

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, August 9, 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	Board Supervisor, Chairman
Tom Gray	Board Supervisor, Vice Chairman
Lee Arnold	Board Supervisor, Assistant Secretary
Michael Delp	Board Supervisor, Assistant Secretary
Laura St. Clair	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tina Wells	Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley, Robin & Williams, P.A.
Dayne Piercefield	District Engineer, Geo Surv3, Inc.
David Hedger	Financial Advisor, Rizzetta & Co., Inc.
Christina Pagan	Rizzetta & Company, Inc.
Mark Sifford	Project Manager, DEVCO
Scott Carlson	Representative, One Source
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

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

Mr. Buck reviewed the procedures for audience comments, stating that members of the audience may address agenda items at the beginning of the meeting and have the opportunity to make general comments at the end when he asks for audience comments. He reminded the audience that comments are limited to three minutes and asked if there were any comments related to the agenda items. There were none.

Mr. Buck stated that the first order of business is the approval of the June 12, 2005 minutes and asked if there were any corrections or additions. Hearing no requests, a motion was made for approval.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on July 12, 2005 for Meadow Pointe III Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August

Mr. Buck stated that the next item on the agenda is the consideration of Operation and Maintenance Expenditures for August (behind tab 2). He asked if there were any questions. A request was made that Rizzetta & Company, Inc. prepare a comparison of budget to expenses for the next meeting. With no other comments, a motion was made for approval of the expenditures for August.

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 August totaling \$42,555.89 for the Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Series 2003 A & B Construction Requisition #455

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors approved the Series 2003 A & B Construction Requisition #455 for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2004 A & B Construction Requisitions #158-#167

On a Motion by Mr. Gray, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved the Series 2004 A & B Construction Requisitions #158-#167 for Meadow Pointe III Community Development District.

A brief discussion was held regarding the requisition from Independent Tree Service and the need to trim some of the oak trees in the park.

SIXTH ORDER OF BUSINESS

Consideration of Series 2004-1 Construction Requisitions #152-#160

It was stated that Requisition #159 represents the final pay application for DD/Y and that the retainage project for that phase is complete. The 193 lots still need to be platted by the District.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisitions #152-#160 for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Change Orders # 1-#3

Mr. Sifford briefly reviewed the three Change Orders stating that change order #1 is for Parcels DD/Y and is an addition to the original Commercial Contractors' contract for fencing along the entire border totaling \$27,948.81. This was not included in the original bid. Change order #2 is also from Commercial Contractors and is for Parcel FFOO in the amount of \$3,120 for the addition of emergency access and the sidewalk at the entrance. The third Change Order is from Walden Green Developers for revised sleeving at Parcel UU in the amount of \$1,845.40.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved Change Orders #1-#3 for the Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Project Manager

Mr. Sifford stated that at the last meeting, residents from Broaden Place were asked to submit a petition to the Board regarding their request to close the gates permanently. He received this petition and it was signed by the home owners of 31 of the 43 homes in this subdivision. During a brief discussion, Mr. Straley stated that this has been accomplished in other subdivisions by making it possible to have visitors call the clubhouse to gain access. In this way, the roads can still be considered public access and not compromise the Bond requirements. It was agreed that notices will need to be sent out to the residents and a keyless system put into place.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the request to close the gates at Broaden Place within an implementation timeframe of approximately 30 days for the Meadow Pointe III Community Development District.

Mr. Sifford stated that the District has received three proposals for landscape maintenance for Fiscal Year 2005/2006. He explained that while Luke Bros, Inc. has submitted a substantially lower bid than the other two firms, he has serious concerns about their ability to do the job at that price. A discussion ensued.

Mr. Straley stated that the Board might want to consider adopting a policy of not accepting bids from firms that have pending litigation with other Districts regarding questionable work quality. A brief discussion ensued, but no Board action was taken.

Mr. Sifford recommended that the Board award the landscaping maintenance contract to One Source at a cost of \$166,819 a year. A brief discussion ensued regarding the pricing in the proposal for mulching twice a year. Scott Carlson, a representative from One Source, responded to the Boards' questions.

On a Motion by Mr. Arnold, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors awarded the landscape maintenance contract (totaling \$166,819) to One Source for the Fiscal Year 2005/2006 for the Meadow Pointe III Community Development District.

D. District Manager

Mr. Brizendine reminded the Board that the meeting schedule for Fiscal Year 2005/2006 will need to be designated either this month or next month.

On a Motion by Mr. Gray, seconded by Mr. Arnold, with all in favor, the Board of Supervisors approved keeping the same meeting time & place for Fiscal Year 2005/2006 meetings for the Meadow Pointe III Community Development District.

Mr. Buck stated that the meeting is set for the full year as it is cheaper to advertise as a unit as opposed to individual meetings. If needed, additional meetings can be held.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Buck asked if there were any audience comments at this time.

Ms. Morris, president of Whitlock Homeowners Association, asked if the Whitlock area would need to submit a petition to have the gates closed now that the Board has approved gate closures for the Broaden Place area. It was explained that this will be the standard procedure to ensure that the majority of the residents within community are in agreement with this change.

Ms. Morris stated that the Whitlock beautification committee has finalized its proposal to renovate the landscaping at the front entrance and will be submitting their plans to the Board. Mr. Sifford reminded Ms. Morris and the committee that the funds for the project may not be available in the budget. He explained that the Board will review the proposal to determine how much of the project can be accomplished within constraints of the budget.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Gray stated that as a follow-up to Mr. Hedger's presentation, he would like to see improved communication regarding the timeliness of processing closings. It was decided that Mr. Hedger would coordinate with Pam Braun at DEVCO regarding this.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Gray, seconded by Mr. Delp, with all in favor, the Board of Supervisors adjourned the meeting at 12:25 p.m. for the Meadow Pointe III Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman