

---

---

**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, February 10, 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:

Arlene Andrews	<b>Board Supervisor, Chairman</b>
William Horner	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Andrews	<b>Board Supervisor, Vice Chairman</b> <i>(via conference call)</i>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b> <i>(via conference call)</i>
Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Clif Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Rizzetta	<b>Representative, Rizzetta Technology Services</b>
Scott Brizendine	<b>Assoc. Dir. Of Financial Services, Rizzetta &amp; Company</b> <i>(via conference call)</i>
Brooke DeVito	<b>Financial Associate, Rizzetta &amp; Company</b> <i>(via conference call)</i>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Tonja Stewart	<b>District Engineer, Stantec Consulting</b> <i>(via conference call)</i>
Jeremy Crawford	<b>Club Manager</b>
Robbie Cox	<b>Representative, MBS Capital Markets</b> <i>(via conference call)</i>
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.

Ms. Andrews approved taking the meeting agenda out of order to discuss the bond refinancing first.

**THIRD ORDER OF BUSINESS**

**Update Regarding Bond Refinancing**

Mr. Cox gave the Board an update regarding the bond refinancing. He stated that MBS Capital Markets submitted a credit report to S&P and will be moving forward with a public offering. Mr. Cox requested that the Board continue their meeting approximately two weeks out for the Board to review and execute the delegation resolution.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on January 13, 2015**

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 January 13, 2015 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for January 2015**

Discussion ensued regarding Complete Landcare invoices.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2015 totaling \$59,549.16 as presented for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. Babbar gave the Board an update on the status of the Army Corp of Engineers' permit. He stated that the permit is still in negotiations and no action was needed from the Board at this time.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Website Compliance**

Mr. Rizzetta reviewed Rizzetta Technology Services' contract for the Board. He entertained the Board members' questions.

On a Motion by Mr. Horner, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Rizzetta Technology Services' Contract to Re-Design the existing website (one time fee of \$750.00), hosting, backup content and updating (a combined fee of \$100 per month) for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Ms. Stewart discussed the encroachment of easements. She reviewed an Easement Agreement that was executed with a resident in Windsor. Ms. Stewart stated that she and District Counsel would be reviewing the agreements and working with the developer and residents.
- C. Amenity Management  
Mr. Crawford presented his Amenity Management Report for January 2015. He reviewed completed and ongoing items. Mr. Crawford stated that at the end of February he will be redoing the pavers on the pool deck. He advised the District to bring out a contractor to conduct an inspection. Mr. Crawford stated that he wanted to let the Board know that there will be an additional cost with this project due to the need of a contractor.
- D. District Manager  
Ms. Suit gave the Board an update on Complete Landcare's addendum. She stated that they will have an update for the Board at their March meeting to include a complete proposal package. Mr. Evans discussed the proposal with the Board.

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

**NINTH ORDER OF BUSINSS**

**Audience Comments**

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

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

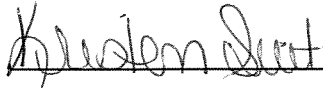
Ms. Suit asked if there were any Supervisor requests. Ms. Andrews discussed obtaining a contractor for the pool deck repairs with Mr. Crawford. Ms. Stewart stated that she would inspect the pool deck pavers for the District.

**ELEVENTH ORDER OF BUSINESS**

**Continuance**

Ms. Suit stated that if there was no further business to come before the Board then a motion to continue 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 continued the meeting to Tuesday, Friday 27, 2015 at 12:00 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman