
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, December 8, 2009 at 6:35 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

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| 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:

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| 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 |
| 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 November 10,
2009**

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| <p>On a Motion by Mr. Carlucci, seconded by Ms. McLaughlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on November 10, 2009 for Meadow Pointe III Community Development District.</p> |
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THIRD ORDER OF BUSINESS

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

A request was made that Staff verify that the contract with AT & T mobility has been cancelled.

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 December totaling \$29,319.26 for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

Update on Status of Whitlock Repairs

Ms. Stewart stated that the project is complete with the exception of removal of the temporary road, which is scheduled to be completed over the weekend. She passed along a request from the HOA for a pedestrian gate to be placed in the fence when it is constructed in this area. No Board action was taken.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Common Area
Encroachment Request**

Mr. Johnston asked the resident requesting the encroachment to address the Board regarding the details of that request. The request was to install a fence 15 to 17 feet beyond the resident's property line. Mr. Johnston reviewed his concerns with the request including reluctance to set a precedent, issues with access to the drainage system, and the possibility that ownership of that property could come into question at a future date due to grandfather clauses. Mr. Straley concurred that approving the request would set a precedent for the District, but felt that any issues with future ownership of the property could be addressed within an agreement, should the Board decide to approve the request. Ms. Stewart stated that her concern is not with access for lake maintenance but rather the ability to maintain the outflow structure. It was stated that it was not possible for the resident to purchase the land according to County easement guidelines.

Discussions were held regarding changes to the proposed policy presented to the Board earlier. It was stated that the criteria for approval of such requests has to be very specific so that residents understand all of the conditions. It was noted that the application should include a statement explaining that payment of the fee does not guarantee approval. The Board asked that Mr. Straley bring the revised policy back to the Board next month.

Mr. Johnston asked that the resident bring his case back to the Board once a policy has been put into place. He asked that letters be obtained from two adjoining neighbors on both sides regarding their feelings on the fence. The resident withdrew his request at this time.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that he would email a copy of the revised encroachment policy to the Board prior to the next meeting.

B. District Engineer

Ms. Stewart informed the Board that predictions are for an exceptionally wet winter so she will be doing the inspections later than normal. She estimated that it may be April or May before the water levels are low enough to really assess any erosion damage or make the necessary repairs. Ms. Stewart stated that once any erosion issues have been addressed, she would like to initiate aquatic planting to help stabilize pond banks.

Ms. Stewart reported that after inspecting the drainage system issues within Whitlock, she believes that the standing water relates to a perched water table and therefore is not the responsibility of the CDD.

Ms. Stewart stated that the work in Hillhurst Crossing is completed to her satisfaction.

C. Field Operations Manager

Mr. Toborg stated that he was unable to schedule the gate presentations for this month's meeting, but was able to schedule it for next month. He explained that the presentations will address camera positioning and preventive maintenance measures that the District can take to reduce repair costs.

Mr. Toborg reviewed several proposals relating to gate maintenance. One for installing mag locks on the gates, thereby making it more difficult for cars to push the gates open and several offering various options to replace the outdated Edko gate motors and battery back-up systems. It was stated that the original plan was to switch over the gates on an as needed basis, but the cost savings to do all of the gates at once would be substantial and therefore worth considering. Mr. Toborg stated that he was not looking for any Board action at this time, but merely providing information in preparation of the upcoming presentations. The Board asked that he contact American Access to see if they would match the price quoted by Access Granted.

Mr. Toborg reviewed the landscape maintenance report, stating that the format of the report would be changing to include pictures by the next meeting. He stated that the landscape company does keep a daily log of the work done while on property. Mr. Toborg stated that the log indicates that the pump and wells are being turned off, thus creating issues. A brief discussion ensued regarding options to resolve that issue as well as others mentioned in the report.

The Board asked that pricing for options to prohibit access to the pumps and wells be brought back to the next meeting.

D. Community Deputy

A report was provided regarding incidents that have occurred within the District during the last month, stating that overall things have been fairly quiet. He reviewed the quarterly report outlining how much time is spent in the individual communities, as well as responding to individual incidents.

E. Amenity Management

Ms. Evans stated that after the last meeting, UPS approached her regarding placing a POD at the clubhouse to store packages for delivery throughout the District and due to the timing of the request Management Staff approved the request. She stated that it does bring limited revenue to the District as well, as reduce traffic in the area.

Mr. Richardson provided a brief overview of the projects completed during the month. Safety issues with the cart were also discussed.

F. District Manager

Mr. Brizendine informed the Board the first check from the tax collector for the new fiscal year has been received bringing \$56,000 to the general fund.

Mr. Brizendine stated that Mr. Hallberg, who works out of the Wesley Chapel office, will be transitioning into the position of field operations manager for the District over the next few months. Mr. Toborg, who is based out of the Tampa office, will be taking over responsibility for the Hillsborough County Districts. He briefly reviewed Mr. Hallberg's credentials and stated that Mr. Toborg would still be available for consults when necessary.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Stewart responded to concerns with an odor that appears to be coming out of the drains in Whitlock. She assured everyone that the odor is not related to the sanitary sewerage system but is most likely related to the soil. Ms. Stewart asked for a specific address so she could research the matter further.

EIGHTH ORDER OF BUSINESS

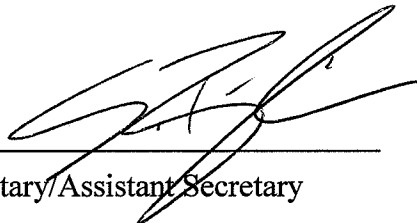
Supervisor Requests

A brief discussion was held regarding the reason the flag was at half-mast for such a long time and when it would be replaced as it is beginning to tear. It was stated that Governor Grist requested that the flag be flown at half mast after the Fort Hood incident until after Veterans day and then again on Pearl Harbor Day.

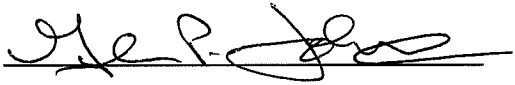
NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McLaughlin, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adjourned the meeting at 8:20 p.m. for the Meadow Pointe III Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman