

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, October 13, 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	Board Supervisor, Chairman
Joe Andrews	Board Supervisor, Vice Chairman
William Horner	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
Denise Rae-Herrera	Board Supervisor, Assistant Secretary

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Tyree Brown	Operations Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley & Robin <i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(via conference call)</i>
Kelly Evans	RASI
Jeremy Crawford	Club Manager
Jason Ligget	Representative, LMP

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

It was noted that there were no members of the general audience in attendance at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 11, 2015

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 11, 2015, as presented, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 8, 2015

On a Motion by Ms. Rae- Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 8, 2015, as presented, for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for August 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 August 2015 (\$42,359.01) as presented for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Acceptance of Arbitrage Rebate Report for Series 2012 A-1, A-2, & B-1 Bonds Dated June 4, 2015

He stated that the report reflects that there were no arbitrage liability at this time.

On a Motion by Ms. Rae-Herrera seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the Series 2012 A-1, A-2, & B-1 Arbitrage Rebate Report dated June 4, 2015 for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Amending Resolution 2015-10 to include the Direct Collection of Assessments

Mr. Babbar explained that this resolution amends Resolution 2015-10 adding verbiage to address the collection of assessments on those properties that are not currently on the tax roll. He stated that it was originally thought that all of the properties would be on the tax-roll this year, but that did not end up being the case.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2016-01, Amending Resolution 2015-10 and providing terms for the Direct Collections of Assessments for unplatted lots for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Fiscal Year 2015/2016
Insurance Coverage**

Mr. Fischer reviewed the options for insurance coverage that were available to the District and explained that due to timing constraints he sought approval from the Chairman to process the application from FIA. He confirmed that the price was less than last year and the coverage is slightly better.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified the approval of the proposal from FIA totaling \$15,717.00 for the District's insurance coverage for fiscal year 2015/2016 for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals from LMP

Discussion was held regarding the proposals submitted by Landscape Maintenance Professionals (LMP) and the following Board action was taken:

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved proposal #28133 from LMP in the amount of \$9,047.50 to install pine nuggets at the community entrances for Meadow Pointe IV Community Development District.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved proposal #28130 from LMP in the amount of \$760.00 to stump grind to Pine trees for Meadow Pointe IV Community Development District.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved proposal #28131 from LMP in the amount of \$9,202.61 to install plant material in the playground area for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Seventh Amendment to
CCR's**

Mr. Babbar stated that the amendment incorporates the Board's decision to require homeowners to maintain the pond banks behind their homes and authorizes the HOA to enforce the policy.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Seventh Amendment to the HOA's Covenants, Conditions, and Restrictions (CCR) and authorized the Chairman to execute for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Establishing an Audit Committee and Scheduling Meetings

Mr. Fischer informed the Board that the current contract for auditing services expires with the completion of the audit for Fiscal Year 2014/2015 and recommended that they begin the process of selecting a firm for the next three years. He reviewed the process and the following Board action was taken:

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors appointed themselves to serve as the Audit Committee and authorized Staff to submit the required notices for the Audit Committee meetings for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar informed the Board that Standard Pacific is ready to convey the wetlands to the District as per the agreement approved a few months ago.

Mr. Babbar presented the proposed resolution and policy that the Board requested last month to address the issues with damages that are occurring to gates, landscaping etc. as a result of misuse by residents and/or children. The policy would allow the District to require responsible parties to cover the expense for the damages as well as pay an administrative fee. He stated that a public hearing will need to be held prior to the Board approving such a policy and the earliest date that it could be held is December 8th due to Statutory advertising requirements. The Board asked that a notice of the proposed policy be included in the next newsletter as well as be posted on the website.

A brief discussion was held regarding the need to ensure that the contract with LMP is accurate and includes all of the additional areas that have either recently come on line or will be this year. Mr. Babbar stated that he would provide an amended contract for approval at the next meeting if deemed necessary.

B. District Engineer

Ms. Stewart stated that she received a proposal to repair the pool patio in the amount of \$22,000 and she has gone back and reviewed other options that could be utilized to reduce the price. She stated that the area is stable for now and she should have the new proposal for next month.

C. Operations Manager

Mr. Brown reviewed his monthly report, noting that LMP is making good progress but there are still some areas in need of improvement. Mr. Ligget spoke on steps that have been taken to improve the service being provided. Both he and Mr. Brown responded to Board questions regarding specific areas.

D. Amenity Management

Mr. Crawford informed the Board of needed repairs being made in the fitness room, gate and irrigation issues, as well as the condition of the Volleyball courts. He stated that it will need to replace the nets once the weeds are under control. Discussion ensued regarding use and the cost of installing lights.

Ms. Rae-Herrera inquired about the use of the community garden and the need to improve the appearance in the area. It was noted that it is not being utilized as much as it was and a request was made to reach out to organizer

E. District Manager

Mr. Fischer reminded the Board that the next meeting was scheduled for November 10, 2015 at 12:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments or Supervisor requests put forward.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 12:41 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman