
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 13, 2009 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, Assistant Secretary
Paul Carlucci	Board Supervisor, Assistant Secretary
John Johnson	Board Supervisor, Assistant Secretary
Elaine McLaughlin	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(joined the meeting in progress)</i>
Mike McCarn	Park Manager
Brett Buggeln	Representative, Florida Tower Partners, LLC
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Cell Tower Discussion

Mr. Buggeln updated the Board on the status of the cell tower and presented the Second Amendment to the Land Lease Agreement for the Board's consideration.

On a Motion by Mr. Johnson, seconded by Ms. McLaughlin, with all in favor, the Board of Supervisors approved the Second Amendment to the Land Lease Agreement in substantial form (as discussed) for Meadow Pointe III Community Development District.
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Audience comments relating to the cell tower were entertained with no Board action being taken.

THIRD ORDER OF BUSINESS

**Consideration of Appointing a Supervisor
to Fill Board Vacancy**

On a Motion by Mr. Carlucci, seconded by Ms. McLaughlin, with all in favor, the Board of Supervisors tabled consideration of appointing a replacement Supervisor until next month for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on December 9, 2008**

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on December 9, 2008 for Meadow Pointe III Community Development District.

(Ms. Stewart joined the meeting in progress).

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for January**

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 \$97,148.47 for Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Additional Change
Orders**

There were no change orders to present.

SEVENTH ORDER OF BUSINESS

**Discussion on Results of Gate Closing
Survey**

Mr. Brizendine reported that the results of the survey regarding the community gates, stating that 55 residents completed the survey and of those, 81% were in favor of keeping the gates open during peak hours. The following Board action was taken.

On a Motion by Ms. McLaughlin, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved opening the gates from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. to save wear and tear on the gates for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion on Changing the Hours of
Operation at the Clubhouse**

On a Motion by Mr. Carlucci, seconded by Ms. McLaughlin, with all in favor, the Board of Supervisors approved changing the hours of operation for the Clubhouse to 9:00 a.m. to 9:00 p.m. for Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart reported on the cost to install the aquatic plants in the stormwater ponds to approve water quality (\$70,000) in the wetlands and assist in controlling erosion of the pond banks.

Ms. Stewart recommended that the Board consider a pavement management plan to extend the life of the roadway, as well as inspect the underdrains to determine if there are any issues that need to be resolved rather than waiting for a major problem to occur. The Board requested that further information be provided regarding these recommendations prior to taking any official action.

- C. Project Manager
Mr. Toborg provided information to the Board regarding the boundary lines established for payment of the street lights. Adjustments have been made to ensure that Meadow Pointe III does not pay for street lights actually in Meadow Pointe IV with the end result being that Meadow Pointe III will incur costs for 14 additional street lights.
- D. Park Manager
No report.
- E. District Manager
Mr. Brizendine reported that the construction of the entrance to Whitlock will be starting soon.

TENTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the boundary lines for Meadow Pointe V, various maintenance concerns, and the possibility of including a map of the community on the website. The following Board action was taken:

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors authorized the Whitlock HOA to paint the interior wall at its own expense for the Meadow Pointe III Community Development District.

ELEVENTH ORDER OF BUSINESS

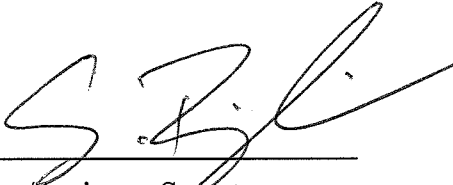
Supervisor Requests

There were no Supervisor requests

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McLaughlin, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m. for the Meadow Pointe III Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman