

**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, March 14, 2006 at 12:00 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>
Pete Williams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Hedger	<b>Financial Advisor, 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 Manager, DEVCO (<i>left the meeting in progress</i>)</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  
February 14, 2006**

Mr. Buck stated that the next order of business was consideration of the minutes of the Board of Supervisors' meeting on February 14, 2006, 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 Mr. Delp, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on February 14, 2006 for Meadow Pointe III Community Development District.

**THIRD ORDER OF BUSINESS**

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for February (located behind tab 2). He asked if there were any questions. A question was raised regarding the invoice for \$14,040 from Akerman Senterfitt relating to the Luke Brothers, Inc. bid protest. Mr. Arnold requested a total to date of funds spent on this issue.

On a Motion by Mr. Arnold, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for March (totaling \$89,329.09) for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2003 A & B Construction Requisition #469**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2003 A & B Construction Requisition #469. He asked if there were any questions. Hearing none, 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 Series 2003 A & B Construction Requisition #469 for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2004 -1 Construction Requisitions #182-#185**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004-1 Construction Requisitions #182-#185. He asked if there were any questions. Hearing none, Mr. Buck asked for a motion to approve.

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisitions #182-#185 for Meadow Pointe III Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2004 A & B  
Construction Requisitions #226-#237**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004 A & B Construction Requisitions #226-#237. He asked if there were any questions. Mr. Arnold inquired if the King Engineering invoice relates to the SR 56 extension. It was noted that the invoice pertains to the SR 56 extension project.

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 #226-#237 for Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2005 Supplemental  
Construction Account Requisitions #9-#16**

Mr. Buck stated that the next item on the agenda was the consideration of the 2005 Supplemental Construction Account requisitions #9-#16. He asked if there were any questions. Hearing none, Mr. Buck asked for a motion to approve.

On a Motion by Ms. St. Clair, seconded by Mr. Arnold, with all in favor, the Board of Supervisors approved the 2005 Supplemental Construction Account Requisitions #9-#16 for Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley stated that a settlement agreement with Luke Brothers, Inc. was reached and has been approved by the Board.

B. District Engineer

No report.

C. Project Manager

Mr. Sifford presented Change Orders #5 & #9 from Wal Den Greene Developers for Parcel UU. He explained that Change Order #5 was an addition to the contract in the amount of \$1,800.00 for the east swale modification per revised plans. Change Order #9 was also an addition to the contract for \$6,425.92 relating to sidewalk and curbing revisions. Mr. Sifford stated that he also had Change Orders #2 & #3 relating to Parcel CC. He explained that these are also from Wal Den Greene Developers and are both deductions from the contract for materials purchased directly by the District. They total \$13,198.75 and \$7,643.13 respectively. Mr. Buck asked if there were any questions. Hearing none, he asked for a motion to approve.

On a Motion by Mr. Gray, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Change Orders # 2, #3, #5 % #9 from Wal Den Greene Developers (as presented) for Meadow Pointe III Community Development District.

Mr. Sifford presented plans for the boardwalk that will be built within the District. Several residents expressed concerns with the proposed plans for the boardwalk stating security issues relating to public access to gated communities and the proximity of the trail to homes as the main issues. A brief discussion ensued.

Mr. Buck stated that the Boardwalk was a requirement for obtaining permitting for the community. He recommended that Mr. Sifford hold an evening meeting on March 21, 2006, at 7:00 p.m. to present the map and allow residents to provide further feedback. It was suggested that representatives from SWFWMD and an environmental agency be present to address some of the residents questions. *(Mr. Sifford left the meeting)*

D. Park Manager  
No report.

C. District Manager  
Mr. Brizendine provided a brief update on the status of the Fiscal Year 2005/2006 budget, stating that the District has spend 63% of the funds. He explained that this correlates to the District being approximately \$32,000 over budget after the first four months. Mr. Brizendine stated that the majority of the overage lies in District Counsel expenses as a result of the Luke Brothers, Inc. bid protest and payroll expenses for staff at the clubhouse. He stated that he has been in communication with Mr. McCarn related to a payroll issue. A brief discussion ensued.

Mr. Hedger provided an update on the varying assessment issue pertaining to Whitlock Village. He stated that while residents within the village do pay for separate bond issuances and have different assessments, he discovered a billing error that affected approximately 200 parcels. A brief discussion ensued regarding the best method of resolving the error, but no Board action was taken.

## **NINTH ORDER OF BUSINESS**

### **Audience Comments**

Mr. Buck asked if there were any audience comments at this time. A resident inquired when the construction debris removal would take place. It was stated that the matter would be researched. Another question regarding the Boardwalk was raised and whether it would be possible to move the trail into the wetlands area. Mr. Buck explained that SWFWMD would not allow the trail to go through the wetlands. A brief discussion ensued.

A resident from Ammanford Village inquired about the status of the permit on the new Suarez model home. Mr. Buck stated that Mr. Sifford has an update, but unfortunately he had to leave the meeting. He stated that he would have an update available at the next meeting.

A resident requested that a curb cut be made on the sidewalk on Meadow Pointe Boulevard across from the clubhouse. She explained that it would make access to the clubhouse easier for strollers, bicycles, etc. Mr. Buck stated that he would have Mr. Sifford look into pricing for a curb cut.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

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

**ELEVENTH 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 1:15 p.m. for the Meadow Pointe III Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman