MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors' of the Meadow Pointe III Community Development District was held on **Tuesday, January 12, 2010** at **6:30 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Glenn Johnston	**Board Supervisor, Chairman**
Paul Carlucci	**Board Supervisor, Vice Chairman**
John Johnson	**Board Supervisor, Assistant Secretary**
Elaine McLaughlin	**Board Supervisor, Assistant Secretary**
Michael Hall	**Board Supervisor, Assistant Secretary**

Also present were:

Scott Brizendine	**District Manager, Rizzetta & Company, Inc.**
Kelly Evans	**Operations Manager, Rizzetta Amenity Services, Inc.**
Mark Straley	**District Counsel, Straley & Robin**
Tonja Stewart	**District Engineer, WilsonMiller, Inc.**
John Toborg	**Operations Manager, Rizzetta & Company, Inc.**
Dan Richardson	**Clubhouse Manager**
Cheryl Keeley	**Representative, American Access Controls**
Jim Sanford	**Representative, American Access Controls**
Dan Ciccarello	**Representative, DCSI**
Deputy Meagher	**Community Police Officer**
Audience	

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Brizendine called the meeting to order and read the roll call. Mr. Johnston asked all those in attendance to rise and join him in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Meeting on December 8, 2009**

On a Motion by Mr. Johnson, seconded by Ms. McLaughlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on December 8, 2009 for Meadow Pointe III Community Development District.

THIRD ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for January**

District Staff responded to questions regarding various invoices relating to the bond extension and gate repairs in Heatherstone.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January totaling $172,490.13 for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS **Presentation on Gate Maintenance**

Mr. Toborg reviewed the issues that the District is currently facing with its current gate systems. Ms. Keeley reviewed the various proposals being presented to the Board, explaining the advantages of switching to the Elite motors, replacing batteries in the back up systems as needed and installing Mag locks on the gates that have a history of reducing damage caused by vehicles pushing on the gates. Ms. Keeley reviewed the importance of having a maintenance program in place that tests that the battery back-up system and SOS response for emergency vehicles are functioning properly. Mr. Sanford responded to maintenance and operational questions. A request was made that Staff determine whether the current transmitters would work with the new systems. Ms. Evans informed the Board that her staff is testing the battery back-up systems on a monthly basis. Deputy Meagher stated that he tests the SOS response each month.

Mr. Ciccarello responded to questions regarding the security cameras currently in place and the advantages of installing license plate cameras that would be able to capture a plate number as well as the image of the car from the existing cameras. This would allow the District to collect repair costs from the driver causing the damage. The Board requested that a video be brought to the next meeting demonstrating what data can be collected. Deputy Meagher stated that in order to press charges against anyone, the District would need face recognition capabilities. Mr. Straley opinioned that in terms of collecting damages from an insurance standpoint the license plate information is sufficient.

The Board tabled consideration of the proposals pending a report on the availability of funding at next months meeting. They also requested that representatives from both DCSI and American Access attend next month's meeting as well.

FIFTH ORDER OF BUSINESS **Consideration of Common Area Encroachment Policy**

A discussion was held regarding the encroachment policy and associated fees that the Board might want to include in the policy. The following revisions to the proposed policy were requested: reduce the filing fee to $200 and add a paragraph requiring that the two abutting landowners on each side be notified and allowed to submit comments regarding the request. The Board tabled any action on this item until next month.

SIXTH ORDER OF BUSINESS **Ratification of Purchase of New ATV**

Mr. Johnston stated that this item was briefly discussed at the last meeting and was approved based on safety and liability issues with continuing to utilize the old one.

On a Motion by Ms. McLaughlin, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors ratified the purchase of a new ATV for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
No report.

B. District Engineer
Ms. Stewart informed the Board that she had inspected an area in Whitlock in response to a drainage complaint and an underdrain issue in the rear yard near the temporary road. She stated that she is working to get that drain repaired at no cost to the District.

D. Community Deputy
It was stated that the quarterly report for this area is not available to date. He stated that things have been quiet partly due to the weather and time of year. Deputy Meagher stated that there is some concern with the return of fight clubs in the area with both male and female participants. He asked that residents report large groups of teens to the sheriff's office. A brief discussion ensued regarding gang and drug activity in the community.

A brief discussion was held regarding parking issues. Deputy Meager recommended that the Board pass a resolution similar to one recently passed in Meadow Pointe II that has been effective in enforcing the no parking restrictions.

E. Field Operations Manager
Mr. Toborg presented a proposal to construct fences around the pump wells to deter people from tampering with the pumps. He stated that he hesitates to go this route and would prefer to see if the pad locks installed by the contractor take care of the situation.

F. Amenity Management
Ms. Evans inquired as to what the Board would like to see done with the old ATV

On a Motion by Ms. McLaughlin, seconded by Mr. Hall, with all in favor, the Board of Supervisors declared the old ATV as surplus equipment and authorized Amenity Management to dispose of it for Meadow Pointe III Community Development District.

Ms. Evans expressed her appreciation for the pictures taken by Mr. Carlucci that provided valuable input towards addressing some of the lighting and entry wall concerns. She stated that Staff would continue to work on the issue. Mr. Toborg inquired whether it was necessary for the Board to authorize the repairs to the Nestlewood entry wall prior to his obtaining a proposal. It was stated that District Management could approve up to $5,000 so it was not necessary at this time.

A brief discussion ensued regarding items on the amenity report and the format currently being used.

G. District Manager
Mr. Brizendine reported that to date the District has received 92 % of the tax roll revenue. He also stated that Waste Services has distributed a notice regarding a change in the recycle days. He reminded everyone that the District has a contract with Waste Services and there is no billing to the residents as stated at the bottom of the form. Mr. Brizendine stated that he would be following up with Waste Services to ensure that residents are not billed.

EIGHTH ORDER OF BUSINESS **Audience Comments**

The Board responded to audience comments regarding the lights in Larkenheath, dog waste in common areas, and the status of S.R. 56.

NINTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Johnston stated that he has asked Management Staff to obtain more proposals to replace the computers at the clubhouse.

TENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Ms. McLaughlin, seconded by Mr. Hall, with all in favor, the Board of Supervisors adjourned the meeting at 8:10 p.m. for the Meadow Pointe III Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman