

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, September 8, 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.
Vivek Babbar	District Counsel, Straley & Robin <i>(via conference call)</i>
Jeremy Crawford	Club Manager
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 August 11, 2015

This item was tabled as the wrong set of minutes was included in the agenda book.

FOURTH ORDER OF BUSINESS

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

Staff responded to questions regarding various invoices and the services they represented.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2015 (\$68,821.13) as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Arbitrage Rebate Report
for Series 2014 A&B Bonds Dated June 1
2015**

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors accepted the Series 2003 A&B Arbitrage Rebate Report dated June 1, 2015 for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2015-11,
Authorizing Trespass Enforcement**

Mr. Fischer explained that the resolution is being presented to the Board based on discussion last month relative to whether the District had an agreement with the Sheriff's Office to trespass within the District. This resolution provides the Sheriff's office with the legal authorization to trespass individuals fishing in ponds and/or at the clubhouse after hours. A brief discussion ensued regarding recent incidents that have occurred and whether it is possible to request additional Sheriff patrols as well.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2015-011 authorizing trespass enforcement by the Pasco County Sheriff's office for Meadow Pointe IV Community Development District.

Mr. Fischer reviewed the letter that is required to be mailed to the Sheriff's office along with the resolution in order for them to enforce the District's policies relative to trespassing.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors authorized District Management to submit the Trespass Authorization Letter to the Pasco County Sheriff's Office for Meadow Pointe IV Community Development District.

A request was made that an article be placed in the Newsletter informing residents of the trespass policy and letting them know that the Board may be taking further steps to improve security within the District if warranted that may mean authorizing additional funding.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-12,
Amending the Investment Policy**

Mr. Fischer explained that the District is already utilizing the practices outlined in the resolution and the resolution is essentially formalizing the process. A brief discussion ensued regarding the resolution and the types of investment accounts currently owned by the District.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2015-12, Adopting the alternative investment guidelines for investing public funds for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar reviewed the Tri-Party Agreement that was presented to the Board, explaining that it relates to the wetland areas in F1 and F2 and noting that all of the other wetland areas have already been conveyed to either Meadow Pointe III or Meadow Pointe IV. He stated that Standard Pacific is agreeing to cover all of the costs associated with these wetlands until such time as they are ready to be conveyed to the District

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Tri-Party Agreement relative to the wetlands in Areas F1 and F2 for Meadow Pointe IV Community Development District.

B. District Engineer

Mr. Crawford stated that Ms. Stewart is working on obtaining proposals to address an erosion issue that is impacting the outside edge of the pool pavers. Those proposals will be available next month. He confirmed that the area has been cordoned off with caution tape.

C. Operations Manager

Mr. Fischer touched briefly on the recent landscape inspection, noting that proposals have been requested to address most of the deficiencies. Representatives from LMP responded to Board questions on the report and general landscaping matters. They also briefed the Board on the overall work completed since taking over the contract for landscape maintenance. The Board expressed satisfaction with the performance to date.

Discussion was held regarding results of the mandatory irrigation inspection that was completed by LMP.

On a Motion by Ms. Andrews, seconded by Mr. Rae- Herrera, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$6,000 for irrigation repairs and enhancements for Meadow Pointe IV Community Development District.

B. Amenity Management

A representative from Pasco County spoke regarding changes to the recycling program that will mean that plastic bags will not longer be picked up. Residents will need to provide their own containers and the County will provide stickers to place on the containers. A brief discussion ensued regarding the possibility of having a recycling bin at the clubhouse. It was noted that at this time the County does not have a program for this and therefore it would have to be an agreement with the community trash collector.

Mr. Crawford presented samples of "No Trespassing" signs that could be displayed at the clubhouse and spoke regarding the possibility of installing a starter CCTV system at the pool. The Board provided him with direction as to where to place the approved signage and directed him to obtain pricing for a motion sensor and cameras.

Discussion was held regarding extending the times gates are left open to accommodate the times that students are getting dropped off the bus. The Board directed Mr. Crawford to leave them open from 3:00 p.m. to 6:00 p.m. Mr. Babbar stated that if there is a formal policy in place, the District does have the ability to bill parents for any damages that their children do to the gate. The Board authorized that a policy be drafted for review next month. It was stated that the District already has a policy prohibiting golf carts within the District.

C. District Manager

Mr. Fischer reminded the Board that the next meeting was scheduled for October 13, 2015 at 12:00 p.m.

NINTH ORDER OF BUSINSS


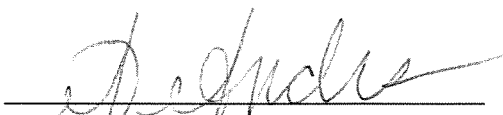
Audience Comments and Supervisor Requests

There were no audience comments or Supervisor requests put forward.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adjourned the meeting at 1:21 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary
Chairman/Vice Chairman