he compose a deed restriction violation letter to Mr. Vito and send a copy of the letter to the owner of 29525 Crossland Drive and attempt to be done with this issue as he feels the matter is not one that the District has the capabilities to follow thru with or enforce. The Board agreed that the matter is a civil authority issue. Mr. Smith will send a letter to the owner of 29525 Crossland Drive telling them if they want the District to initiate a deed restriction enforcement action, they will have to go to the clubhouse to fill out a form.

The issue of residents conducting their businesses out of their homes was discussed and it was determined that those issues are code violations, as special exception or conditional use permission is required.

Mr. Smith noted he will handle the Architectural Review Applications through January 29, 2009 that will be due to be discussed at the February 5, 2009 meeting. Ms. Rodriguez will handle the applications that are submitted after January 29, 2009.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisors' Comments**

Mr. Smith reported the following:

- Regarding his meeting with Ms. Mulieri and Mr. Gallagher:
  - Mr. Gallagher is convinced that Meadow Pointe I should have sole ownership of the park.
  - The purpose of the meeting was a strategy session.
  - Another meeting will be scheduled, which will include the Chairperson of Meadow Point II.
- Regarding the Solid Waste Tax:
  - Mr. Smith went to the Water Utility Department to request the \$18 due to the District. They requested a letter be mailed to them regarding incorrect addresses.
  - A letter will be sent to them, with an acknowledgement of receipt notice, and if the same thing happens next year there will be evidence that they are in error.
- Regarding the Community Fair:
  - The Board was asked if they want to have a CDD display at the fair and they responded affirmatively.
  - The CDD display items that were handed out to the Board at the last meeting

were discussed.

- Ms. Khalil will coordinate the printing of the display information, which will include a take-away brochure.
- A vendor information sheet will be given to each vendor prior to the event so that they are aware of all the rules well in advance of the event. Each vendor will be asked to sign the information sheet.
- Mr. Costa will take care of the food for the event.
- Board member attendance and scheduling will be discussed at a future date.
- Community Council Plaque:
  - Mr. Smith handed out a copy of what he wrote to be inscribed on the plaque and he explained that he would like suggestions from the Board on better language or laudatory comments for the plaque. The Board's suggestions should be submitted to Mr. Fisk for further consideration by Mr. Smith, Mr. Costa and Mr. Fisk.

Information on Meadow Pointe II's assessments was made available to the Board by Mr. Smith.

Mr. Jadallah reported on the following:

- Check runs:
  - The procedure for reviewing the financials was explained.
  - Mr. Smith explained the entries on the check runs for large amounts to the Meadow Pointe CDD are the assessments that come in, which go into the General Fund but then the Debt Service Fund is separate and a check will be cut to the Bond Trustee. The description on the check register reads Transfer Tax Receipts to Series 1999. These large amounts will be noted on the check run almost every month.
  - The Sand Pine School was thanked for putting the dumpster back.
  - An article will be put in the February issue of the newsletter about Adopt-A-Pond.
  - The dinner for the staff has been scheduled for Saturday, January 24, 2009 at 6:30 P.M., at the Macaroni Grill.

Ms. Rodriguez reported on the following:

- Minors using the exercise equipment in the fitness center:

- A new sign has been installed at the fitness center at the recommendation made by the District's Attorney and approval of the Board at a previous meeting.
- A water dispenser should be considered when the new fitness area is discussed.
- Mr. Jadallah received a request that a clock be installed near the television and a place for coat hangers be installed in the fitness center. Mr. Smith will have Mr. Fisk relocate the existing clock and install coat hangers in the room.
- It was requested that the cleaning schedule for the fitness room be checked.

Ms. Khalil reported on the following:

- A map showing Meadow Pointe I, II, III and IV was noticed in the clubhouse at Meadow Pointe II. It was suggested that a similar, framed map should be put up at Meadow Pointe.
- The school dumpster:
  - The school dumpster was removed because the contract with the trash company ran out and they have since re-contracted for the existing dumpster.
  - Mr. Smith is investigating getting a location to drop off old telephone books for recycling.

Mr. Foster commented on the following:

- He asked what is the time frame for JAH Architects to complete their reports and Mr. Smith responded that they do not have a time frame for completion but they gave an estimated four week time frame for phase II and III. As of today, the engineer thinks she has all the information that JAH needs, which she emailed to them today. The engineer estimates the civil engineering costs will be between \$40,000 and \$70,000. She believes a lift station for sewage will not be needed. She also believes the permit will be good for 12 months, as it may have to be done in two phases if the District does not have all the money now. Perhaps the civil engineering part can be stretched out over the next fiscal year.

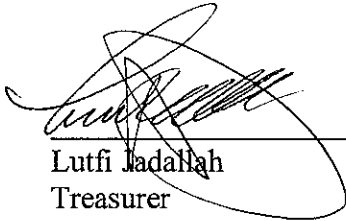
Mr. Smith explained his thoughts on the budgeting of this project.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

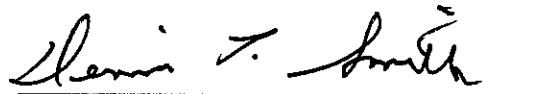
There not being any further business,

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



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Lutfi Jadallah  
Treasurer



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Dennis Smith  
Chairman