

**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, December 13, 2005 at 12:10 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>
Michael Delp	<b>Board Supervisor, Assistant Secretary</b>
Laura St. Clair	<b>Board Supervisor, Assistant Secretary</b>
Lee Arnold	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
David Hedger	<b>Financial Advisor, Rizzetta &amp; Company, Inc.</b>
Greg Tuman	<b>Financial Advisor, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley, Robin &amp; Williams, P.A.</b>
Dave Lapides	<b>Bond Counsel, Squire, Sanders &amp; Dempsey L.L.P.</b>
Dayne Piercefield	<b>District Engineer, WilsonMiller, Inc.</b>
Mark Sifford	<b>Project Manger, DEVCO</b>
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  
November 8, 2005**

Mr. Buck stated that the first order of business was consideration of the minutes of the Board of Supervisors' meeting on November 8, 2005, and asked if there were any corrections or additions. Hearing none, he asked for a motion to approve.

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

**THIRD ORDER OF BUSINESS**

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

Mr. Buck stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for December (located behind tab 2). He asked if there were any questions. 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 Operations and Maintenance Expenditures for November totaling \$129,488.41 for Meadow Pointe III Community Development District.

It was explained that Rizzetta and Company, Inc. pays invoices, as they are received, according to the parameters approved by the Board to ensure that timely payments are received. The invoices are then presented to the Board for approval.

**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2003 A & B Construction Requisition #461-#464**

Mr. Buck stated that the next item on the agenda was the consideration of Series 2003 A & B Construction Requisitions #461-#464. He asked if there were any questions.

On a Motion by Mr. Gray, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Series 2003 A & B Construction Requisitions #461-#464 for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2004 -1 Construction Requisitions #172-#175**

Mr. Buck stated that the next item on the agenda was the consideration of Series 2004-1 Construction Requisitions #172-#175. He asked if there were any questions.

On a Motion by Mr. Gray, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved the Series 2004-1 Construction Requisitions #172-#175 for Meadow Pointe III Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2004 A & B  
Construction Requisitions #194-#207**

Mr. Buck stated that the next item on the agenda was the consideration of Series 2004 A & B Construction Requisitions #194-#207. He asked if there were any questions. A question was raised regarding whether Parcel UU is the Townhouses. It was stated that that was correct.

On a Motion by Mr. Arnold, seconded by Ms. St. Clair, with all in favor, the Board of Supervisors approved the Series 2004 A & B Construction Requisitions #194-#207 for Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Change Order # 2**

Mr. Buck stated that the next item on the agenda was the consideration of Change Order #2. Mr. Sifford stated that this is from BeMac Services, Inc. and is a deduction for materials purchased directly by the District. He asked if there were any questions.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved Change Order #2 from BeMac Services, Inc. (deduction of \$5,434.65) for Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2006-01, Approving  
Gate Closing at Ammanford Village**

Mr. Buck stated that the next item on the agenda was the consideration of Resolution 2006-01, approving the closing of the gate at Ammanford Village. Mr. Buck stated that this was presented at the last meeting but was tabled pending confirmation that a special needs child living in the village would still be able to receive services. Mr. Sifford explained that the letter attached to the Resolution clarifies that his concern has been resolved. Mr. Buck asked if there were any further questions. Hearing none, he asked for a motion to approve.

On a Motion by Mr. Gray, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved Resolution 2006-01, Closing the Gate at Ammanford Village for Meadow Pointe III Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Sifford updated the Board on the status of the Luke Brothers, Inc.'s bid protest. He explained that it is still in the discovery phase and that the trial has been delayed until January. Mr. Straley stated that providing there are no additional issues after the depositions are completed, he will seek recovery for legal fees on the grounds that this was a frivolous lawsuit.

B. District Engineer  
No report.

C. Project Manager

Mr. Sifford stated that he has one additional Change Order to present to the Board from Wal den Greene Developers, Inc. in the amount of \$19,181.00 relating to Parcel CC. He asked for Board approval. Mr. Buck asked if there were any questions. There were none.

On a Motion by Mr. Gray, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved Change Order #1 from Wal den Greene Developers, Inc. in the amount of \$19,181.00 for Meadow Pointe III Community Development District.

Mr. Sifford stated that he had a request from a resident to allow the grass to grow higher between two villages and he has spoken to the landscapers and this will be allowed. Mr. Buck inquired on the status of the landscaping installation at the entrance and Mr. Sifford stated that he had nothing to report on that issue.

D. District Manager

Mr. Brizendine stated that the bank account for Parcel CC construction has been opened at Wachovia Bank as requested at the last meeting.

Mr. Brizendine stated that he asked Mr. Hedger to be present at the meeting to respond to resident questions regarding the assessment levels in Whitlock Village. There were no residents present at the meeting from Whitlock Village.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Buck asked if there were any audience comments at this time. A resident from Ammanford Village requested that a "no solicitation" sign be posted at the gate. Following a brief discussion, it was decided to place the signage providing there was no significant cost.

On a Motion by Mr. Arnold, seconded by Mr. Gray, with all in favor, the Board of Supervisors approved the placement of a "No Solicitation" sign on the gate at Ammanford Village providing the cost is not significant for Meadow Pointe III Community Development District.

A resident request was made to have Board meetings held during the evening hours. Mr. Buck stated that evening meetings are held during the budget process. He explained that residents are encouraged to bring concerns to HOA meetings and have their representatives bring the issues to the Board. He stated that typically, the matters addressed at the CDD meetings are fairly routine. It was recommended that information be posted on the website regarding contact information for the HOA. It was also requested that full agendas be placed on the website so residents can view the total packet. Mr. Lapides stated that the agenda is already being scanned so it could be uploaded. Following further discussion, it was decided to include the tab items on the website agenda.

The question of holiday decorations at the village entrances was raised. Mr. Buck stated that this is an HOA issue and needs to be addressed at an HOA meeting.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Buck asked if there were any supervisor requests. There were none.

**TWELFTH 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. Arnold, with all in favor, the Board of Supervisors adjourned the meeting at 12:40 p.m. for the Meadow Pointe III Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman