

**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, December 9, 2014 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:

Arlene Andrews	<b>Board Supervisor, 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:

Joseph Andrews	<b>Board Supervisor, Vice Chairman</b> <i>(via conference call)</i>
Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
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**

**Administer Oath of Office to Newly Appointed Supervisors**

Ms. Suit, a Notary Public in the State of Florida, administered the oath of office to Ms. Andrews. Ms. Andrews swore and affirmed to the oath and executed the oath. Ms. Suit stated that she would not be swearing in Mr. Andrews today since he was not present at the meeting in person. She stated that she would administer his oath at another time.

---

---

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on November 11, 2014**

There were no changes to the minutes.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 11, 2014 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

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

There were no questions.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November 2014 totaling \$46,827.43 as presented for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-02, Designating Officers of the District**

Ms. Suit presented and reviewed Resolution 2015-02, Designating Officers of the District.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2015-02, Designating Officers of the District (Arlene Andrews – Chairman, Joseph Andrews – Vice Chairman, Denise Rae-Herrera, William Horner, Liane Sholl, Kristen Suit and Scott Brizendine – Assistant Secretaries) for Meadow Pointe IV Community Development District.

Ms. Rae-Herrera informed the Board that she would be moving out of Meadow Pointe IV sometime in June due to her husband's job. It was decided that Ms. Rae-Herrera would keep her seat on the Board until closer to her move date and then the Board would solicit resumes from residents interested in filling her seat.

**SEVENTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets Agreement**

Mr. Cox presented and reviewed the agreement from MBS Capital Markets. Discussion ensued. Mr. Cox and Mr. Brizendine entertained the Board members' questions.

Mr. Cox stated for the record that he will be advising the District as their underwriter and not in the capacity of an investment banker. He also stated that he was a former employee of Rizzetta & Company to give the full disclosure to the Board.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved MBS Capital Markets Agreement as presented including the termination clause for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. Amenity Management  
Mr. Crawford presented his Amenity Management Report for November 2014. He reviewed completed and ongoing items.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Clean Sweep Company to clean the clubhouse floors (not-to-exceed \$600.00) for Meadow Pointe IV Community Development District.

Mr. Crawford stated that he would obtain a proposal for the cleaning of the carpeting in the clubhouse and bring it to the Board at their next meeting.

Mr. Crawford discussed Southern Automated Services proposal for barcode readers. He stated that it would be a cost of \$7,500.00 per gate for a total of \$30,000.00. The Board stated that they were not interested in the barcode readers at this time.

Ms. Rae-Herrera stated that the sidewalks in the common areas need to be pressure washed. She asked Mr. Crawford to provide a proposal for the Board at their next meeting.

Ms. Andrews asked Mr. Brizendine how the District is doing with their capital improvement funds. He stated that he would run some numbers for a discussion at the Board's next meeting.

- D. District Manager  
Ms. Suit stated that the Financial Status Report for October 31, 2014 would be available and presented at the Board's next meeting.

Ms. Suit presented and reviewed an audit engagement letter from Barzana & Associates. She stated that due to a timing issue District management was not able to present auditors to an audit committee for review for the District's 2014 audit. Ms. Suit stated that the Board could do this for the 2015 audit. She informed the Board that the accounting department will work with Barzana & Associates to make sure that the 2014 audit is completed in a timely manner.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Barzana & Associates engagement letter for the District's 2014 Audit for Meadow Pointe IV Community Development District.

Ms. Suit reminded the Board that their next meeting is scheduled for January 13, 2015 at 12:00 p.m.

Mr. Brizendine stated that District management has been in discussions with Standard Pacific regarding the entrance at Windsor for the last several months. He stated that a discussion was held regarding aquatic plantings that Standard Pacific wanted. Mr. Brizendine stated that he believed the Board had approved \$500.00 for aquatic plantings for this fiscal year and that maybe next fiscal year more plantings could be included in the budget. Mr. Brizendine stated that Standard Pacific also wants to take over the landscape and irrigation maintenance responsibilities for the entrance at Windsor from where the homes begin on the western boundary to the eastern boundary of their homes. He stated that Complete Landcare is currently charging the District \$250.00 a month for maintenance of that area. Mr. Brizendine stated that if the Board was in agreement then they would enter into a letter of understanding with Standard Pacific Homes stating that they would be responsible for the maintenance of the entrance area as stated on the map for as long as they are selling homes there. He stated that there would be a new agreement with Complete Landcare reducing their monthly fees by \$250.00. Mr. Brizendine stated that \$250.00 a month would then be deducted from Standard Pacific's off-roll bill. He and Mr. Evans entertained the Board members' questions.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors authorized District staff to work with Standard Pacific Homes regarding a Letter of Understanding stating that the District would spend \$500.00 for aquatic plants within some of the ponds in Windsor as well as allowing Standard Pacific to take over the landscape and irrigation maintenance at the Windsor entry removing \$250.00 a month from Complete Landcare's contract and deducting \$250.00 a month from Standard Pacific's off-roll bill for Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINSS**

**Audience Comments**

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

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

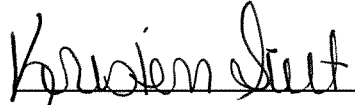
Ms. Suit asked if there were any Supervisor requests. Board discussion ensued regarding parking issues and the need for a security patrol to enforce parking rules and regulations. Mr. Brizendine suggested that when the Board starts budget talks in the spring they may want to consider off-duty sheriff's patrols again.

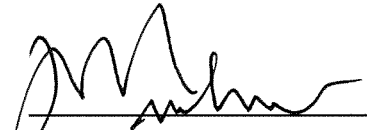
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Suit stated that there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors adjourned the meeting at 1:07 p.m. for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman