
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, May 11, 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
John Johnson	Board Supervisor, Assistant Secretary
Michael Hall	Board Supervisor, Assistant Secretary
William Galetta	Board Supervisor, Assistant Secretary
Paul Carlucci	Board Supervisor, Vice Chairman <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Kelly Evans	Operations Manager, Rizzetta Amenity Services, Inc.
Dan Richardson	Clubhouse Manager
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 Audit
Committee Meeting on April 13, 2010**

Mr. Brizendine reviewed some minor changes that would be made.

On a Motion by Mr. Johnson, seconded by Mr. Galetta, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting on April 13, 2010 as discussed for Meadow Pointe III Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on April 13, 2010

On a Motion by Mr. Johnson, seconded by Mr. Hall, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on April 13, 2010 as presented for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May

District Staff responded to questions regarding various invoices.

On a Motion by Mr. Carlucci, seconded by Mr. Hall, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May totaling \$97,046.83 for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

Discussions Regarding Aquatic Planting Program with ValleyCrest and Aquagenix

Ms. Stewart stated that in meeting with Mr. Toborg, they decided that it would be better to have discussions with the landscape and aquatic maintenance firms on an individual basis out in the field where specific concerns could be addressed, rather than inviting them to attend tonight's meeting. She recommended that the aquatic maintenance contract be amended to include responsibility for replacing any plants damaged, as a result of their treatments. Ms. Stewart stated that they would also be obtaining a listing of chemicals currently in use to determine if any changes are needed along those lines. Mr. Toborg stated that preliminary discussions with both vendors have been encouraging and everyone appears to be on line with the program.

SIXTH ORDER OF BUSINESS

Consideration of Audit Committee's Recommendation Regarding Auditing Services

Mr. Brizendine stated that, prior to the Board meeting, the audit committee completed its evaluation of the proposals submitted for auditing services based on the criteria approved at its April meeting. Grau & Associates was the highest ranking firm with 95 points, followed by McDermott Davis with 84 points, and CRI with 74 points. He stated that based on the rankings the committee is recommending that Grau & Associates be awarded the contract.

On a Motion by Mr. Galetta, seconded by Mr. Hall, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee and accepted the proposal from Grau & Associates for auditing services for the next three fiscal years for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Tarpon Towers Offer to
Buy Out Lease Agreement for Cell Tower**

Mr. Brizendine briefly reviewed the memo that was distributed to the Board regarding an offer by Tarpon Towers to buy out the current lease agreement for the cell tower. He stated that he was unable to ascertain any information from Tarpon Towers regarding the purpose behind making the offer or their future plans for the tower. It was stated that under the current lease agreement the District stands to make considerably more money over the term of the lease, should the lease be extended every five years as outlined in the memo. However, there is no guarantee that the lease would be extended or the cancellation clause not be enacted. Following a brief discussion, the Board asked that the offer be submitted in writing prior to taking any actions. They also requested that responses to concerns regarding the reason behind making the offer and their intentions regarding the Tower be included with the offer.

EIGHTH ORDER OF BUSINESS

**Further Discussion on Establishing an
Encroachment Policy**

Mr. Straley provided a brief synopsis of the history of the encroachment policy and Mr. Brizendine explained that it is back before the Board because the resident submitting the original request is looking for a decision on the matter. Potential issues and reasons for establishing such a policy were addressed with audience comments being entertained on the topic. Mr. Straley stated that were an encroachment to be approved the property still remains the Districts and that there may be instances where the District might want to grant an encroachment for hardship reasons Such as a pool being installed that inadvertently encroaches on District property by inches through no fault of the land owner and would cost an exorbitant amount to move. Following further discussion, the following Board action was taken:

On a Motion by Mr. Johnson, seconded by Mr. Galetta, with all in favor, the Board of Supervisors approved not to establish an Encroachment Policy and to handle all requests on a case by case basis for Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart stated that the erosion repairs in Wrencrest have been completed and that she will be obtaining proposals to address an issue in Rensselaer, as well as, the one in Bensbrooke. She updated the Board on the status of other projects that are still in progress throughout the community. She stated that there is a pond in Sherringham that will need to have the cattails removed before the aquatic planting can be done and asked for permission to proceed. It was stated that the cost would be approximately \$5,000.

Ms. Stewart explained that while the cattails will improve the water quality they are considered to be an undesirable plant as they tend to overtake the ponds.

On a Motion by Mr. Carlucci, seconded by Mr. Hall, with all in favor, the Board of Supervisors authorized the District Engineer to proceed with cattail removal from the ponds and replanting other aquatic plants with a not-to-exceed amount of \$5,000 for Meadow Pointe III Community Development District.

Ms. Stewart presented another proposal totaling \$1,200.00 to repair the handrail in Whitlock that was placed on the sidewalk, thereby creating an ADA issue. She stated that it needs to be relocated to the wall. There is also a drainage issue repair included in the proposal.

On a Motion by Mr. Johnson, seconded by Mr. Galetta, with all in favor, the Board of Supervisors authorized the District Engineer to proceed with the handrail repair and drainage issue in Whitlock totaling \$1,200 for Meadow Pointe III Community Development District.

C. Community Deputy

It was stated that things have been fairly quiet throughout the neighborhood as of late. The Deputy also reminded residents that a permit from the County is needed for parking on the pavement of any subdivision. He stated that individuals parking on the sidewalk will be ticketed, but those in the grass will not be ticketed that would be up to the District. A meeting will be set up with the Chairman for Meadow Pointe II regarding how they are handling this issue.

A brief discussion ensued regarding enforcing "no solicitation" policies.

D. Field Operations Manager

Mr. Toborg reviewed pricing for the spring refurbishments by village totaling \$94,880.30, which includes irrigation costs, as well as a 5 % discount for doing all of the neighborhoods at once. It was stated that there is currently only \$50,000 budgeted for landscape refurbishments. The Board requested that Mr. Toborg meet with ValleyCrest to prioritize the areas of greatest need and hopefully reduce the pricing. The possibility of providing renderings was also discussed.

Mr. Toborg presented a proposal from Access Granted to install two mag locks at a cost of \$1,750 with a one year warranty or \$2,250 for a lifetime warranty. The Board decided to go with the locks with a one year warranty as they are being installed as a test to determine the effectiveness of the mag locks in preventing damage to the gates.

Mr. Toborg asked the Board to consider spending some funds to refurbish the entrance at Meadow Pointe Boulevard and SR 54 and sharing the expense with Meadow Pointe IV and Country Walk. He stated that changes may be made to the entrance in the future as part of the SR 54 widening project so it doesn't make sense to spend a lot of money on this program. Mr. Toborg stated that his plan would be keep the total cost under \$2,000.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors authorized the District Staff to proceed with the landscape enhancement at the intersection of Meadow Pointe Boulevard and SR 54 with a not-to-exceed amount of \$700 for Meadow Pointe III Community Development District.

E. Amenities Management

Mr. Richardson stated that he is in the process of obtaining proposals to repaint the basketball courts and other sports courts. He stated that the cameras have captured individuals damaging the gates and Staff is in the process of seeking reimbursement for those damages.

The Board asked that an inventory be taken regarding which gates have "No Solicitation" signs on them. Ms. Evans stated that she has researched the matter and there are only two gates that have the signs and she has contacted the sign company to get pricing. She stated that she will bring the proposal back to the Board next month.

F. District Manager

Mr. Brizendine provided a brief overview of the financial summary report, stating that 97% of the assessments have been collected. He stated that the District is on pace to be slightly over budget this year due to gate motor replacements and camera installations.

Mr. Brizendine announced that there are 2,408 registered voters as of April 15th. He explained that this comes into play when the District has been established for six years and is eligible to participate in the general election process, which requires 250 registered voters. A brief discussion ensued.

Mr. Brizendine informed the Board that he would be presenting the proposed budget on June 8th, holding a budget workshop during the July 13th meeting and the public hearing on August 10th.

TENTH ORDER OF BUSINESS

Audience Comments

District Staff responded to audience comments regarding the timing for mowing the pond banks, issues with the pedestrian gate in Larkenheath, an area of sidewalk that may need repair, the condition of the flower beds, wild boars, the status of the vehicle gates in Sherringham and Whitlock. No Board actions were taken.

ELEVENTH ORDER OF BUSINESS

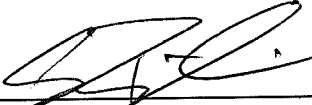
Supervisor Requests

A brief discussion was held regarding whether it was possible to charge an administrative fee in addition to the costs of repairs for damages to those individuals responsible for the District's loss. District Counsel stated that he would look into the matter and get back to the Board at the next meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Johnson, seconded by Mr. Hall, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m. for the Meadow Pointe III Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman