

**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 11, 2014 at 12:05 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, Vice Chairman</b>
Denise Rae-Herrera	<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>
Cordell Matthews	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<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>
Craig Hotop	<b>Representative, Lennar Homes</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Matthews called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments. Mr. Matthews asked Craig Hotop from Lennar Homes if he would like to address the Board.

Mr. Hotop stated that he wanted to stop by the meeting and introduce himself. He stated that Lennar Homes had started some work in Parcel I which is part of the Meadow Pointe IV CDD. Mr. Hotop stated that Lennar will be going to plat in the next month to month and a half. He stated that the plat will be forwarded to the District's counsel for review before it is recorded. Mr. Hotop stated that he hoped to attend the next meeting and have some more information about the product line and maybe the price points. He instructed the Board member's to contact him if they had any questions.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on January 14, 2014**

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 14, 2014 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Matthews stated that the January Operation and Maintenance Expenditures weren't ready in time for the meeting and he would have them for the Board's review at their next meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals from Complete Landcare**

Mr. Matthews presented the proposals from Complete Landcare. He reviewed the three proposals for the entrances at Shellwood, Parkmonte, and Whinsenton. Mr. Matthews entertained the Board member's questions. He stated that the Board budgeted \$25,000 for landscape replacement. Mr. Matthews stated that the addendum for Windsor Phases 1 and 2 was for maintenance. He entertained the Board member's questions regarding the drip line irrigation replacement and the mulch installation. Mr. Matthews stated that he would follow up with Mr. Evans for further clarification on the irrigation and mulch proposals. Discussion ensued regarding the widening of the entrance to the community and not expending funds on improvements until it is completed. Mr. Matthews suggested just approving the landscaping enhancements at the community entrances and waiting for further clarification on the other proposals.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Complete Landcare's proposal for the Shellwood Entry (\$1,455.00) for Meadow Pointe IV Community Development District.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Complete Landcare's proposal for the Parkmonte Entry (\$1,332.00) for Meadow Pointe IV Community Development District.

On a Motion by Ms. Sholl, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Complete Landcare's proposal for the Whinsenton Entry (\$2,964.00) for Meadow Pointe IV Community Development District.

The Board tabled the proposals for the irrigation repairs and the mulch installation. They asked for revised proposals leaving the entrance at SR 54 out.

Discussion ensued regarding the addendum for Windsor Phases 1 and 2. Mr. Matthews stated that there was a landscaper turnover meeting with all parties present. He stated that it was discussed that when Whinsenton was turned over to the District there were some plants that needed to be covered by the prior landscaper. Mr. Matthews stated that Complete Landcare took over the landscape maintenance on February 1st and the addendum was for the landscape maintenance for that area. He stated that the Board had already approved this at a previous meeting. Mr. Matthews stated that the addendum was included in the agenda for the informational purposes only.

**SIXTH ORDER OF BUSINESS**

**District Counsel and District Engineer  
Reports**

A. District Counsel

Mr. Straley gave the Board an update on the mediation relative to State Road 56. Mr. Matthews stated copies of the Settlement Agreement were sent to the Board. Mr. Straley stated that the Chairman would need to execute the agreement. He gave the Board some background on the reason for the mediation. Mr. Straley stated that it was a multipart issue with Meadow Pointe IV being one of the parties. He stated that the District along with Wiregrass sued the surety company due to non-performance by the general contractor, Walden Greene Construction. Mr. Straley stated that the District agreed to withdraw from the negotiations and allow the other parties to pursue the litigation as the District didn't have the funds to continue to pursue the issue. He stated that the District's claim was being asserted on behalf of the bondholders and didn't affect the residents. Mr. Straley stated that Wiregrass has since settled the dispute with the surety company and as part of the settlement they are asking the District to release the surety of any claims that the District might have. He stated that it is just a formality because the District has already given up any claim against the surety as part of a negotiated deal that the bondholders wanted. Mr. Straley stated that he needs Board authorization to have the Chairman execute the Settlement Agreement with the surety.

<p>On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors authorized Ms. Andrews to execute the Supplemental Mediation Agreement and Mutual Releases for Meadow Pointe IV Community Development District.</p>
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Mr. Straley stated that at the Board's special meeting on January 29<sup>th</sup> there was a question regarding the maturity date of the long term bond that had been issued by the Meadow Pointe IV District. He stated that the maturity date varies as there are several bond issues involved. Mr. Straley stated to answer a specific resident's question as to when their debt assessment matures he would need to know which village they lived in and their lot number. He stated that these bonds are thirty year bonds and it will be 2034 to 2038 before they mature depending on what part of Meadow Pointe IV a resident lives in.

Ms. Rae-Herrera asked for an update on the fence issue where the County has chained off access to District property. Mr. Straley stated that he has talked to Ms. Stewart about the issue. Mr. Straley stated that as he understands it the County has put up a chain across the entrance to their lift station.

He stated that the lift station property is owned by Pasco County and they have a right to put a chain up. Mr. Straley stated that legally he didn't think that there was anything that the District could do about it. He stated that Mr. Matthews has had discussions with the County regarding removing the chain and got nowhere. Mr. Straley stated that Ms. Stewart could give an update and explain what some of the alternatives are. Ms. Stewart stated that she looked at an aerial view to try and find an alternate route to access the park site that the District owns and needs to maintain. She stated that she doesn't know if the alternate route has been maintained. Ms. Stewart stated that the alternate route will need a clean-up to put it in an acceptable condition. She suggested that the District get a quote for an initial clearing out of the alternate route to access the park site. Ms. Stewart stated that the District can obtain a proposal from the landscape company or she can solicit a proposal from a site contractor. She stated that the good news is that it does look like the District has an alternate route to access the area. Mr. Matthews stated that he talked to the Operations Manager regarding taking out a section of fence along the area for access and he would like to include him in the discussions. Ms. Stewart entertained the Board member's questions. Ms. Andrews stated that she would like the Board to approve something at their next meeting so that the work can be started before the growing season.

B. District Engineer  
No report.

C. Amenity Management  
Not present.

Mr. Matthews presented the amenity management report. He entertained the Board member's questions.

D. District Manager  
Mr. Matthews briefly reviewed the Financial Status Report for the month of December 2013. He entertained the Board member's questions.

Mr. Matthews stated that the next meeting was scheduled for March 11, 2014 at 12:00 p.m.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Matthews stated for the record that there were no audience members present.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Matthews asked if there were any Supervisor requests. Ms. Rae-Herrera requested that the meeting schedule be sent to the Board members.

Ms. Sholl asked whether there was an updated map of the District. Mr. Matthews stated that there wasn't and he would follow-up with Ms. Stewart on this.

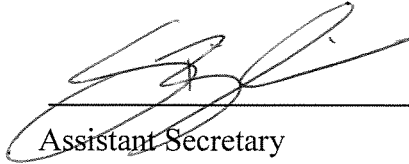
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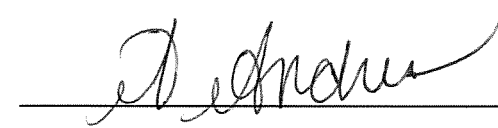
**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 12:39 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman