

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, May 9, 2017 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 <i>(via speakerphone)</i>
Susan Fischer	Board Supervisor, Assistant Secretary
Bill 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>
Raul Anaya	Clubhouse Manager
Deputy Meagher	Community Deputy
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 April 11, 2017

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 11, 2017, as presented, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for March 2017

Ms. Sholl asked that Staff compare pricing and packages from Spectrum and Frontier for phone & internet services for the clubhouse.

On a Motion by Mr. Horner, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2017 (\$78,031.45) for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for HVAC Maintenance

A brief discussion was held regarding the proposal from CGM to provide bi-annual service on the HVAC system for the clubhouse.

On a motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposal from CGM Services in the amount of \$564 a year for two HVAC maintenance services for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Reserve Study Proposal

Mr. Fischer stated that he requested a proposal from three firms to complete a study and provide an analysis of what the District should be setting aside for future repairs to its assets. Florida Reserve Study and Appraisal was they only firm that responded. Their proposal is for \$4,000. A brief discussion ensued on the topic, with the Board asking that sidewalk and tree removal/repairs be added to the study.

On a motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the proposal from Florida Reserve Study and Appraisal in the amount of \$4,000 for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion on Establishing an Asset Replacement Reserve

Mr. Fischer reviewed the estimate of funds that will be available at the end of the fiscal year and recommended that an Asset Reserve Account be set up and \$50,000 be transferred to the account.

On a motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors authorized the establishment of an Asset Reserve Account and the transfer of \$50,000 into the account from the general fund for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion on Transferring Money to the Road Reserve Account

Mr. Fischer stated that Staff is also recommending that \$200,000 be transferred to the Road Reserve Account as the District has been unable to budget for this future expense over the past few years and has a great deal of funding to make up.

On a motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved transferring \$200,000 from the general fund into the Road Reserve Fund for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Consideration of LLS Tax Solutions Arbitrage Agreement for Series 2012 A1, A2 & B1 Bonds

Mr. Fischer stated that the agreement arbitrage services is for three years at a cost of \$1,500 or \$500 per year.

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the engagement letter LLS Tax Solutions to complete the Series 2012A1, A2 & B1 bond arbitrage reports for 2017, 2018, and 2019 for Meadow Pointe IV Community Development District.

TENTH ORDER OF BSUINESS

Ratification of Proposal for Pool Furniture

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors ratified the approval of the proposal from Outdoor Furniture Collection in the amount of \$15,330 to purchase new furniture for the pool patio (option #2) for Meadow Pointe IV Community Development District.

Staff presented pricing for new clubhouse furniture and planters based on a proposal provided for another District and a brief discussion ensued to include public comments. The Board indicated a desire to replace the clubhouse furniture as soon as possible.

On a Motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$13,000 for new clubhouse furniture and planters as discussed for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Signage for Ponds

The Board tabled this item indefinitely and will purchase signs on an individual basis as needed.

TWELFTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2017/2018
Proposed Budget**

Mr. Fischer explained that the proposed budget in the agenda packet needs to be adjusted based on new information he just received on the cost of repaving roads and the timing for the work to be completed. Therefore he will be asking the Board to continue this meeting so the budget can be adjusted accordingly. The Board reviewed the individual line items through out the budget, discussing any possible adjustments. The Board confirmed availability to attend a continued meeting on May 23, 2017 at 12:00 p.m.

The Board tabled Resolution 2017-04 until the continued meeting.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar stated that there were no significant changes to Florida Statutes this legislative session that pertain to Community Development Districts.

B. Community Deputy

Deputy Meagher spoke briefly regarding concerns with ongoing parking issues throughout the community. Direction was given to the District Manager and Clubhouse manger to obtain proposals from towing companies.

B. District Engineer

Ms. Stewart updated the Board on the recent waste water system inspection that was completed in Meadow Pointe North. She stated that she is in the process of working on obtaining proposals from other companies to complete the necessary repairs.

C. Field Operations Manager

There were no questions regarding the field inspection report.

D. Amenity Management

Mr. Anaya provided a brief overview of his report and presented proposals to install ADA approved mulch in playground and to paint the interior of the clubhouse. Discussion was held regarding both projects, with public comments being sought. There were none. The following Board actions were taken:

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$6,200 for ADA compliant playground mulch 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 approved the proposal from T & R Painting in the amount of \$4,750 for painting the interior of the clubhouse for Meadow Pointe IV Community Development District.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors appointed Ms. Denise Rae-Herrera as Board Liaison to work with Staff on the selection of paint colors for the clubhouse for Meadow Pointe IV Community Development District.

E. District Manager

Mr. Fischer reminded the Board that the next regular meeting is scheduled for June 13, 2017 at 12:00 pm. and this meeting is being continued to May 23, 2017 at noon in order to approve the proposed budget.

A brief discussion was held regarding a request from the Pasco County School District asking to park a bus on District property for two weeks advertising for bus drivers for the next school year.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors authorized the school District to park a bus on District property for two weeks advertising for bus drivers for the next school year as discussed for Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience comments put forward.

FIFTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Ms. Sholl, seconded by Ms. Fischer, the Board of Supervisors continued the meeting at 7:17 p.m. until May 23, 2017 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543 for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman