
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, March 12, 2013** at 12:10 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Sandra Bell	Board Supervisor, Chairman
Arlene Andrews	Board Supervisor, Vice Chairman
Adam Bell	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress via speakerphone)</i>
Denise Rae-Herrera	Board Supervisor, Assistant Secretary
Joseph Andrews	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Tonja Stewart	District Engineer, WilsonMiller Stantec <i>(via speakerphone)</i>
Jeremy Crawford	Clubhouse Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on February 12, 2013

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on February 12, 2013 as written for Meadow Pointe IV Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

There were no questions regarding any of the expenditures.

<p>On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$35,117.23 as presented for Meadow Pointe IV Community Development District.</p>
--

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Brizendine stated that he had nothing to present at this time. Mr. Straley stated that the Escrow account has been closed and this item can be removed from the agenda going forward.

FIFTH ORDER OF BUSINESS

Follow-up on Community Garden Request

Mr. Crawford reported that he looked into several areas for the garden and determined that the best one would be in front of the tennis courts. A brief discussion ensued regarding the size of the area, the availability of irrigation, and concerns with its proximity to the road and clubhouse. The area is roughly 110 feet in length and 25 feet wide with the potential to add an additional 18 to 20 feet to the width with the removal of the hedge. This would allow for 77 plots. Mr. Brizendine stated that beyond the hedge is County property and it would be necessary to get authorization from the County to use the area. The resident spearheading the efforts explained that the group would have the area fenced in to keep deer, etc out and that would also alleviate concerns with children running out into traffic etc. She stated that the group would also like space for a compost site and will need a shed to store items used in the garden.

(Mr. Bell joined the meeting via speakerphone.)

A brief discussion ensued regarding what if any standards / guidelines would be in place to ensure that the plots are separated appropriately. Mr. Brizendine stated that they would want to stay within the covenants of the HOA regarding fencing, and buildings. The plan would be to get the fencing etc. in place with the initial fees with the goal of having the garden prepped for the fall planting season. Concern was expressed with the impact on the aesthetics of the community and the need to ensure that only approved items are planted and the gardens are well maintained as the garden will be highly visible.

Mr. Brizendine stated that he would contact the County on behalf of the District and asked that he be provided with a sketch of the plan for the area. It was also stated that a copy of the rules and by-laws would be provided to the Board for its approval once a draft version is available.

SIXTH ORDER OF BUSINESS

Discussion Regarding Mitigation Monitoring Services

Mr. Brizendine stated that he and Ms. Stewart have been in contact with Ecological Consultants and they have agreed to reduce the maintenance portion of the contract by roughly \$3,000, but are not willing to reduce the mitigation monitoring. Last year the District spent \$30,925 on maintenance and monitoring. He stated that he reached out to another firm, Cardno Entrix for a quote, but does not have a full proposal to date.

Mr. Brizendine stated that he is also working with one of the scientists from SWFWMD to try and get some of the areas released based on the initial feedback from Cardno. A brief discussion ensued regarding the criteria for release.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for License Plate Readers on Entrance Gates

Mr. Brizendine confirmed that the proposal to install the license plate cameras at \$3,623 only incorporates the three completed villages and includes moving the existing dome cameras. He stated that the cost for the warranty would be an additional \$8 a month per gate. He stated that cash is tight and while the expense might save the District money in the long run by providing the ability to recoup damages, he can not recommend that the purchase be made at this time. The general consensus of the Board was that it makes sense to install the license plate cameras but with the funding restraints it also makes sense to wait until it is known what if any savings they can expect from mitigation services. It might also make sense to get pricing to install the cameras at Whinsenton. Mr. Crawford will obtain pricing for this for next month's meeting.

A brief discussion ensued regarding an issue with the repairs to the Parkmonte gate as the vendor the Board approved last month has not gotten back to him regarding scheduling the work. Mr. Crawford stated that based on this he reached out to another firm Ornamental Design for a proposal and it came in much higher at \$2,200. Mr. Brizendine stated that he was notified that the prior firm no longer has liability insurance, so they can not complete the project until it is back in place. The option was put forward to replace the gate and possibly sell the scrap metal to recoup some of the extra cost.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$2,200 to repair the Parkmonte gate for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals from Complete Landcare for Landscape Enhancements

Mr. Brizendine stated that the proposals are only for the neighborhood entrances and do not address the clubhouse or Meadow Pointe Boulevard. He stated that they are merely to replace dead plant material from freeze damage, etc. than to enhance the landscaping. He explained that the total of the proposal is \$5,571 and the District has not used any of the \$10,000 it budgeted for this. However, based on available funds and current collection trends, he is not recommending approval at this time.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors tabled consideration of the proposal for landscape enhancements for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Mailing a Final Notice
for Unpaid Assessments**

Mr. Brizendine provided the Board with a copy of a letter that he would like authorization to mail out to residents who have not yet paid the additional assessment of \$119 that was mailed out to each resident last fall. He stated that of the \$39,078 that was directbilled to the residents only \$12,275 has been collected. The letter informs residents that if payment is not received by March 31, 2013, the unpaid balance will be added to the tax bill for next year.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors authorized Management to mail out final notices for unpaid assessments pending review by District Counsel for Meadow Pointe IV Community Development District.
--

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. Amenity Management

Mr. Crawford reported that the Kubota should be up and running by the end of the week and updated the Board on the status of the fitness equipment. He stated that he was able to get the bike functioning so that the user can choose the fitness level and he has placed a repair call for the elliptical with the broken wheel.

A brief discussion ensued regarding damage to the irrigation line by Standard Pacific. Mr. Brizendine stated that they will be paying the invoice directly and he will be following up with them to ensure that it gets paid. Mr. Crawford stated that he will be speaking with Complete regarding damage to some of the irrigation elbows that appear to be caused by the mowers.

Mr. Crawford spoke briefly on the fire that occurred, stating that the fire department responded quickly and had it under control within an hour. The damage was restricted to just the wildlife. He stated that they have not determined an actual cause, but there was a tent in the general area.

D. District Manager

Mr. Brizendine provide a brief overview of the financial status report, stating the District has collected \$351,472 or roughly 65% of the assessments billed to fund the budget. The District has \$186,872 in its cash account and continues to run under budget.

Mr. Brizendine stated that he would like to present the budget for the next fiscal year at the June meeting and recommended that the Board hold a workshop in April to discuss the expenses for the District. He stated that he will be speaking with Mr. Crawford and Ms. Stewart to get an idea of any expenses that they anticipate for the next year. It was decided to hold the workshop during the April 9th meeting.

Mr. Brizendine sought and received authorization from the Board to close the operating account at Wells Fargo due to increasing fees and open one with SunTrust. He stated that SunTrust has agreed to waive their fees for the Districts managed by Rizzetta.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors authorized Management to close the operating account with Wells Fargo and open one with SunTrust Bank for Meadow Pointe IV Community Development District.

Mr. Brizendine informed the Board that the owners of parcels E & F have agreed to convey the property over to the bondholder as a deed in lieu of foreclosure and a second SPE will be established to manage the property, which means that the District should begin to collect those assessments. He stated that those parcels only pay administrative costs, but it will still generate \$72,000 for the District.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

TWELFTH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests put forward.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 1:15 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman