

## 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, January 13, 2015 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:

Joe Andrews	<b>Board Supervisor, Vice Chairman</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>
William Horner	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Arlene Andrews	<b>Board Supervisor, Chairman</b> <i>(via conference call)</i>
Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Assoc. Dir. Of Financial Services, Rizzetta &amp; Company</b>
Brooke DeVito	<b>Financial Associate, Rizzetta &amp; Company</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Tonja Stewart	<b>District Engineer, Stantec Consulting</b> <i>(joined the meeting in progress via conference call)</i>
Tyree Brown	<b>Operations Manager</b>
Jeremy Crawford	<b>Club Manager</b>
Robbie Cox	<b>Representative, MBS Capital Markets</b>
Edward Evans	<b>Representative, Complete Landcare</b>

#### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. Suit called the meeting to order and performed roll call confirming a quorum for the meeting.

#### SECOND ORDER OF BUSINESS

#### Audience Comments on Agenda Items

Ms. Suit stated for the record that there were no members of the general audience present.

#### THIRD ORDER OF BUSINESS

#### Consideration of Minutes of the Board of Supervisors' Meeting held on December 9, 2014

There were no changes to the minutes.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 9, 2014 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for December 2014**

Discussion ensued regarding Complete Landcare Invoice #16676. Mr. Evans stated that he would follow-up on this.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2014 totaling \$42,814.88 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**MBS Capital Markets Review for 2003A Bond Refunding**

Mr. Brizendine reviewed the update to the MBS Capital Markets Agreement. He stated that it has been executed by the Chairman.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified MBS Capital Markets Agreement for 2003A Bond Refinancing for Meadow Pointe IV Community Development District.

Mr. Cox reviewed his presentation for the Board. He discussed MBS Capital Markets' experience and their role. Mr. Cox gave an overview of Bonds and the District's 2003A Bond. He also reviewed preliminary refunding results with the Board. Mr. Cox entertained the Board members' questions.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors authorized MBS Capital Markets to proceed with the refunding of Series 2003A Bond for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Complete Landcare's Proposal to include all Services**

Mr. Evans presented and reviewed Complete Landcare's proposal for mulch, annuals and fertilization. He stated that it would be an additional total monthly cost of \$2,625.00 for a total of \$31,500.00 annually that would be added to the existing contract. Discussion ensued. The Board decided to table this item until their next meeting.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Capital Improvements**

Mr. Brizendine and Ms. Suit reviewed the excess funds available that the Board could use for Capital Improvements. Mr. Brizendine stated that there is an overage of \$82,801.00 after funding. Discussion ensued. The Board decided to table this item for further discussion.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Army Corp of Engineers' Permit Status**

Mr. Babar gave the Board an update on the status of the Army Corp of Engineer's permit. He stated that the permit has been pushed back until the February meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Ms. Stewart stated that she is working on the Public Facilities Report and she needs some information regarding build-out of the District and what the SPE's plans are for all of the property that they own. Ms. Suit stated that she met with Standard Pacific Homes a couple of weeks ago and she thinks that they are moving forward pretty quickly in Parcel AA South. She stated that she hasn't heard anything from Lerner. Ms. Stewart stated that she would reach out to Lerner's office for an update.

C. Amenity Management  
Mr. Crawford presented his Amenity Management Report for December 2014. He reviewed completed and ongoing items. Mr. Crawford stated that the cleaning of the carpet and the floors at the clubhouse had been completed.

Mr. Crawford reviewed the proposal to pressure wash the sidewalks and the pool deck and pool furniture.

On a Motion by Ms. Sholl, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Jayman Enterprises' proposal to pressure wash the sidewalks in Shellwood, Parkmonte and Whinsenton and to pressure wash the pool deck and pool furniture (\$1,496.00) for Meadow Pointe IV Community Development District.

D. District Manager  
Ms. Suit notified the Board that the December Financials would be available at the February meeting.

Ms. Suit stated that the next meeting was scheduled for February 10, 2015 at 12:00 p.m.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Ms. Suit stated that there were no audience members present to comment.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Suit asked if there were any Supervisor requests. There were none.

**TWELFTH ORDER OF BUSINESS**

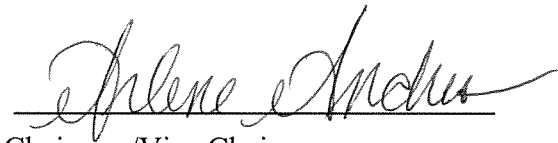
**Adjournment**

Ms. Suit stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 1:06 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman