
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, April 9, 2013 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:

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

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
Jeremy Crawford	Clubhouse Manager

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 March 12, 2013

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

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March

There were no questions regarding any of the expenditures.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March totaling \$37,809.39 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Follow-up on Community Garden Request

Mr. Crawford reported that the resident organizing the group spoke with the HOA regarding possibly donating funds to the group. A brief discussion ensued regarding the desire to get started with a compost site, the location of this site, and concerns with what happens six months down the road should interest drop off, and the wooden plot dividers attracting termites. The resident stated that they will be establishing bylaws to address non-compliance of rules or failure to tend their plot. She stated that there will be membership dues to cover the costs associated with the Community Garden. It was noted that the resident has also contacted Meadow Pointe III and I to see if they might be willing to provide additional space if needed. The resident stated that a meeting is scheduled for next Saturday and the group would like some direction from the Board regarding whether it is interested in letting the group move forward with the project.

Mr. Brizendine stated that the District will need a Maintenance Agreement with whatever entity is going to be running the garden. He sought and received confirmation that all they are looking for from the District is the right to use the land and tie into the irrigation. It was stated that irrigation comes from the wells so there is no charge associated with it, but they would have to follow County water restrictions. A brief discussion ensued regarding the use of pesticides in the garden area.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the concept of a Community Garden, placing a compost box(s) behind the dumpster, and authorized Staff to work out the details for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Mitigation Monitoring Services

Mr. Brizendine provided a brief synopsis of the history of discussions over the past few months and proposals received in an attempt to reduce the mitigation monitoring services. Ms. Stewart stated that she reviewed the proposals and discussions with Cardno Entrix regarding areas missed in the proposals and the possibility of having some of the areas released. She recommended that Cardno be asked to provide a full proposal to address all of the mitigations sites and develop a plan of action to get areas deemed successful within two years. She noted that she does recommend minimal monitoring even after they have been deemed successful. A brief discussion ensued regarding the permit modifications and the experience level of Cardno Entrix. Mr. Brizendine recommended that the matter be tabled for another month.

SIXTH ORDER OF BUSINESS**Preliminary Discussions of Fiscal Year
2013/2014 Budget**

Mr. Brizendine provided a budget template for the Board's use that includes the current budget and projected expenses based on actual costs through February and projections for the remainder of the year. He apologized for not getting the template to the Supervisors attending by phone. He noted that the HOA has requested that they be allowed to take over the holiday decorations at the village entrances going forward. Mr. Crawford and the Board reviewed items that they would like to see included in the budget for next year.

Management and Staff was asked to obtain pricing for the following items for their consideration as part of the fiscal year 2013/2014 budget: gfi's on the monuments for holiday lighting, replacing gate motors for the village entries, license cameras for village entrances, shade structure for the playground, trash cans along Meadow Pointe Boulevard, park benches and picnic tables at clubhouse, more or larger TV's in the workout room, landscape enhancements at clubhouse, SR 54 entrance and village entrances, installing a fence at front of clubhouse, replacing carpet in the clubhouse, computers for office and lobby, tires for Kubota, water line repairs, pedestrian gate repairs, tennis courts lights, new awnings for the pool, roadway reserves, and signage stating rules for amenities and for the passive park area, as well as announcing Meadow Pointe at the intersection of SR 56 and Meadow Pointe Boulevard. Mr. Bell recommended that the items be broken out by cost and any return on the investment the District might get to assist with making the decision on which ones to approve. The possibility of contacting Meadow Pointe III and V for some cost sharing on the entrance at S.R. 54 was put forward. Mr. Brizendine stated that Meadow Pointe III might be willing to work with them, but Meadow Pointe V probably would not.

Mr. Brizendine state that he would obtain pricing for as many of these items as possible and prepare a rough draft of the budget for next month's meeting. He stated that the proposed budget must be presented prior to June 15th with the public hearing scheduled 60 days later and it is his intention to hold the public hearing in August. He stated that once the proposed budget has been approved it can not be increased. Mr. Brizendine stated that he would be meeting with StanPac to discuss timing of services coming on board next year to avoid any surprises like what was seen this year.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Straley informed the board that Stan Pac is in the process of preparing the Plat for AA North and it should be ready for Board review in May. He has asked StanPac to provide a copy to Ms. Stewart for her review prior to that meeting.

B. District Engineer

Ms. Stewart asked that Mr. Straley relay to StanPac that SWFWMD mentioned to her that the permit for AA North has not been transferred over to operational phase yet.

Ms. Stewart informed the Board that she did an inspection of the pool pavers that are sinking and it appears to be a compaction issue, but she has asked Mr. Crawford to continue to monitor the situation.

C. Amenity Management

Mr. Crawford reported that the Kubota has been repaired and the Parkmonte gate should be repaired within the next day or two. He stated that the Shellwood sign has been cleaned, but there were some stains that couldn't be removed, so they may be looking at having to have it repainted. A brief discussion ensued regarding the damages to the Shellwood gate as a result of a child continually hitting the gate with his bike. It was noted that they do have the information to contact the parents of the child to seek for reimbursement for the damages.

Mr. Crawford noted that the first resident has moved into Windsor and that the gate is operational. He stated that there are a few more properties scheduled to close this month and it appears that sales are going strong.

D. District Manager

Mr. Brizendine provide a brief overview of the financial status report, stating the District has collected \$356,440 or roughly 66% of the assessments billed to fund the budget. The District has \$157,166 in its cash account and continues to run under budget. He anticipates that the District will be approximately 8% under budget at the end of the year based on current trends and projected projects.

Mr. Brizendine informed the Board of a personal injury suit that has been brought against the District, stemming from a cycling accident that occurred in 2012 where the cyclists were struck by a vehicle. The insurance company has hired an attorney to represent the District and a motion to dismiss the case has been filed. He noted that the legal costs are covered under the District's liability policy and he will be keeping the Board apprised of any developments with the case.

Mr. Brizendine presented the Fiscal Year 2011/2012 audit. He asked that the Board review the audit at its leisure and contact him with any questions. Once the Board accepts the audit, Staff will submit it to the Auditor General as required. Mr. Brizendine stated that he would see that Mr. Andrews and Mr. Bell received a copy of the audit.

<p>On a Motion by Ms. Bell, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors accepted the Fiscal Year 2001/2012 Financial Audit and authorized Staff to submit it to the appropriate governmental entities for Meadow Pointe IV Community Development District.</p>

EIGHTH ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

NINTH ORDER OF BUSINESS

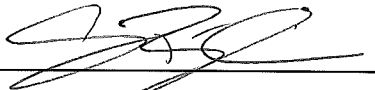
Supervisor Requests

There were no Supervisor requests put forward.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 1:10 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman