

**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, July 14, 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>
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:

Joe Andrews	<b>Board Supervisor, Vice Chairman</b> <i>(via conference call)</i>
Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Tonja Stewart	<b>District Engineer, Stantec Consulting</b> <i>(via conference call)</i>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</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**

There were no audience comments put forward at this time

---

---

**THIRD ORDER OF BUSINESS**

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

On a Motion by Ms. 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 June 9, 2015 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for May 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 May 2015 (\$35,255.68) as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Maintenance Services**

Mr. Brown reviewed the proposal process that was utilized for this "Invitation to Bid" that includes pricing for the areas included on the initial landscape map as well as the areas added due to more development by Standard Pacific. A brief discussion ensued regarding the pond maintenance and the new areas. Ms. Stewart spoke regarding a conversation that was held with StanPac relating to requiring the property owners to mow the pond banks behind their homes and whether the District wants to ensure that the District's policy on this matter is consistent. Mr. Brown and Ms. Stewart will work with StanPac to ensure that the pond banks are being mowed.

Mr. Brown stated that they received proposals from five of the seven firms invited to bid on the project and explained that there is no evaluation criteria in place so the Board will be looking at mainly pricing, quality of work, experience with CDD's and the references. He touched on the pricing. He responded to Board questions, reviewing the structure for the contract and billing for services. He assured the Board that the pricing for fertilization, mulch, and annual installs will be in line with the numbers quoted in the proposal.

Mr. Fischer reviewed the updated landscaping costs for the additional areas that were recently added based on new construction that came in lower than initially projected. He explained that this will enable the Board to reduce the increase in assessment levels slightly.

The Board expressed their individual opinions and recommendations on the various firms and the following Board action was taken:

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors authorized Staff to finalize the contract for landscape maintenance services with Landscape Maintenance Professionals for Meadow Pointe IV Community Development District.

Mr. Brown stated that he would be shooting for an August 1<sup>st</sup> start date.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Babbar updated the Board on the status of the right-of-way conveyance from StanPac for AA South Meridian. He stated that they are looking for approval from the Board to get the roads underway as the Platt has already been approved.
- B. District Engineer  
Ms. Stewart followed-up on the revisions that are being made to the landscape map.
- C. Operations Manager  
Mr. Brown provided a brief overview of his last inspection, noting the large amount of work that will need to be caught up once LMP comes on board. He asked that the Board prioritize the areas it would like to see addressed first. The Board indicated that it would like to see the gate entrances brought up to the same standards as the newer communities (pruning adding mulch, etc.).
- D. Amenity Management  
Mr. Crawford informed the Board that Staff has seen an increase in individuals jumping the fence and using the pool after hours, leaving trash, and damaging District property. He recommended that “No Trespassing” signs be posted. A brief discussion ensued regarding other deterrents that can be taken. The Board directed Staff to obtain proposals for the signage.
- E. District Manager  
Mr. Fischer reminded the Board that the next meeting was scheduled for August 11, 2015 at 12:00 p.m. and includes the public hearing on the budget. He reviewed the estimated total budget based on the new contract for landscaping.

**SEVENTH ORDER OF BUSINESS**

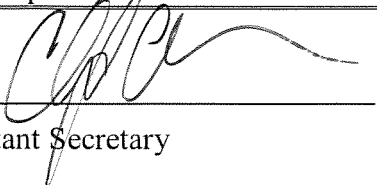
**Audience Comments and Supervisor Requests**


There were no audience comments or Supervisor requests put forward.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors adjourned the meeting at 1:25 p.m. for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman