

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, February 9, 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:

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>
Tonja Stewart	District Engineer, Stantec Consulting <i>(via speakerphone)</i>
Tyree Brown	Field Operations, Rizzetta & Company, Inc.
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 on agenda items.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 12, 2016

A request was made to change Scholl to Sholl on line 68 of the minutes.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 12, 2016, as amended, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2015 (\$48,772.01) for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar stated that his office is monitoring the legislative session and will inform the Board of any of the actions that might impact the District going forward.

B. District Engineer

Ms. Stewart recommended that Staff and Management be aware of improvements being made by the various Developers/Builders and ascertain whether the responsibility for maintenance of them falls on the HOA or CDD. She stated that she has asked Cal Atlantic to provide her with documentation of any improvements that the County has accepted, so the District has an updated listing of them.

Discussion ensued regarding budgeting for the maintenance of these items, as well as the mitigation and monitoring of wetlands according to the agreement with Cal Atlantic.

C. Operations Manager

Mr. Brown provided a brief overview on his monthly report, highlighting his concerns with the fungus issues that have developed due to the wet conditions. He outlined the plan to address the issue and the timing for the install. He responded to Board questions on landscaping concerns.

D. Amenity Management

Mr. Crawford summarized his report for the Board, noting that Staff is starting the annual pressure washing. He informed the Board of an incident that occurred which led to a resident being trespassed from the premises.

E. District Manager

Mr. Fischer reminded the Board that the next meeting was scheduled for March 8, 2016 at 12:00 p.m.

A brief discussion ensued regarding trash collection.

SIXTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Audience comments were entertained regarding oversight of the parking in Meadow Pointe North and the possibility of recycling. Mr. Fischer will research whose responsibility the maintenance of the parking lot is in Meadow Pointe North and get back to the resident. It was noted that the HOA would need to get with the County to establish a location for a recycling bin.

Ms. Rae-Herrera expressed a desire to revisit the street tree issue and the existence of tripping hazards on the sidewalks in some areas. District Engineer was asked to explore whether it would be possible to cut the tree roots and repair the damage as opposed to removing the trees. Ms. Stewart stated that the Oak trees tend to cause issues and the District may want to make a decision on removing the trees on a case by case basis. She will also obtain proposals to repair the tripping hazards greater than $\frac{3}{4}$ of an inch. Further discussion ensued regarding the ability to prune roots and potential issues with this process. A recommendation was made that the District establish a policy to address the ongoing maintenance of the street trees.

A question was raised regarding the number of potholes in the walking path that runs along Meadow Pointe Boulevard. Ms. Stewart stated that the County historically has not patched potholes along any walking paths that they did not construct themselves. Staff will determine who owns the walking path, so a plan can be developed.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:48 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary

Chairman/Vice Chairman