
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, November 10, 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, 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 <i>(joined the meeting in progress)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc. <i>(joined the meeting in progress)</i>
Dan Richardson	Clubhouse Manager
Tina Andrews	Senior, Wiregrass Ranch High School
Jennifer Seney	Recycling Coordinator for Pasco County
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

Presentation on Recycling

Ms. Andrews made a brief presentation on the benefits of recycling. She provided the contact information for Waste Services of Florida, who is currently contracted with the District to provide trash pick up. It was stated that Waste Services of Florida will pick up the blue recycling bags every other Wednesday.

Ms. Seney responded to audience questions regarding the recycling program in Pasco County, as well as addressing how residents could petition the County to approve bins rather than the bags as its means for collecting recyclable material. It was stated that paper recycling in Pasco County is done in conjunction with the schools.

(Mr. Toborg and Mr. Straley joined the meeting in progress.)

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on October 13, 2009

On a Motion by Ms. McLaughlin, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on October 13, 2009 for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November

Staff responded to questions regarding various invoices. Mr. Toborg stated that he has asked DCSI to attend next month's meeting to do a presentation on the security cameras.

On a Motion by Ms. McLaughlin, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November totaling \$82,510.15 for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Change Orders (if any)

It was noted that there would be no further change orders to present to the Board, so this item could be removed from the agenda.

SIXTH ORDER OF BUSINESS

Consideration of Proposal to Remove Wall, Backfill & Re-grade Area in Hillhurst Crossing

Ms. Stewart reviewed the proposal from Central Concrete Products, Inc. totaling \$6,400 to complete the repairs in Hillhurst Crossing. The following Board action was taken:

On a Motion by Ms. McLaughlin, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors Approved the proposal from Central Concrete Products, Inc. totaling \$6,400 to remove the damaged wall, backfill and Re-grade the area in Hillhurst Crossing for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Usage of Excess
Construction Funds**

Mr. Brizendine informed the Board that there was approximately \$24,000 to \$25,000 remaining in the revenue account for the 2004 project, which has been certified as being complete. He inquired as to whether the Board would like to use the funds to redeem the bonds thereby reducing the principal amount on the 804 units by roughly \$30 a unit or transfer the funds to the general fund. The following Board action was taken.

On a Motion by Ms. McLaughlin, seconded by Mr. Hall, with all in favor, the Board of Supervisors authorized District Staff to transfer the remaining funds in the Series 2004 account to the general fund for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Ms. Stewart provided a brief overview of the repairs that are needed in Whitlock as a result of damaged sewer lines, stating that the County would be covering the cost of the repairs including the resurfacing of the road. She explained that due to the nature and extent of the repairs, Pasco County is requesting permission to use CDD property to install a temporary road. Ms. Stewart stated that a pre-construction meeting was scheduled for Friday, November 13th at 10:00 a.m.

A brief discussion ensued regarding notifying the residents and emergency service providers of the planned detour, as well as other engineering related questions. It was stated that Clubhouse personnel would go door to door with a letter notifying residents of the impending construction. Ms. Stewart recommended that a structural inspection of the adjacent property be completed prior to actual repairs being initiated. The Board agreed with this recommendation and requested that video and pictures be kept on file documenting the condition of the home.

C. Project Manager
Mr. Toborg stated that the landscapers are still removing plants in front of lights to ensure that they shine on the walls rather than the plants. He also stated that the fall mulch replacement has begun for the entire community.

D. Amenity Management
Ms. Evans provided a brief summary of the monthly report and requested Board approval to remove the mat in the fitness center so that a deep cleaning of the vinyl floor can be done.

Ms. Evans also asked for Board support in not allowing residents to rent the room beyond clubhouse hours without Staff being present to lock up the facilities, rather than continuing the policy of letting event sponsors lock up the facility after the event. She stated that next month she would be submitting contracts with various service providers for Board approval once she has verified liability insurance, etc.

E. District Manager

Mr. Brizendine informed the Board that the District has seen a savings of approximately 60% for gate repairs since it decided to keep the gates open during peak traffic hours.

NINTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the positive improvements at the clubhouse, the possibility of restriping the parking lot, whether the installation of a bar in front of gate would decrease gate damage, the increase in the speed limit on Meadow Pointe Boulevard, the possibility of using District property as a fee based parking area for campers, etc., and concerns with what communities the deputy covers and with parents parking on the grass in common areas for bus stops in Sherringham. No Board action was taken regarding any of the items discussed.

TENTH ORDER OF BUSINESS


Supervisor Requests

Mr. Carlucci requested that the community deputy be asked to attend the Board meetings to provide a summary overview of the monthly activities.

ELEVENTH 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 8:10 p.m. for the Meadow Pointe III Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman