
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, June 14, 2016 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:

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| Liane Sholl | Board Supervisor, Chairman |
| Denise Rae-Herrera | Board Supervisor, Vice Chairman |
| William Horner | Board Supervisor, Assistant Secretary |

Also present were:

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| Clifton Fischer | District Manager, Rizzetta & Company, Inc. |
| Vivek Babbar | District Counsel, Straley, Robin, & Vericker <i>(via speakerphone)</i> |
| Tonja Stewart | District Engineer, Stantec Consulting <i>(via speakerphone)</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 members of the general audience in attendance.

Mr. Fischer stated that he was in receipt of letters of resignation from Arlene Andrews and Joseph Andrews. He asked for a motion to accept the resignations.

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| <p>On a Motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the resignations of Arlene Andrews and Joseph Andrews (seats 4 and 5) as Board Supervisors for Meadow Pointe IV Community Development District.</p> |
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Mr. Fischer presented Resolution 2016-04, explaining that since Mr. and Mrs. Andrews served as the Chairman and Vice Chairman it is necessary to re-designate officers. The following motions were made:

On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors appointed Liane Sholl as Chairman for Meadow Pointe IV Community Development District.

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors appointed Denise Rae-Herrera as Vice Chairman for Meadow Pointe IV Community Development District.

On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2016-04, appointing Liane Sholl as Chairman, Denise Rae-Herrera as Vice Chairman, and William Horner, Clifton Fischer, and Matt Huber as Assistant Secretaries for Meadow Pointe IV Community Development District.

A brief discussion ensued regarding the process for filling the vacant seats. It was stated that this matter would be tabled for another month.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on May 10, 2016

On a Motion by Ms. Rae- Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 10, 2016, as presented, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for April 2016

On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2016 (\$55,362.86) for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of PACA Membership Application

Mr. Fischer spoke regarding the purpose of the organization and the benefits afforded resident Boards in terms of training and general information.

On a Motion by Ms. Sholl, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved renewing the PACA membership for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2014/2015 Financial Audit

Mr. Fischer reviewed the findings of the report stating that it was deemed essentially an unqualified or clean audit with a minor finding relative to additional training on interest bearing accounts being recommended for Supervisors.

The Board indicated acceptance of the audit as presented. Mr. Babbar stated that no formal Board action was required.

SEVENTH ORDER OF BUSINESS

Further Discussion Regarding Newsletter Vendors

Mr. Fischer stated that KEM would no longer be producing community newsletters as of June 30th. He stated that Sir Speedy was able to transfer over the newsletter at another of his communities in ten days. A representative from the Meadow Pointe II Board spoke regarding the desire to have all four of the Meadow Pointe districts utilizing the same vendor and indicated both Meadow Pointe I and II plan to go with IKARE Publishing. A representative from IKARE made a brief presentation regarding the services they could provide in terms of preparing and distributing the community newsletter. She stated that it would take 30 days to set up the paper, it would be in black and white to start, and they could not guarantee the number of pages. A brief discussion ensued.

EIGHTH ORDER OF BUSINESS

Consideration of Paver Install Requests

A brief discussion was held regarding the resident requests to install pavers in driveways, the sidewalk areas and aprons. Concern was expressed with allowing residents to install the pavers on CDD property and maintaining consistency throughout the community as other requests have been for the driveway area only. Mr. Babbar stated that a Driveway Apron Easement Agreement could be prepared stating that the District has the right to tear up the pavers should it need to make repairs to the sidewalk and apron area and would only be responsible to put them back to their original state following any repairs and the resident would be responsible for ensuring ADA compliance.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the paver requests submitted Mr. & Mrs. Blasini and Mr. & Mrs. Skinner pending receipt of a recorded Driveway Apron Easement Agreement for Meadow Pointe IV Community Development District.

The Board indicated that the residents will need to pay the legal fees for drafting the agreement.

NINTH ORDER OF BUSINESS

Consideration of Permit Transfer to Operating Entity

Ms. Stewart stated that she spoke with Clearview Land Design, has reviewed the as built, and has no objections to the Board agreeing to the transfer. She stated that this is for phase I and a subsequent request will be submitted for phase II once they are completed.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the transfer of permits #43021274.051 and #43021274.052 to perpetual operating entities for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. Operations Manager
Mr. Fischer touched on the highlights of the field inspection report. A request was made to notify the landscaper to pick up the trash in the plant beds. Discussion was held regarding the amount of trash in the ponds.
- B. District Counsel
No report.
- C. District Engineer
Ms. Stewart informed the Board that Pasco County has started reviewing the striping and signage on District roads and will be requiring that they be upgraded to the current standards. She recommended that the Board look into starting a program to phase in the improvements over the next two years. Mr. Babbar confirmed that the current traffic enforcement agreement does not include the new communities.

Ms. Stewart stated that based on a recent incident at another community, it is imperative that the District take steps to ensure that the District's pond banks maintain the standard 4 to 1 slope and are safe to walk on. This would limit liability in the event of any type of incident. Mr. Babbar recommended annual inspections of pond banks. Discussion was held regarding the aquatic planting program and concerns with the Shellwood Pond banks. Mr. Fischer confirmed that the District has \$5,000 budgeted for plants this year and Ms. Stewart stated that she would work with Aquagenix to obtain a proposal for consideration at the next meeting. Ms. Stewart emphasized the need for resident education regarding the benefits and plant choice.

Ms. Stewart updated the Board on the status of recent complaints filed with Pasco County relative to drainage repairs on County roads within Meadow Pointe IV. A brief discussion ensued with additional areas being noted.

Ms. Stewart stated that she would begin the process of initiating the sidewalk repairs.

- D. Amenity Management
Mr. Crawford asked if the Board was interested in engaging IKARE to provide the community newsletter. Discussion was held regarding dissatisfaction with the prospect of having a black and white product and the desire to utilize the same vendor for all of the Meadow Pointe communities.

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| <p>On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors authorized the Chairman to work with the other Meadow Pointe Districts to select a newsletter provider and execute an agreement once selected for Meadow Pointe IV Community Development District.</p> |
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A representative from FitRev provided a presentation regarding the fitness center, noting the need to address ADA compliance in terms of equipment layout. He discussed various types of equipment and lease options available to the District.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved lease option #4 for Precore equipment at a monthly cost of \$487.69 with 2 months deferred payment due at signing for Meadow Pointe IV Community Development District.

E. District Manager

Mr. Fischer sought direction from the Board regarding the gate cameras as the cost that came in from the resident was more than the proposal from DCSI. It was stated that this project is earmarked for October start date.

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the proposal from DCSI for the upgraded gate cameras Meadow Pointe North, Windsor, Parkmonte, Shellwood, and Winsenton at a cost of \$67,198.80 for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS


Audience Comments and Supervisor Requests

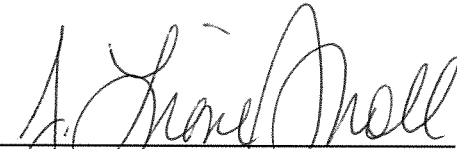
There were no supervisor requests put forward or member of the general audience in attendance..

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Rae-Herrera, seconded by Ms. Horner, with all in favor, the Board of Supervisors adjourned the meeting at 1:50 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman