

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, October 9, 2007 at 12:35 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
Laura St. Clair	Board Supervisor, Assistant Secretary
Glenn Johnston	Board Supervisor, Assistant Secretary
Paul Carlucci	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(via speakerphone)</i>
Deputy Meagher	Pasco County Sheriff's Department
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 September 11,
2007**

Mr. Buck stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on September 11, 2007. He asked if there were any corrections or additions. Hearing none, Mr. Buck asked for a motion to approve.

On a Motion by Ms. St. Clair, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on September 11, 2007 for Meadow Pointe III Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for October. A brief discussion ensued regarding the refund from One Source. Mr. Buck asked for a motion to approve the expenditures as presented.

On a Motion by Mr. Johnston, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October totaling \$58,64.74 for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2004-1
Construction Requisition # 221**

Mr. Buck stated that the next item on the agenda was the consideration of the Series 2004 -1 Construction Requisition #221. He asked if there were any questions and a brief discussion ensued.

On a Motion by Mr. Gray, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Series 2004 -1 Construction Requisition #221 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. He asked Mr. Brizendine if he had any to present at this time. Mr. Brizendine stated that he had none.

SIXTH ORDER OF BUSINESS

**Consideration of Recommendation from
Audit Selection Committee Regarding
Audit Proposal Instructions and
Evaluation Criteria**

Mr. Buck stated that the next item on the agenda was the approval of the recommendations made by the Audit Selection Committee. He asked for a motion to approve the proposal instructions, the evaluation criteria with pricing and authorizing Staff to submit the required advertisements.

On a Motion by Ms. St. Clair, seconded by Mr. Gray, with all in favor, the Board of Supervisors accepted the recommendations of the Audit Selection Committee; approving the audit proposal instructions and evaluation criteria as presented and authorized Staff to place the required advertisement for the Request for Proposals for Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley presented the revised cell tower lease, stating that he reduced the terms of the contract from nine years to five years with the right to extend the contract at the end of each term for a total of 25 years. He stated that the rent escalator was changed to 20% every five years or equal to the CPI, whichever is greater. A brief discussion ensued regarding including language that obligates Ridan Industries to repair any damage to the parking lot and grounds. Mr. Straley stated that a legal description of the site location will need to be provided before he can finalize the agreement.

Mr. Straley stated that he was in receipt of a request from Ridan Industries that Mr. Justin Dehnert be named as the "Agent of Record" for the District in regards to negotiating permits, etc. with the County regarding the cell tower installation. Mr. Buck asked for a motion to accept the "Agent of Record" letter as submitted.

On a Motion by Mr. Gray, seconded by Mr. Johnston, with all in favor, the Board of Supervisors approved the "Agent of Record" letter as submitted for Meadow Pointe III Community Development District.

Mr. Straley asked that the Board delegate the authority to the Chairman to execute the lease upon District Counsel's final review.

On a Motion by Ms. St. Clair, seconded by Mr. Gray, with all in favor, the Board of Supervisors delegated the authority to the Chairman to execute the cell tower lease upon District Counsel's final review for Meadow Pointe III Community Development District.

In response to a resident's question, Mr. Buck stated that he is optimistic that the cell tower would be completed in one year depending on permitting from the County. A brief discussion ensued regarding other related concerns.

B. District Engineer

Ms. Stewart updated the Board on the progress of the repairs to the drainage issues in Whitlock. She stated that all signatures have been obtained from the residents affected and the work should be completed by the next meeting.

C. Project Manager

Not present.

D. Park Manager

Not present.

E. District Manager

Mr. Brizendine stated that he forwarded a copy of the Law Enforcement Agreement with the Pasco County Sheriff's Department to District Counsel and then on to the Vice Chairman for signature so that the services could begin on October 1st. Mr. Brizendine stated that he met with the Sheriff's Department, Mr. McCarn and Mr. Lynn from Meadow Pointe II to discuss scheduling of the officer to maximize coverage for each of the Districts. He introduced Deputy Meagher, stating that he would be the officer for both Meadow Pointe III and IV. Mr. Buck asked for a motion to ratify the execution of the contract.

On a Motion by Mr. Carlucci, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors ratified the execution of the General Law Enforcement Agreement for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Buck stated that the next item on the agenda was audience comments. He stated that there were members of the audience present. Mr. Buck asked if there were any audience comments. Audience comments were entertained regarding parking issues. Deputy Meagher stated that until the traffic agreement is in place he can only give warnings within the gated communities. Mr. Brizendine stated that the required reports have been submitted to the County and they are awaiting word on the acceptance of the report. He stated that the process could take another two months. A discussion ensued regarding concerns from residents about possible gang activities moving into East Pasco. Deputy Meagher offered to have his contact information posted on the website so that anyone having information regarding this type of activity or vandalism can contact him directly.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Buck stated that the next item on the agenda was Supervisor requests. He asked if there were any Supervisor Requests. There were none.

TENTH 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. Johnston, with all in favor, the Board of Supervisors adjourned the meeting at 1:05 p.m. for the Meadow Pointe III Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman