

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 13, 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:

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

Also present were:

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 audience comments put forward at this time.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors

Mr. Fischer, a Notary in the State of Florida, administered the oath of office to William Horner, Denise Rae-Herrera, and Liane Sholl. All three raised their right hands and swore and affirmed to the oath as read into the record.

Mr. Fischer explained that he hadn't received any resumes from residents interested in serving on the Board to date. He stated that he would place a notice on the website announcing the vacancy.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on November 1, 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 November 1, 2016, as presented, for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for October 2016

A brief discussion was held regarding the invoice for the gate repairs in terms of what they entailed.

On a Motion by Ms. Sholl seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2016 (\$62,279.74) for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Designating Officers

The Board indicated that they would like to keep the current slate of officers. Mr. Fischer noted that Matt Huber, from Rizzetta, would be replacing Sandy Oram.

On a motion by Ms. Rae-Herrera seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2017-02, appointing Liane Sholl as Chair, Denise Rae-Herrera as Vice Chair, and William Horner, Megan McNeil, Clifton Fischer, and Matt Huber as Assistant Secretaries for signatory purposes for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2004A Arbitrage Report

Mr. Fischer stated that the report reflects that there was no arbitrage liability at this time.

On a motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors accepted the Series 2004A Arbitrage Report dated November 10, 2016 for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Fischer reviewed the proposals from LMP to install 300 yards of Pine Park Mulch where needed throughout the community (\$12,000) and to install Jasmine at the main entrance off State Road 54 (\$4,684.94). A brief discussion ensued.

On a motion by Ms. Sholl, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the proposals from LMP to install mulch at a cost of \$12,000 and Jasmine at a cost of \$4,684.94 for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal to Remove
Nuisance Vegetation in Shellwood**

Mr. Fischer presented the proposal for Aquagenix that was requested by the Board to remove the nuisance vegetation in the Shellwood pond at a cost of \$1,200.

On a motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposal from Aquagenix at a cost of \$1,200 for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Certificate of
Incumbency**

Mr. Fischer explained that US Bank, Bond Trustee, is looking for the Board to sign the certificate of incumbency to ensure that the Trustee has the most current information on file.

On a motion by Ms. Sholl, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors authorized the officers to execute the Certificate of Incumbency for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Pressure
Washing**

Mr. Crawford presented pressure washing proposals from Safe Restore Cleaning (\$17,650) and Jayman Enterprises (\$10,902.90), noting the areas to be pressure washed. Following a brief discussion, the Board indicated the desire to engage a new vendor for these services and set a not-to-exceed amount.

On a motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors authorized Staff to engage with a new vendor for pressure washing services with a not-to-exceed amount of \$11,000 for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resident Request for
Fence Variation**

A brief discussion was held regarding a resident request for a fence variation. A recommendation was made to have the District Engineer complete an inspection to ensure what type of pipes run through the area that could be problematic if the easement was granted. It was also noted that the encroachment easement form would need to be completed and recorded in public records.

On a motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Mary Brown's fence variation request pending the engineer's inspection and completion and filing of the encroachment easement agreement for Meadow Pointe IV Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Ms. Stewart informed the Board that the aquatic plants have been installed and the striping and signage project is slated to be completed soon.

- C. Field Operations Manager
A brief discussion was held regarding the monthly field inspection report. Concern was expressed with the lack of maintenance at the corner of Old Woods.

- D. Amenity Management
Mr. Crawford provided a brief overview of his report and presented a proposal for gate repairs from Ornamental Design Ironworks in the amount of \$2,762.00.

On a motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposal in the amount of \$2,762 from Ornamental Design Ironworks (as discussed) for Meadow Pointe IV Community Development District.

- E. District Manager
Mr. Fischer reminded the Board that the next meeting is scheduled for January 10, 2017 at 12:00 pm.

Mr. Fischer updated the Board on the status of the camera installation for the Meadow Pointe North, Windsor and Provence subdivisions, stating that the proposal came in for more than what was budgeted and he has reached out to CalAtlantic to see if they would be willing to help fund the project. He will update the Board once he has a response from them.

FOURTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Audience comments were entertained regarding maintenance concerns of the pond at MP North, the Holiday lights, and parking within Shellwood.

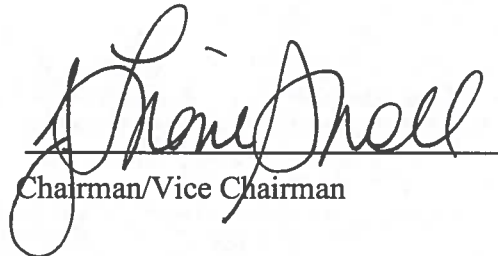
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Rae-Horner, seconded by Mr. Horner, with all in favor, the Board of Supervisors adjourned the meeting at 1:31 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman