

**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, May 10, 2005 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>
Lee Arnold	<b>Board Supervisor, Assistant Secretary</b>
Michael Delp	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Campbell	<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, Geo Surv3, Inc.</b>
Carol Morris	<b>President, HOA of Whitlock</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting on  
April 12, 2005**

Mr. Campbell stated that he had two business administration items. Mr. Buck presented first item on agenda the Minutes from April 12, 2005, and asked if there were any corrections or additions. There were none. Mr. Buck 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 April 12, 2005 for Meadow Pointe III Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Buck stated that the next item on the agenda is the consideration of Operation and Maintenance Expenditures for May (under separate cover). A brief Discussion ensued. Mr. Campbell read over the expenditures all items that were approved by the Board. A question was addressed by Mr. Gray regarding the item pertaining to the assessment roll. Mr. Campbell explained that the assessment roll was a one time fee in the Operations and Maintenance budget for the District.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2004-1  
Construction Requisitions #136-#138**

On a Motion by Mr. Arnold, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisitions #136-#138 for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2004 A & B  
Construction Requisitions #124-#130**

A brief discussion ensued regarding a requisition in the amount of 5587.50 for a letter of credit fee for reimbursement that was advanced, and the balance of \$550 to the Board of County Commissioners for Meadow Pointe III wildlife preserve improvements for preliminary site plan. The other charges were from Bricklemeyer, which was also allocated for reimbursement paid by Devco and reimbursed through the District. It was agreed that these charges were the portion of the bill that were itemized. A motion was made for approval of these charges.

On a Motion by Mr. Arnold, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved the Series 2004 A & B Construction Requisitions #124-#130 for Meadow Pointe III Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2003 A & B  
Construction Requisitions #453-#454**

<p>On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Series 2003 A &amp; B Construction Requisitions #453-#454 for Meadow Pointe III Community Development District.</p>
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**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2005/2006  
Proposed Budget (under separate cover)**

Mr. Campbell presented the proposed budget for Fiscal Year 2005/2006. Mr. Campbell stated that this represents the start of the 60-day computation and change period ending with a public hearing scheduled for July 12, 2005, the date of the regular July meeting. He presented the proposed budget worksheet for the General Fund, followed by line item descriptions for the actual variances within the budget being proposed along with the description or glossary of the general line items including the debt service line. It was discussed that an assessment of the lot counts would need to be done to determine the development order in the next month or so.

Mr. Straley stated that the street lighting consists of two vendors, TECO and Withlacoochee Electric, thereby combining the contractual obligations into one lump sum totaling \$69,000 that would include two more parcels to be added in the next fiscal year. The next issue discussed was the solid waste assessment totaling \$92,150 which was assessed by the number of occupancies and the average based on the history with the anticipated upcoming fiscal year. Mr. Straley stated that the aquatic contract increased by \$10,000 with the addition of forty bodies of water that need to be maintained. The landscape maintenance contract increased from \$16,000 to \$85,000. The right-of-way on Meadow Pointe Boulevard was also included in the increased amount.

Employees and salary issues were discussed. Mr. Straley reported that last year's numbers were inclusive of a full twelve month operation that consisted of a number of part-time employees that were seasonal, which included the anticipated cost of the upcoming fiscal year's budget. Mr. Straley also reported that the management contract consisted of a standard increase for the cost of living. Figures were also included in the clubhouse facility maintenance with the anticipation that for any future repair costs outside of the warranty period will be added to the upcoming budget. Mr. Straley explained that the telephone operating supplies consist of a full year of services. The capital improvement item to be included in the upcoming budget, is the consideration of an all terrain vehicle for use by the staff within the community. Mr. Straley stated that this purchase would come through a state contract which would include a discounted price for the all terrain vehicle purchase.

Mr. Straley also advised the Board that he anticipated making changes to the internal road reserve upon his consult with the District Engineer. A question was addressed on an issue regarding the management of the current permanent full-time employee for the District. Mr. Straley stated that due to the hired employees, insurance and retirement benefits was added to the management contract.

An issue was discussed regarding the reserve fund for road maintenance relating to resurfacing the roads within the community. Mr. Campbell advised Mr. Straley to add the total amount for the yearly cost to the budget for the reserve fund for road maintenance. Mr. Buck asked if there were any questions regarding the Fiscal Year 2005/2006 Proposed Budget. There were none. He asked for a motion to approve Resolution 2005-05.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Resolution 2005-05, Adopting the Proposed Budget for Fiscal Year 2005/2006 totaling \$775,066 and setting the public hearing for July 12, 2005 at 12:00 p.m. at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, Florida 33543 for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer  
No Report.

C. District Manager  
No Report.

D. Project Manager  
Mr. Sifford stated that the homeowner requested a gate to be installed to match the pedestrians entrance with a potential construction of a sidewalk at the west end of the Whitlock fence. Mr. Sifford stated that the fence could not be extended because of potential jurisdictional issues with SWFWMD. Mr. Sifford's observation regarding this issue was that there is a water main that runs through the utility easement. Potential damages to the pipe could result in having the sidewalk damaged. Mr. Sifford's suggestion was to try and curtail this problem by placing signs to prohibit pedestrians from accessing the area. A discussion ensued. It was recommended to install a solid fence to prohibit pedestrians from walking around the wetland area. Mr. Buck advised to place signs up first to see if this would resolve the issue. The next item discussed was the designation of a dog walk. Mr. Sifford stated that he has a potential area designated for the dog walk, but this would be subject to county approval.

There was a discussion regarding the joint use agreement, which Mr. Sifford stated is still pending. There was a proposal presented at a previous meeting to repair the entrance at Thachery Drive. Mr. Sifford stated that the cost of repair would be \$37,000 and that this repair needs immediate attention. Mr. Buck stated that the District would need to consider a loan with the anticipation of refunding the money once the Fiscal Year 2005/2006 budget is approved. Mr. Sifford stated that he would also further research other proposals for the repairs.

A request was made to set a not-to-exceed amount of \$35,000 for the cost of repairs to the gate, subject to the District Engineer's approval and the Boards notification. Mr. Campbell clarified with the Board that this item would not be paid out of the Operations and Maintenance account. Mr. Buck stated that this repair would be a loan that would be considered in the upcoming 2005/2006 Budget for repayment of the loan.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Buck stated that the next item on the agenda is Supervisor requests and audience comments. Carol Morris, President of the Whitlock HOA thanked the Board for the positive response regarding the disposal of the garbage as well as the gate being repaired. Ms. Morris also addressed the issue of a reciprocal agreement regarding the clubhouse usage. Mr. Sifford stated the Meadow Pointe II project for improvements to the clubhouse was in the process of being completed and the District will not enter into a reciprocal agreement until the project was finished. Mr. Sifford stated that he would follow-up in the next couple of months on the completion of the Meadow Pointe II improvements. Ms. Morris made comment regarding the Whitlock entry way sign and asked if it could be changed to match the other entry way signs within the community. Mr. Sifford stated that entry way was scheduled for repair in the next two weeks, but to have it converted to match the other signs within the community would change the cost of having it repaired. Ms. Morris also addressed the status of a dog walk, she also addressed when the preliminary budget would be available on the website. Mr. Campbell stated that the website was still under construction due to technical issues with the new website contractor. Mr. Campbell stated the anticipated goal is to have website up and running before next month's meeting. Mr. Buck advised Mr. Campbell to address this issue in the upcoming newsletter regarding an expectant date of the websites for Meadow Pointe III and Meadow Pointe IV Districts. Ms. Morris addressed complaints about the drainage problems posing more of a problem in Phase II than Phase I. It was stated that this was the responsibility of the Builders. Mr. Buck stated that it would be best to address this issue with the Builders to resolve the drainage issue. There were no Supervisor requests made.


**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors adjourned the meeting for Meadow Pointe III Community Development District at 1:00 p.m.



Matthew L. Campbell  
Secretary



Donald A. Buck  
Chairman