

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, January 12, 2016 at 12:01 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 speakerphone)</i>
Jeremy Crawford	Club Manager
Audience	<i>(joined the meeting in progress at 12:15 p.m.)</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 members present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting held on December 8,
2015**

It was noted that Ms. Rae-Herrera was actually the one on speakerphone and not Ms. Sholl for both meetings.

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on December 8, 2015, as amended, for Meadow Pointe IV Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 8, 2015

On a Motion by Ms. Sholl, seconded by Mr. Andrews with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 8, 2015, as amended, for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for November 2015

A brief discussion was held regarding various landscaping invoices and what the parameters are for District Management approval of expenses.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2015 (\$71,092.16) as discussed for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

A brief discussion was held regarding the proposals submitted by Landscape Maintenance Professionals (LMP) for improvements throughout the District to include timing and funding (Shellwood entrance-\$3,318.46, Whinsenton Place entrance-\$5,275.04, Parkmonte entrance-\$6,474.77, club house entrance-\$2,015.00, front of clubhouse-\$6,149.39, and the annual install-\$1,540). It was noted that funding was available from the carry forward funds from last year's budget.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposals from LMP totaling \$24,772.66, as discussed for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Termination of Memorandum Settlement Agreement

Mr. Babar stated that this relates back to the 2013 agreement for Parcels E & F where the Developer agreed to certain provisions and essentially formalizes that the provisions of the prior agreement have been met and there is no longer a need for the Settlement Agreement to be in place. He noted that there is no impact on the District.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Termination of Memorandum Settlement Agreement for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of First Addendum to
RASI Amenities Contract**

Mr. Fischer explained that the addendum relates to the responsibility for pool maintenance services to revert back to the District rather than being part of the RASI contract. This provides the District with more control over those services and the providers. He confirmed that the cost for pool services will be deleted from the monthly RASI invoice and will be billed to the District directly from the pool maintenance provider.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the First Addendum to the RASI Amenities Contract for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Suncoast Pool Proposal

Mr. Fisher confirmed that the proposal from Suncoast Pool is for the same amount as what the District was paying for this service under the RASI contract and does include a cancellation clause should the District become dissatisfied with the service being provided prior to the end of the annual contract's termination date. He noted that he has been very satisfied with the service provided by Suncoast Pool and has recommended them to other Districts.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the proposal from Suncoast Pool for pool maintenance services in the amount of \$1,145 per month for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**Acceptance of Series 2004A Arbitrage
Report for September 14, 2015**

Mr. Fischer stated that the report indicates that there was no arbitrage liability over the reporting period, which means that the District did not make more interest on the bond funds than is allowable by law.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the Series 2004A Arbitrage Report dated September 14, 2015 for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Series 2007 A& B
Arbitrage Report for September 14, 2015**

Mr. Fischer stated that the report indicates that there was no arbitrage liability over the reporting period.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the Series 2007 A&B Arbitrage Report dated July 31, 2015 for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar reviewed the report provided by Standard Pacific from Wildlands Conservation, Inc. for the wetlands area in Phase 1A, noting the issues that will require action by the District. He stated that as per the Agreement signed in September of 2014 the District is responsible for those improvements and the invoice for the report.

A brief discussion was held regarding the seats (1, 2, and 3) that are up for re-election next November and the process to run for the seats. Mr. Babbar explained that the required class for Board Supervisors, that was mandated by Statute last session, does not apply to Community Development Districts.

B. District Engineer

Mr. Fischer stated that he spoke with Ms. Stewart and she had nothing new to report to the Board today.

C. Operations Manager

Mr. Fischer reviewed the landscape inspection report, noting items that were found to be deficient and a brief discussion ensued. Mr. Crawford provided an update on items that have been completed recently.

Mr. Fischer stated that he has asked LMP to address the ant hill issues.

D. Amenity Management

Mr. Crawford stated that the District passed its recent fire safety inspection report. He reviewed his report and noted that it appears that the community garden is being vacated. A brief discussion was held regarding the lighting at Meadow Pointe North. Staff was asked to look into having lights installed at that monument and see if Lennar would cover the expense.

A brief discussion ensued regarding the dumpster situation. It was noted that this is actually an HOA matter, but Staff and Management are working with them to try and address the matter. Audience comments were entertained on the matter.

E. District Manager

Mr. Fischer reminded the Board that the next meeting was scheduled for February 9, 2016 at 12:00 p.m.

THIRTEENTH ORDER OF BUSINESS

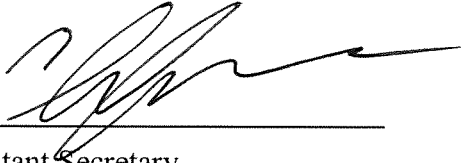
Audience Comments and Supervisor Requests

There were no Supervisor requests or audience comments put forward.

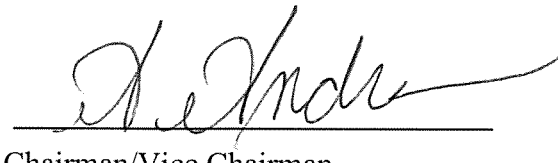
FOURTEENH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 12:56 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman