
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, November 10, 2015 at 12:07 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

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:

Arlene Andrews	Board Supervisor, Chairman <i>(joined the meeting at 12:24 p.m.)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Jeremy Crawford	Club Manager
Berlinda Serrano	District Coordinator, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(joined the meeting in progress via speakerphone)</i>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and performed roll call confirming a quorum for the meeting. He asked that all those in attendance join him in reciting the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments but forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on October 13, 2015

<p>On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 13, 2015, as presented, for Meadow Pointe IV Community Development District.</p>
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FOURTH ORDER OF BUSINESS

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

A brief discussion was held regarding landscape maintenance charges and insurance costs.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2015 (\$73,458.10) as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Using Clubhouse as a
Polling Center for 2016 Elections**

Mr. Fischer informed the Board that he had been contacted by the Supervisor of Elections Office requesting permission to operate a polling center out of the clubhouse to accommodate the growing number of voters in the current zone. He stated that they would be looking to use the facility on March 15, 2016, August 30, 2016 and November 8, 2016 and would pay the district \$150.00 for each date. It was noted that Staff will have to come in early to open up the clubhouse on those dates.

On a Motion by Ms. Sholl, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved allowing Pasco County to utilize the clubhouse as a polling center for the elections scheduled on March 15, 2016, August 30, 2016 and November 8, 2016 for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Mr. Fischer stated that the Audit Committee met just prior to the onset of this meeting and is recommending that the Board approve the audit proposal instructions as presented, as well as the evaluation criteria that utilizes pricing as one of five equal criteria.

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee, approving the proposed audit proposal instructions and evaluation criteria using pricing as one of five equal criteria each valued at 20 points for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar spoke regarding the synopsis of events leading up to the First Addendum to the landscape maintenance agreement, which incorporates all of the revisions that have been to the initial contract based on additional areas. A brief discussion ensued regarding the cost breakdown and what is included in those numbers.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the First Addendum to the Landscape Agreement with Landscape Maintenance Professionals (LMP) for Meadow Pointe IV Community Development District.

B. District Engineer

The Board asked that Ms. Stewart address the issue of the area of settlement by the pool deck and have a proposal for the Board to approve next month.

Concern was expressed regarding the number of lifting sidewalks throughout the community and a discussion held regarding what options are available to residents to alleviate the situation. Mr. Fischer stated that she would ask Ms. Stewart to address the matter next month and research whose legal responsibility it is to remove the tree.

C. Operations Manager

A brief discussion was held regarding status of certain landscaping issues. Ms. Shall asked that Mr. Brown contact her to discuss the areas near her home that are still not being maintained.

Discussion was held regarding a damaged gate by the pump station and whether it is possible for the District to replace it or this is something that the County needs to tend to, as well as some signs that have been left in on the ground.

Ms. Rae-Herrera asked about the status of the area that she inquired about last month and whether it was deemed District or County property. It was stated that additional follow-up was needed, but that the area will be mowed if it is District property.

D. Amenity Management

Mr. Crawford spoke on the status of the community garden and steps that have been taken to approve the area. He stated that he does have an agreement with Double Branch Elementary to take over the project should they decide not to use it going forward.

Mr. Crawford presented the agreement with UPS for the temporary placement of a storage unit at the clubhouse to assist with the distribution of packages during the holiday season.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the "Consent for Temporary Use" Agreement with UPS for Meadow Pointe IV Community Development District.

Mr. Crawford stated that he is working with the HOA and the Meadow Pointe Neighborhood news to improve the distribution of the monthly magazine.

Discussion was held regarding a change in the firm installing the holiday lights and the need to move the November 8th meeting next year now that the clubhouse will be used as a polling center.

E. District Manager

Mr. Fischer presented an invoice from RASI, moving the timing for payment of amenity management services payroll, so that Rizzetta is no longer floating the payroll each month. He stated that the payment would now be paid at the beginning of the month rather than the end.

On a Motion by Ms. Sholl, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved payment of the invoice from RASI in the amount of \$9,293.02 as a deposit on the amenity management services payroll for Meadow Pointe IV Community Development District.

Mr. Fischer reminded the Board that once finalized the policy to address damage to common area will be posted on the website.

Mr. Fischer informed the Board that after a review of prior electric bills, he is confident that the District is not paying for services provided to other districts.

Mr. Fischer led discussions on the possibility of picking up a contract with the Pasco County Sheriff's office for a deputy to be assigned to the district based on recent events. The Board indicated that they would like him to research the cost and bring back additional information next month.

Mr. Fischer reminded the Board that the next meeting was scheduled for November 8, 2015 at 12:00 p.m.

(Ms. Stewart joined the meeting via speakerphone)

Mr. Fischer addressed the questions raised by the Board earlier in the meeting relative to sidewalk issues and the depression at the pool. Ms. Stewart confirmed that the Board had the ability to either pay for the sidewalk repairs in front of homes or require residents to it. She also indicated that the County is looking at establishing a policy to address the increased number of requests for communities looking to remove street trees. A request was made to have an inspection of the sidewalks completed, to include an estimate of the cost for repairs.

Ms. Stewart discussed an appointment that has been scheduled with a vendor to develop a plan to address the pool area depression as she has been unsatisfied with all of the proposals she has received thus far.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$7,500 to repair the pool deck for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

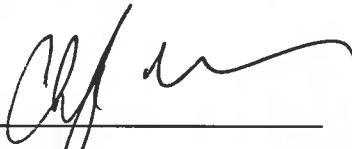
The Board and Staff entertained audience comments regarding the desire to have security cameras installed on the gates of the community entrances and speed bumps installed in the Windsor neighborhood. Questions were also raised regarding the process and any advantages that might exist to paying off the bonds early, as well as the justification for the increase in assessments. It was stated that the Board looked into installing security cameras during the last budget process and it was found to be too cost prohibitive at this time. The process for getting speed bumps installed was reviewed, with it being noted that the District has to pay for the required traffic study, which does not guarantee approval by the County.

Mr. Fischer provided a brief synopsis of the District's history that required the Board to keep expenses and services to a minimum for a number of years and the need for additional landscaping has a result of new development in the District that have impacted the assessment levels. He emphasized the Board's commitment to the District and encouraged the residents to address the HOA matters with the HOA as the Board has no authority to act on those concerns.

NINTH 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 1:26 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman