
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, March 11, 2008 at 12:45 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	Board Supervisor, Chairman
Tom Gray	Board Supervisor, Vice Chairman
Laura St. Clair	Board Supervisor, Assistant Secretary
Glenn Johnston	Board Supervisor, Assistant Secretary
Paul Carlucci	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Mark Sifford	Project Manager
John Toborg	Project Manager
Mike McCarn	Park Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on February 12, 2008**

Mr. Buck stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on February 12, 2008. He asked if there were any corrections or additions. Mr. Gray made a motion to approve.

On a Motion by Ms. St. Clair, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on February 12, 2008 for Meadow Pointe III Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for March. He asked if there were any questions regarding any of the expenditures. Following a brief discussion regarding the invoice from Cornerstone Companies, LLC, the Project Management fee and the status of the transfer of land to Meadow Pointe V, Mr. Gray made a motion to approve.

On a Motion by Mr. Gray, seconded by Mr. Johnston, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March totaling \$47,658.85 for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2004-1
Construction Requisition #224**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004-1 Construction Requisition #224. He asked if there were any questions. Mr. Gray made a motion to approve.

On a Motion by Mr. Gray, seconded by Mr. Johnston, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisition #224 for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Additional Change
Orders**

Mr. Buck stated that the next item on the agenda was the consideration of additional change orders. He asked Mr. Sifford if he had any to present at this time. Mr. Sifford stated that he had nothing to present at this time.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that unless the Board has any additional questions, all the issues related to the land Lease Agreement have been resolved and the agreement is ready to be executed. Mr. Carlucci stated that should a wireless internet provider be included as a co-locator the District should get the same rate as a wireless phone provider. He also stated that the escalator fee should be 4% annually. A brief discussion ensued regarding what is reasonable for noise production, the height of the fence to enclose the area, and the terms for termination of the contract. It was stated that Mr. Straley should take the questions back to Ridan Industries and bring the revised contract back to the next meeting.

B. District Engineer

Ms. Stewart stated that the request for the Right-of-Way Permits for the crosswalks by the clubhouse have been submitted.

Ms. Stewart stated that she was asked to investigate a road depression on Salmonberry Road that created a drainage issue. She stated that she did not find any structural issues. A brief discussion ensued. The Board requested that she continue to monitor the situation.

C. Park Manager
No report.

D. District Manager

Mr. Brizendine asked for direction from the Board regarding the location for the installation of the Marquee Sign as the original location that was discussed is in a County Right-of-way. A brief discussion ensued regarding changing to a one sided sign and making it higher. It was decided that Staff should meet with the contractor and make the decision as it does not require Board action.

Mr. Brizendine requested that a debit card with a not-to-exceed amount of \$1,000 be established for use by the on-site manager instead of the petty cash account that is now being used.

On a Motion by Mr. Gray, seconded by Mr. Johnston, with all in favor, the Board of Supervisors authorized a debit card account (with a not-to-exceed amount of \$1,000) for use by the on-site manager for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Buck stated that the next item on the agenda was audience comments. He stated that there were members of the audience present and asked if there were any audience comments. There were none.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Buck stated that the next item on the agenda was Supervisor requests. He asked if there were any. Mr. Johnston stated that the landscaping areas that he discussed last month are looking better. A brief discussion ensued regarding the possibility of installing St. Augustine grass at the clubhouse to showcase the area. Mr. Buck stated that Bahia grass is generally considered to be a more environmentally friendly grass. However, no Board action was taken.


NINTH ORDER OF BUSINESS

Adjournment

Mr. Buck stated that there was 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 Ms. St. Clair, with all in favor, the Board of Supervisors adjourned the meeting at 1:45 p.m. for the Meadow Pointe III Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman