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**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, April 14, 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:

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| Glenn Johnston    | <b>Board Supervisor, Chairman</b>            |
| Paul Carlucci     | <b>Board Supervisor, Vice Chairman</b>       |
| John Johnson      | <b>Board Supervisor, Assistant Secretary</b> |
| Elaine McLaughlin | <b>Board Supervisor, Assistant Secretary</b> |
| Michael Hall      | <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 &amp; Robin</b>   |
| Tonja Stewart    | <b>District Engineer, WilsonMiller, Inc.</b><br><i>(joined the meeting in progress via speakerphone)</i> |
| John Toborg      | <b>Project Manager</b>   |
| Mike McCarn      | <b>Park Manager</b><br><i>(joined the meeting in progress)</i>   |
| Audience         |  |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Johnston 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 March 10, 2009**

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

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

*(Mr. McCarn joined the meeting in progress.)*

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District staff responded to questions regarding various invoices. Mr. Brizendine confirmed that the District is currently running under budget.

On a Motion by Ms. McLaughlin, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April totaling \$111,816.71 for Meadow Pointe III Community Development District.

*(Ms. Stewart joined the meeting via speakerphone.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Additional Change Orders**

There were no change orders to present. Ms. Stewart stated that she stated that a repair that was made to a drainage pipe issue that was discovered during a SWFWMD inspection was a result of a construction defect and she anticipates that this could be presented as a change order at a future date.

**FIFTH ORDER OF BUSINESS**

**Discussion on Trees Planted in District Right-of Ways**

Ms. Stewart reported that in researching other communities with trees planted in District "Right of Ways" it appears that many of them do not have any issues, while some of them do. Her recommendation was to continue to monitor the situation rather than move the trees at this time and deal with issues as they develop on a case by case issue. The District may want to build a reserve to handle the costs of any repairs that may be needed.

Ms. Stewart reported that based on the Whitlock road inspection, she did further inspections of the roads throughout Meadow Pointe III, which revealed that there are 32 areas that need further investigation and repairs. She estimated that the cost to make the needed repairs would be approximately \$65,000; with not all issues needing immediate attention. She clarified that immediate attention refers to as soon after the rainy season as possible. The Board requested copies of the inspections prior to taking any Board action.

Ms. Stewart informed the Board of drainage issues in Larkenheath along Meadow Pointe Boulevard, stating that the plats indicate that the District has the responsibility to correct the issue. She recommended that further investigation be completed during the rainy season, so she can get a better handle on the issue. Audience members expressed concern with waiting due to odor issues and mosquito problems with standing water. Ms. Stewart stated that she has never smelled the sewerage odor in Ambridge nor found standing water. A recommendation was made that Ms. Stewart be contacted when the issue is occurring to ensure that she does her inspection then.

*(Ms. Stewart left the meeting.)*

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**SIXTH ORDER OF BUSINESS**

**Consideration of "Adopt-A-Pond"  
Agreement**

Mr. Straley briefly reviewed the agreement. It was noted that the agreement calls for the District to name Meadow Pointe General Partnership as an additional insured on its liability insurance policy.

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| <p>On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the "Adopt-A-Pond" Agreement as discussed for the Meadow Pointe III Community Development District.</p> |
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Straley reviewed the Cost Share Agreement for the Board including the changes requested by the Meadow Pointe IV Board. Mr. Johnston requested that the agreement be amended to include a 50/50 split on the cost of the insurance. Discussion ensued regarding adding the pressure washer to the agreement, as well as the best way to address the replacement of the vehicle when it becomes necessary. Mr. Straley will revise the contract and bring it back to the Board for approval at the next meeting.
- B. District Engineer  
Presented earlier in the meeting.
- C. Project Manager  
No report.
- D. Park Manager  
Mr. McCarn informed the members of the audience that a light switch has been added to help reduce costs.
- E. District Manager  
Mr. Brizendine updated the Board on the status of the cell tower and a brief discussion ensued.

Mr. Brizendine informed the Board that he would be presenting the preliminary budget during the June meeting and inquired as to whether the Board would like to hold a pre-budget workshop prior to this meeting. The Board indicated that it would like to hold the workshop.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Audience comments were entertained regarding parking on the streets, pedestrian gate locks, speeding on Chatterly, vandalism concerns with the upcoming garage sale. No official Board action was taken.

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**NINTH ORDER OF BUSINESS**

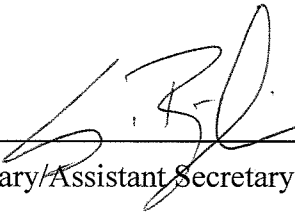
**Supervisor Requests**

District Staff addressed questions regarding the repairs to the Gate on Chatterly, the Nature Trails, and issues with residents encroaching into conservation areas.

**TENTH 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 8:00 p.m. for the Meadow Pointe III Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman