
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 14, 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:

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

Also present were:

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| 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 April 9, 2013

(Ms. Rae-Herrera joined the meeting in progress.)

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| <p>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 April 9, 2013 as written for Meadow Pointe IV Community Development District.</p> |
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THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for April**

A brief discussion ensued regarding the invoice for repairs to the mule and whether any warranty was provided.

Mr. Brizendine confirmed that the invoice from Complete Landcare was the standard monthly expense.

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 April totaling \$160,687.75 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Proposals for Mitigation
Monitoring Services**

Ms. Stewart stated that it appears that Cardno Entrix is cheaper than Ecological Consultants and recommended that a permit modification be filed in order to obtain some releases of SWFWMD permits. She stated that she might be able to offset the expense of the permit modification request as she does not anticipate using all of the funds budgeted for District Engineer services. Ms. Stewart confirmed that it would be her recommendation to terminate the contract with Ecological Consultants and ensure that the District has the data and report for the last inspection they completed. Mr. Straley confirmed that the contract contains a thirty day termination clause.

On a Motion by Mr. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors authorized Staff to terminate the contract with Ecological Consultants and enter into an agreement with Cardno Entrix for mitigation monitoring services for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Establishing and Audit
Committee and setting a Meeting Date**

Mr. Brizendine stated that the current contract for auditing services has expired and according to Florida Statute 218.391 the Board must establish an audit committee and follow a specific process in selecting an auditing firm. He reviewed the process and asked for a motion to appoint the Board as the Audit Committee and set the meeting just prior to the next regular Board meeting.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor the Board of Supervisors appointed the Board as the Audit Committee and authorized Staff to submit the required advertisement to hold the first committee meeting on June 11, 2013, at 12:00 p.m. or just prior to the regular Board meeting at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 for Meadow Pointe IV Community Development District.

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

Mr. Brizendine distribute a copy of a draft budget for discussion purposes, explaining that he included contractual items and estimates for utilities and insurance costs based on actuals through six months and projected increases for the next year. Mr. Bell reviewed a listing of improvements that he would like to see made to enhance landscaping, adding signage at the intersection of SR 56 and Meadow Pointe Boulevard that informs everyone that they are in Meadow Pointe, and other suggestions to improve the marketability of the community.

Mr. Brizendine reviewed the current financial status of the District explaining that cash is getting tight for the District due to the large amount of uncollected assessments in parcels E and F that continues to be an issue. He stated that it does appear that another SPE will be formed in lieu of foreclosure on those parcels and the District may start to collect those funds, but until then cash flow will be limited.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2013-05, Re-
Designating a Public Depository**

Mr. Brizendine stated that accounting has requested that the Board formalize the change of banks from Wells Fargo to SunTrust that the Board authorized at the March meeting. He asked for a motion to approve the resolution.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2013-05, designating SunTrust Bank, NA as the public depository for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS**Discussion Regarding Renewing Joint Use
Agreement with Meadow Pointe I**

Mr. Crawford provided a brief synopsis of discussions that he has had with the Chairman of the Meadow Pointe I Board regarding the current Joint Use Agreement, which expires in June. He explained that their Board is concerned that there will be so many Meadow Pointe IV residents using their amenities that it will impact use by their own residents; especially with the planned additions. He stated that they have asked that we track the use of our facilities by Meadow Pointe I residents and they are going to track the number of our residents using the Meadow Pointe I park.

In the meantime they are willing to extend the current agreement by one year so that data can be obtained. A brief discussion ensued regarding the way realtors have always marketed the Meadow Pointe communities and the desire to keep the agreements in place. It was decided to agree to the one year extension rather than let the contract lapse.

On a Motion by Mr. Bell, seconded by Ms. Rae- Herrera, with all in favor, the Board of Supervisors approved extending the Joint Use Agreement with Meadow Pointe I for one year for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Addendum to Contract
for District Management Services**

Mr. Brizendine explained that Rizzetta is in the process of taking over the maintenance of the District website from Atlas with the goal of providing more timely posting of items on the website. The contract switches payment of the monthly maintenance cost from Atlas to Rizzetta.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the Addendum to the contract with Rizzetta and Company, Inc. to include maintaining the website for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that his office has reviewed the proposed rules provided by the group interested in establishing a community garden and has no concerns with them. He stated that his office has put together a waiver that he recommends the Board get signed by all participants to protect the District should someone be injured while working in the garden. A brief discussion ensued regarding establishing a fund to re-sod the area should the group disband out of the fees collected from the participants, as well as phasing in the program. The representative of the group indicated that she would be fine with this, as well as having the participants sign off on the waivers. She confirmed that Meadow Pointe residents would be given priority in signing up for the lots.

The general consensus of the Board was to move forward with the project. Mr. Crawford stated that he would like to be involved with the plans, etc.

B. District Engineer
No report.

C. Field Manager

Mr. Brizendine touched briefly on the latest inspection, noting that there are areas that need to be addressed and it does appear that Complete's performance has dropped some. He stated that management will be staying on top of them. A brief discussion ensued regarding issues with fire ants in some of the common areas.

D. Amenity Management

A brief discussion ensued regarding the recurring issues with pavers sinking around the pool and damages to the Shellwood gate. Mr. Crawford stated that he has a proposal to repair the gate and will be obtaining a proposal to repaint the monument with the paintball stains. He explained that the gate could be sent out for repairs at a cost of roughly \$300 or the gate could be replaced at a cost of \$1,594. Mr. Crawford recommended that the gate be replaced and then send the old gate out to be repaired and keep it as a spare. A question was raised as to whether there is funding for this.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the proposal for Southern Automated to replace and repair the Shellwood gate as discussed for Meadow Pointe IV Community Development District.

E. District Manager

Mr. Brizendine provide a brief overview of the financial status report, stating the District has collected \$416,613 or roughly 78% of the assessments billed to fund the budget. The District has \$157,682 in its cash account and continues to run under budget. He explained that based on average monthly expenses the District will be out of funds in about four months even though he anticipates that the District will be under budget for the year. He noted that Rizzetta will be holding back its invoices during this period to assist with the cash flow issue.

Mr. Brizendine informed the Board that as of April 15, 2013 the District has 532 registered voters. He explained that this comes into play after the District has been in existence for six years as it is then eligible to participate in the General Election process providing it has a minimum of 250 registered voters.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments put forward.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

THIRTEENTH 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 1:35 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman