
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, October 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
Michael Hall	Board Supervisor, Assistant Secretary
William Galetta	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(joined the meeting in progress)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc.
John Toborg	Field Operations Manager, Rizzetta & Co., 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 Board of
Supervisors' Meeting on September 14,
2010**

<p>On a Motion by Mr. Johnson, seconded by Mr. Galetta, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on September 14, 2010 as presented for Meadow Pointe III Community Development District.</p>
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THIRD ORDER OF BUSINESS

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

A brief discussion ensued regarding the invoice for the drain repair in Whitlock completed by Site Master.

<p>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 October totaling \$127,913.60 for Meadow Pointe III Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Community Deputy & Field Operation
Reports**

A. Community Deputy

The Deputy reported that things are going well and commented on the effectiveness of the "No Solicitation" signs and his ability to remove solicitors from the community.

(Mr. Straley joined the meeting in progress)

B. Field Operations Manager

Mr. Toborg presented proposals to repair the signs in Broughton Place and Ammanford. He stated that he was recommending a design change that would make it more difficult to remove the letters that would cost \$4,225 for Broughton Place and \$4,281 for Ammanford. It was noted that it would cost approximately \$175 per letter to just replace the letters. A brief discussion ensued regarding the possibility of installing or repositioning cameras to try and catch the individuals responsible.

The Board decided to just replace the letters at this time.

Mr. Toborg provided a brief overview of the Field Inspection Report, stating that there are a few residents, who have already removed the aquatic plants that were installed previously. A request was made that District Counsel send an invoice and letter to the resident's involved that reemphasizes the reason for planting them. Ms. Stewart will provide the notice to Mr. Straley

A brief discussion ensued regarding the deficiencies noted in the report that both Valley Crest and Staff need to address. He stated that overall he is pleased with the performance and responsiveness of the landscaping firm and Staff.

Concerns were addressed regarding a clear site problem at the Heatherstone entrance. Ms. Stewart stated that she had completed an investigation of that area and would forward the report to the Board and Mr. Toborg. Mr. Toborg stated that he would have the trees trimmed back.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Enforcement of
Common Area Parking Restrictions**

Mr. Hall led discussions regarding enforcement of the restrictions and his discussions with Clubhouse Staff regarding their ability to implement the plan. Mr. Straley opinioned that the form needed some minor revisions, but would be acceptable once modified. It was noted that enforcement would only be able to occur during Clubhouse hours. The Board recommended that an article be placed in the newsletter informing residents of the policy.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Holiday
Lighting at Clubhouse**

Ms. Evans presented proposals from Tropical Holiday Lighting and Trimmers Décor. She stated that both companies have a good reputation and provide quality service. The Board expressed issues with paying storage for the decorations when both companies rent the decorations. Based on input from members of the audience, the Board decided against installing holiday lighting at this time.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Monitoring Access to Pool and Exercise
Room**

Ms. Evans reviewed the proposals that have been provided according to Board recommendations. A request was made that a spreadsheet be provided comparing the proposals, to make comparing them easier for the Board to ensure that they are looking at proposals that are apples to apples. The Board asked for a recommendation and Ms. Evans stated that DCSI already has responsibility for the gate cameras, is well aware of the needs of the District, and is very responsive to any concerns that are addressed. A recommendation was made that the same firm be used for both the cameras and access cards. A brief discussion ensued regarding the ability of the system to accommodate allowing the other Meadow Pointe residents access to the facilities and the timing for installation.

On a Motion by Mr. Carlucci, seconded by Mr. Hall, with all in favor, the Board of Supervisors approved purchasing the access control system and clubhouse security cameras from DCSI for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Fitness
Equipment**

It was stated that the proposals were obtained in response to resident requests. Ms. Evans recommended that the Board consider the proposal from FITCO as they are used at Meadow Pointe II and other Districts with good results. A brief discussion ensued regarding whether the elliptical machine was needed, there was room in the fitness room, and there was enough funding in the budget.

On a Motion by Mr. Johnson, seconded by Mr. Galetta, with all in favor, the Board of Supervisors approved the proposal from FITCO totaling \$4,317.99 for a free weight system and elliptical machine for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals for Bike
Racks at Community Entrances**

It was stated that since the request was made last month, one of the Board Supervisors made a point of researching how many bicycles were being stored or chained near bus stops and it was noted that none were observed. The Board determined that this was an item that was not needed and did not warrant consideration at this time.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley noted that the new landowner for the undeveloped land in Meadow Pointe IV asked that an easement be obtained from Meadow Pointe III for water and sewer lines, etc. He stated that he is not comfortable with issuing a blanket easement. Following a brief discussion, it was decided to authorize District Engineer to prepare an ownership map that includes existing easements for use in discussions with the new Meadow Pointe IV landowner (Maxcy Development) in determining any potential sites that might require any type of easement for them to complete that project. Mr. Straley stated that the map would also bring to light and areas that should have been conveyed to the District, but haven't been and could be cleaned up. Ms. Stewart stated that it would also help to get a handle on the mitigation areas throughout the community. It was stated that the cost for this would be approximately \$5,000 to \$7,500.

A brief discussion ensued regarding areas that might require an easement and the fact that the District may not even own the land in question.

B. District Engineer

Ms. Stewart reported on the status of a pavement repair in Wrencrest/Rensselear, stating that early inspection indicates that it is not another sanitary sewer issue. She recommended that the area be sawcut and repaired and estimated that it would cost around \$7,000 to complete the project. She inquired whether the Board would like her to do complete an inspection to determine if there are any other depressions that should be repaired, while the equipment is on site. The Board authorized her to do the inspection.

A brief discussion ensued regarding the meeting that was held with Meadow Pointe II. It was stated that the Board would approach them again after the upcoming election.

Mr. Hall requested that a copy of the reports or video of the County inspection be forwarded to the District Engineer's office for review as it has been his experience that follow-up is needed to ensure that the work was completed. He also requested that a map of the community be provided to hang in the clubhouse.

C. Amenities Management

A brief discussion ensued regarding the teenagers involved in the incident at the clubhouse and whether they had been trespassed. It was stated that the Deputy met with the individuals but were not trespassed.

A request was made that the video taken of the gate incident in Larkenheath be shown to the resident claiming that the gate scratched her car, when she in fact drove through the gate.

A brief discussion ensued regarding the need to re-position some of the gates as the incident with someone running over plants at the Heatherstone entrance was not caught on tape.

Ms. Evans sought permission from the Board to sign an agreement again this year with UPS to place a POD in the parking lot at the clubhouse to facilitate with holiday deliveries. The Board approved the request.

D. District Manager

Mr. Brizendine stated that there are still some outstanding invoices that need to be paid for the last fiscal year that may bring the District spending over budget. He stated that if this is the case he would be bringing a resolution to the Board to amend the budget within 60 days. A brief discussion ensued.

Mr. Brizendine informed the Board that the contract with Valleycrest expired at the end of the fiscal year. He recommended that the Board consider renewing the contract at the current rate of \$102,060 a year, as they have done a good job in the community and were the low bidder the last time the project was bid out.

<p>On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved extending the contract with Valleycrest Landscaping for another year for Meadow Pointe III Community Development District.</p>
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ELEVENTH ORDER OF BUSINESS

Audience Comments

The Board and staff responded to audience comments regarding drainage issues in Larkenheath, the timing of when the parking policy will become effective, carriers using the cell tower, cracks in the sidewalk, the installation of the traffic light at the intersection of Chauncy and Meadow Pointe Boulevard and whether the District gets any funds from lessons offered at the clubhouse.

A request was made that the District Engineer obtain design plans from King Engineering for the widening project of Meadow Pointe Boulevard and to inspect the drainage issue in Larkentheath.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

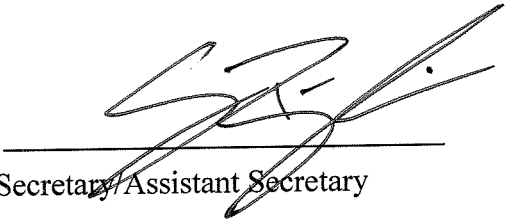
Mr. Johnson reported that the HOA will be trimming all of the trees by the sidewalks, stating that residents would be notified of the work.

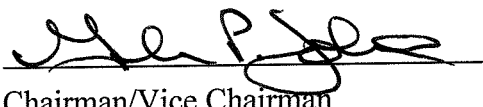
A request was made that the area where the WDG sign was moved be cleaned up.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, 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