
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, December 8, 2015 at 12:45 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

Also present were:

Denise Rae-Herrera	Board Supervisor, Assistant Secretary <i>(via speakerphone.)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(via speakerphone)</i>
Jeremy Crawford	Club Manager
Jason Liggitt	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. 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 members present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting held on November 10,
2015**

<p>On a Motion by Mr. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on November 10, 2015, as presented, for Meadow Pointe IV Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on November 10, 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 November 10, 2015, as presented, for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for October 2015

A brief discussion was held regarding various invoices. Staff was asked to research the invoice from Aquarius Water Refining and clarify whether it was a District expense or something that should have been paid by the Developer.

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 October 2015 (\$56,143.31) as discussed for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing on Fees and Policy for Damages to Common Areas

On a Motion by Mr. Andrews, seconded by Ms. Scholl, with all in favor, the Board of Supervisors opened the public hearing on the fees and policy for damages to common areas for Meadow Pointe IV Community Development District.

Mr. Fischer confirmed that the public hearing was advertised in the local paper as per Florida Statutes.

Mr. Babbar reviewed the requirement to hold a public hearing on this matter and noted that there no members of the general audience in attendance. He reviewed the policy that will mandate that those responsible for damaging District property will be responsible to cover the costs of the repairs as well as an administrative fee of \$150 for first time offenders and \$500 for any subsequent incidents.

On a Motion by Mr. Andrews, seconded by Ms. Scholl, with all in favor, the Board of Supervisors closed the public hearing on the fees and policy for damages to common areas for Meadow Pointe IV Community Development District.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2016-02, Establishing a policy for fees associated with the damage of common area property for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendations**

Mr. Fischer stated that the audit committee met prior to the Board of Supervisors' meeting and ranked the proposals from Berger, Toombs, Elam, Gaines, & Frank received 400 points, Grau & Associates 183 points, McDirmit Davis 285 points, and Sexton and Schnoll 185 points. The Committee is recommending that the Board enter into an agreement with Berger, Toombs, Elam, Gaines, & Frank, as the highest ranked bidder, to provide auditing services for the fiscal years 2015/2016, 2016/2017, and 2017/2018.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Audit Committee's recommendation and authorized Staff to obtain an engagement letter from Berger, Toombs, Elam, Gaines, & Frank for auditing services for the fiscal years 2015/2016, 2016/2017, and 2017/2018 for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of LMP Proposal for Pond
Bank Mowing**

Mr. Fischer reviewed the proposal from LMP to maintain the pond banks in the Provence and Enclave subdivisions, confirming that fee is the same square footage amount that is being paid for the other pond banks. A brief discussion ensued. The Board asked that Staff confirm that the areas to be mowed are only those areas that do not have homes backing up to them.

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 \$1,300 per month for additional pond bank mowing as discussed for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Pressure
Washing**

Mr. Crawford reviewed the proposals submitted for pressure washing throughout the community and a brief discussion ensued regarding how much was paid last year.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposals from Jayman Enterprises, LLC in the amounts of \$3,990.08 and \$3,574.10 for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar discussed the letter that his firm sent to the Board regarding the reimbursement of some closing costs and legal fees that were collected during the sale of Parcel E/F that actually came in lower than anticipated.

Mr. Babbar provided a brief update on the status of conveying the roads to the County by Cal Atlantic.

B. District Engineer

Ms. Stewart provided an update on the pool patio repairs, noting that the project has been completed and came in at approximately \$4,500.

C. Operations Manager

A brief discussion was held regarding the landscape inspection report. Mr. Liggit provided an overview of the work being completed by his firm in response to the findings noted in the report.

D. Amenity Management

Mr. Crawford expressed a desire to repaint the interior of the clubhouse prior to completing the annual floor maintenance. The Board directed him to proceed.

E. District Manager

Mr. Fischer presented a copy of a design for a logo rug that is being used at the front entrance to the Meadow Pointe III clubhouse and asked if there was any desire to do something similar at the Meadow Pointe IV clubhouse. He noted that the cost is approximately \$250. The Board directed him to move forward with the project.

Mr. Fischer presented a proposal from Aquagenix to maintain the ponds within Meridian, noting that the work has already been completed and this will formalize the amended contract adding \$5,316 to the annual fee. A brief discussion ensued. Mr. Fischer stated that he is confident that this is one of the last add-on items that will be transferred from the Developer to the District and the funds were included in the budget.

Mr. Fischer reminded the Board that the next meeting was scheduled for January 12, 2016 at 12:00 p.m.

A brief discussion ensued regarding the possibility of adding a full-time deputy for the District. Mr. Fischer stated that since Meadow Pointe II decided to retain their deputy for another year, Meadow Pointe IV would need to hire an additional one. The initial cost would be \$125,000 to train and set-up the deputy and then it would run approximately \$75,000 a year. It was stated that this might be something the District could look at for next year. The possibility of talking with Country Walk regarding possibly sharing an officer with them and hiring a security company in lieu of hiring a deputy.

Discussion was also held regarding the cost of adding security cameras at the gates and clubhouse. The Board directed Staff to review funding and obtain proposals to add the cameras at the older gates to ascertain whether it is something that could be put in place this year.

ELEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no Supervisor requests or audience comments put forward.

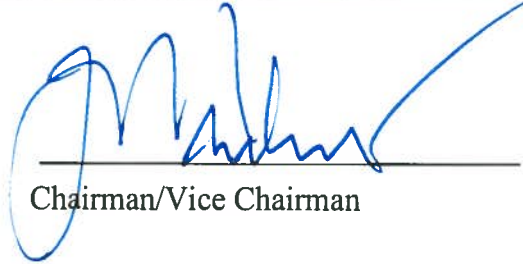
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sholl, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 1:14 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman