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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, July 8, 2008 at 6:45 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	<b>Board Supervisor, Chairman</b>
Tom Gray	<b>Board Supervisor, Vice Chairman</b>
Laura St. Clair	<b>Board Supervisor, Assistant Secretary</b>
Glenn Johnston	<b>Board Supervisor, Assistant Secretary</b>
Paul Carlucci	<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, Wilson Miller, Inc.</b>
Mark Sifford	<b>Project Manager</b>
John Toborg	<b>Project Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Buck called the meeting to order and reviewed the purpose for holding the budget workshop. He stated that the Board would take notes on any requests and comments for consideration during the public hearing in August prior to finalizing the budget. Mr. Brizendine read the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting on June 10, 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 June 10, 2008. He asked if there were any corrections or additions. Mr. Carlucci made a motion to approve.

On a Motion by Mr. Carlucci, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on June 10, 2008 for Meadow Pointe III Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for July. He asked if there were any questions regarding any of the expenditures. Following a brief discussion on the timing for the lighting on the courts, Mr. Buck asked for a motion to approve.

On a Motion by Mr. Johnston, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July totaling \$56,723.32 as discussed for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2004 A & B  
Construction Requisition #226**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004 A & B Construction Requisition #226. 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. Johnston, with all in favor, the Board of Supervisors approved the Series 2004 A & B Requisition #226 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. Mr. Sifford stated that he had nothing to present at this time.

**SIXTH ORDER OF BUSINESS**

**Public Discussion on Fiscal Year  
2008/2009 Operating Budget**

Mr. Buck asked District Management to provide an overview of the proposed budget. Mr. Brizendine stated that the proposed budget calls for an increase of \$100,258 over last year's budget; however, this includes a Contingency for TRIM line item in the amount of \$100,000. He explained that the County does not allow the budget to be increased over the amount that is submitted for inclusion on the TRIM notices, so the Board includes a dollar amount to cover any additional services that residents might want to see included in the Budget. He briefly reviewed the budget package that he distributed prior to the meeting.

Mr. Buck asked for any requests regarding the budget. Staff responded to comments that were in regards to the District Management Fees. It was stated that the budgeted amount for landscaping would be reduced based on the new contract. A request was made regarding who would be responsible for replacing the damaged landscaping as a result of the construction. Mr. Sifford stated that any necessary repairs would be covered as a construction cost.

A resident requested that a line item be included in the budget for management salaries so that hourly staff salaries can be distinguished from management. Whitlock residents asked about reconstructing the entrance to the community to bring it more in line with others in the District. Mr. Toborg stated that he estimates it will cost roughly \$8,000 to \$10,000 to make the requested changes, but it could be more depending on demolition costs, etc. A brief discussion ensued regarding concern with requiring all of the residents to pay for something for one village.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Ms. Stewart stated that she has reviewed an area on Salmonberry in Beaconsfield that has some ponding and found no structural damage. Mr. Buck stated that in his experience it would be better to correct the issue at this time rather than waiting for it to become a major issue. He asked that Ms. Stewart obtain a proposal to resurface the road. Another resident stated that there is a similar situation on Crosswoods Way. Ms. Stewart stated that she would look into this area as well.
- C. Project Manager  
No report.
- D. Park Manager  
Not present.
- E. District Manager  
Mr. Brizendine updated the Board on the status of the Capital Improvement projects, stating that the lighting on the tennis courts will be completed within the next 45 days and the playground roof should be in place by the 17<sup>th</sup>.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Buck stated that the next item on the agenda was audience comments. He asked if there were any audience comments. Audience comments were entertained regarding the condition of the dumpsters in Claridge Place and the lack of mowing the empty lots, an algae issue in the retention pond in Claridge Place. Ms. Stewart addressed the issues of algae growth in the ponds, stating that she would follow up on the issue.

A discussion was held regarding installing cameras at the gates for Whitlock, the increase in the number of recent break ins, Deputy coverage, landscaping issues in Heatherstone, the possibility of lighted keypads for easier viewing at night and the status of the cell tower project, which is still in the review process.

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**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Buck stated that the next item on the agenda was Supervisor requests. There were none.

**TENTH 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 Mr. Johnston, with all in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m. for the Meadow Pointe III Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman