

**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 Board of Supervisors' meeting of the Meadow Pointe III Community Development District was held on **Tuesday, January 10, 2006 at 12:10 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Don Buck	<b>Board Supervisor, Chairman</b>
Tom Gray	<b>Board Supervisor, Vice Chairman</b>
Michael Delp	<b>Board Supervisor, Assistant Secretary</b>
Laura St. Clair	<b>Board Supervisor, Assistant Secretary</b>
Lee Arnold	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley, Robin &amp; Williams, P.A.</b>
Dayne Piercefield	<b>District Engineer, WilsonMiller, Inc.</b>
Mark Sifford	<b>Project Manger, DEVCO</b>
Mike McCarn	<b>Park Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting on  
December 13, 2005**

Mr. Buck stated that the first order of business was consideration of the minutes of the Board of Supervisors' meeting on December 13, 2005, and asked if there were any corrections or additions. Hearing none, he asked for a motion to approve.

On a Motion by Mr. Arnold, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on December 13, 2005 for Meadow Pointe III Community Development District.

**THIRD ORDER OF BUSINESS**

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for January that were sent under separate cover. He asked if there were any questions. Mr. Brizendine stated that the Alto invoice amount for \$36,750 for asphalt was a budgeted amount. He explained that the landscaping bill for \$3,088 for Parcels J & K should have been paid by Meadow Pointe IV. He explained that a check request has been submitted to reimburse Meadow Pointe III for this expense.

It was stated that given the \$700 a month credit being given to Meadow Pointe III the variance should be \$700 and not the \$500 if the contracts are the same. A request was made of Mr. Brizendine to research whether or not both Meadow Pointe Districts have the same contract for District management services. Mr. Brizendine stated that he would get back to the Board on this issue.

With no further comments being heard, Mr. Buck asked for a motion to approve.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January totaling \$99,362.51 (as discussed with the removal of the landscaping bill for \$3,088) for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2003 A & B  
Construction Requisition #465-#468**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2003 A & B Construction Requisitions #465-#468. He asked if there were any questions.

On a Motion by Mr. Gray, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Series 2003 A & B Construction Requisitions #465-#468 for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2004 -1 Construction  
Requisitions #176-#179**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004-1 Construction Requisitions #176-#179. He asked if there were any questions.

On a Motion by Mr. Gray, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisitions #176-#179 for Meadow Pointe III Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2004 A & B  
Construction Requisitions #208-#213**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004 A & B Construction Requisitions #208-#213. He asked if there were any questions. It was noted that Construction Requisition #209 is pending and as such, would not be approved at this time.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Series 2004 A & B Construction Requisitions #208 & #210-#213 for Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2005 Supplemental  
Construction Account Requisitions #1-#4**

Mr. Buck stated that the next item on the agenda was the consideration of the 2005 Supplemental Construction Account requisitions #1-#4. He asked if there were any questions. A question was raised on requisition #1 for \$49,227.40 payable to Meadow Pointe General Partnership. Mr. Gray stated that he believes that this requisition was the reimbursement of start-up costs; however, there are no invoices attached for back-up. Mr. Brizendine stated that he would include additional backup for Developer payments, in the future. He stated that he would email the information on this requisition to the Board Members.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the 2005 Supplemental Construction Account Requisitions #1-#4 for Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Additional Change Orders**

Mr. Buck stated that the next item on the agenda was the consideration of any additional Change Orders. He asked Mr. Sifford if he had any to present to the Board. Mr. Sifford stated that he had one additional change order from Wal Den Greene Developers, Inc. He explained that change order # 7 relates to Parcel UU and is a deduction in the amount of \$1,878.85 for materials purchased direct.

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors approved Change Order #7 from Wal Den Greene Developers, Inc., a deduction of \$1,878.85 for Meadow Pointe III Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2006-03, Re-designating a Secretary and Assistant Secretaries**

Mr. Buck stated that the next item on the agenda was the consideration of Resolution 2006-03, re-designating a Secretary and Assistant Secretaries for the District. Mr. Brizendine explained that currently Matthew Campbell is the Secretary and Karen Hartman is an Assistant Secretary. He recommended that Pete Williams be appointed as Secretary and Lee Arnold, Laura St. Clair, Michael Delp, Sue Ellen Gehrke and Scott Brizendine be appointed as Assistant Secretaries. Mr. Brizendine asked if there were any questions. Mr. Gray asked that his name be included as an Assistant Secretary for signatory purposes, as well. With no further comments being heard, Mr. Brizendine asked for a motion to approve.

On a Motion by Mr. Gray, seconded by Mr. Jones, with all in favor, the Board appointed Pete Williams as Secretary and Lee Arnold, Laura St. Clair, Michael Delp, Tom Gray, Sue Ellen Gehrke and Scott Brizendine as Assistant Secretary for Meadow Pointe IV Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Straley briefly updated the Board on the status of the Luke Brothers, Inc.'s bid protest. He explained that the trial has been scheduled for the end of January. He stated that the District has already received invoices exceeding the budgeted amount of \$12,500. Following a brief discussion, it was decided that Mr. Straley should pursue avenues to recoup legal fees on the basis that this is a frivolous case.
  
- B. District Engineer  
No report.
  
- C. Project Manager  
Mr. Sifford stated that the final inspection for Parcel UU was today and CC is underway. He also stated that the one year warranty date on the roads including Meadow Pointe Boulevard is coming up soon. A brief discussion ensued.
  
- D. Park Manager  
No report.
  
- E. District Manager  
No report.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Buck asked if there were any audience comments at this time. A resident from Whitlock Village inquired about the variance in the District Assessments. Mr. Brizendine stated that there were two different bond issuances and some of the plats have two debt service assessments and some plats have only one assessment. Mr. Buck stated that the additional bond was needed to cover the increased cost of construction. It was stated that either Mr. McCarn or Mr. Sifford would be able to help residents determine which plats currently have one or two assessments.

A request was made by Ms. Gibson of Suarez Housing to leave the gates open in Ammanford Village as sales are still continuing and clients need to have access from 10:00 a.m. to 6:00 p.m. It was noted that, while the model home is located in Ammanford, it is actually being used to sell homes for a different neighborhood. Ms. Gibson stated that the construction trailer is also located in Ammanford Village. Mr. Buck recommended that Suarez Housing be given an extension for a length of time and the gate be re-opened during business hours. He stated that this could be reviewed every three to four months. Following a brief discussion, it was decided to re-open the gates during business hours and review the situation every 90 days for the next ten months.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board approved re-opening the gate at Ammanford Village during the business hours of Suarez Housing (10:00 a.m. to 6:00 p.m.) pending 90 day reviews of the situation for a period of no longer than ten months for Meadow Pointe IV Community Development District.

A resident stated that the Home Owner's Association for Whitlock still has not had a definitive answer to the request to move forward with the beautification at the front gate. A meeting was held with Mr. Terburg but no answer was received. The resident also stated that the sprinkler system is not working at the gate. Mr. McCarn stated that he would look into this, but it is probable that it is working and just not visible.

A resident asked if there were any Board members living in Meadow Pointe and was told that there were not. Questions were asked regarding the work being done on Beardsley and other entrances into the community. Mr. McCarn stated that Beardsley was being paved today. Mr. Buck explained that in addition to County Line Road residents can enter the community from Meadow Pointe Boulevard and will eventually be able to use the SR 56 extension.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Buck asked if there were any Supervisor requests. There were none.

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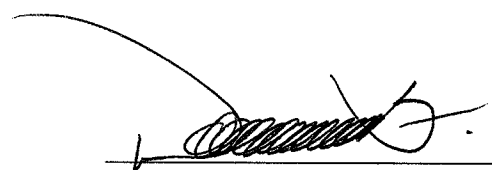
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Buck stated that with no further business to come before the Board at this time, he asked for a motion to adjourn.

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors adjourned the meeting at 12:35 p.m. for the Meadow Pointe III Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman