

**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 IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Tuesday, August 11, 2015 at 12:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Arlene Andrews	<b>Board Supervisor, Chairman</b>
Joe Andrews	<b>Board Supervisor, Vice Chairman</b>
William Horner	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b>
Bre Briel	<b>Financial Associate, Rizzetta &amp; Company, Inc.</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting</b> <i>(via conference call)</i>
Jere Earlywine	<b>Attorney for Standard Pacific</b>
Jeremy Crawford	<b>Club Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Fischer called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Earlywine stated that Standard Pacific would prefer to have the pond banks maintained by the District rather than by the property owners whose homes back up to the ponds. He noted potential issues with having property owners maintain these areas and a brief discussion ensued, with input being provided by both District Counsel and the District Engineer on the matter. It was noted that any modification to the existing policy would need to be approved by both the District and the HOA.

Mr. Fischer stated that the additional cost to the District would be approximately \$21,000 a year. Audience comments were entertained on the matter.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on June 9, 2015**

Ms. Scholl asked that the spelling of her name be corrected throughout the minutes.

On a Motion by Mr. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' continued meeting held on July 14, 2015 as amended for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for June 2015**

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2015 (\$63,819.96) as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of LLS Tax Solutions Engagement Letter**

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors ratified the execution of the engagement letter with LLS Tax Services for arbitrage rebates services on the Series 2012 bonds for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Bond Related Matters**

Ms. Devito reviewed the Final Supplemental Assessment report explaining that the report reflects the changes to the Development Plan for the Standard Pacific lots and none of the existing homes are impacted by the change. She and Mr. Babbar responded to Board questions on the report.

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2015-07 adopting the Final Supplemental Assessment Allocation Report for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2015/2016 Final Budget**

Mr. Fischer stated that the public hearing was noticed as required in the local paper as well as to individual property owners.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2015/2016 Final Budget for Meadow Pointe IV Community Development District.

Mr. Babbar reviewed the budget process, explaining that the Board has the option of reducing the budget from the amount approved as the proposed budget, but can not increase it. Mr. Fischer reviewed the changes that have been made since the proposed budget was approved in June, that have resulted in a substantial reduction in anticipated assessments for the property owners (over \$400 to under \$200). He noted that the majority of the savings came from landscaping costs for the new communities.

The Board and Staff responded to resident comments on various line items explaining how the budgeted amounts were calculated.

On a Motion by Mr. Andrews, seconded by Ms. Rae - Herrera, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2015/2016 Final Budget for Meadow Pointe IV Community Development District.

Mr. Babbar confirmed that this was standard language.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2105-08, adopting the Fiscal Year 2015/2106 Final Budget totaling \$1,730,652.23 (\$885,223.00 – O & M and \$845, 429.23 – Debt Service) for Meadow Pointe IV Community Development District.

Mr. Babbar confirmed this was the standard form resolution.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2105-09, levying assessments to fund the Fiscal Year 2015/2016 budget and certifying the assessment rolls for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-10,  
Setting the Meeting Schedule for Fiscal  
Year 2015/2106**

The Board indicated that it would like to keep the current schedule.

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2105-010, setting the meeting schedule for fiscal year 2015/2016 as the second Tuesday of each month at 12:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 for Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for 2015 Water  
Quality Monitoring**

Mr. Fischer stated that he did some research on this proposal and did not find anything that indicates that there is an agreement in place for the District to share in this expense. Mr. Babbar confirmed that this is generally part of the development order and paid by the Developer. The Board asked that Staff inform the other parties that it had no interest in paying a portion of this expense.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. Operations Manager  
Mr. Fischer provided a brief overview of the report and the representative from LMP responded to Board questions.

Mr. Fischer asked for direction from the Board in reference to the pond bank mowing that was brought up at the beginning of the meeting. The Board indicated that it would like to continue with the District's current policy, which calls for property owners who back up to pond embankments to maintain those pond banks or status quo.

- D. Amenity Management  
Mr. Fischer reviewed the monthly amenities report, noting that the issues with the trespassing are continuing. He recommended that the Board consider installing security cameras on top of the installing the "no trespassing" signs. Mr. Fischer stated that Mr. Crawford has obtained a quote for the signs, but he did not have it available. It was stated that Mr. Crawford does have the authority to purchase the signs if they are under \$500 without bringing it before the Board.

Mr. Babbar confirmed that posting the signs would demonstrate that it has done its due diligence in trying to prevent accidents.

Discussion was held regarding posting "No Soliciting" signs as well.

- E. District Manager  
Mr. Fischer reminded the Board that the next meeting was scheduled for September 8, 2015 at 12:00 p.m.

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**ELEVENTH ORDER OF BUSINESS**


**Audience Comments and Supervisor  
Requests**

A resident inquired about the existence of any type of agreement with the Sheriff's office regarding trespassing and Mr. Fischer stated that he would research the matter and get back to the Board with an answer.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 1:22 p.m. for the Meadow Pointe IV Community Development District.

  
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Assistant Secretary  
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Chairman/Vice Chairman