

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, October 15, 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:

Sandra Bell	Board Supervisor, Chairman
Arlene Andrews	Board Supervisor, Vice Chairman
Denise Rae-Herrera	Board Supervisor, Assistant Secretary

Also present were:

Joseph Andrews	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Adam Bell	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Jeremy Crawford	Clubhouse Manager
Bob Bishop	Representative, Lerner Real Estate Advisers

Audience

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

Mr. Matthews asked if there were any audience comments on agenda items. The Board entertained an audience comment regarding the sale of the surplus property.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on September 10, 2013

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 on September 10, 2013 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2013

A brief discussion ensued regarding various invoices and the services they represent.

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2013 totaling \$30,681.22 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Further Discussion on Selling Surplus Property

Mr. Brizendine gave the Board a follow-up from the last meeting where the Board had requested District staff to obtain some values on the surplus property. He reviewed a survey that a resident had provided for the additional five feet behind the lot line. Mr. Brizendine stated that he provided the calculations to come up with an estimated cost if the Board is interested selling the surplus property. He stated that he went to the property appraiser's website and the value of the land is \$23,981. Mr. Brizendine reviewed his calculations for the square footage. He stated that he has also provided District Engineer's and District Counsel's cost for the transaction. Mr. Brizendine stated the total cost would be \$1,724. He entertained the Board member's questions.

Mr. Straley stated that his estimate for legal fees for the transaction was for all of the lots and not per lot. He stated that it would be easier to do all of the lots at once. Discussion ensued. Mr. Bell stated that he has a contact list of about seven homeowners who have lots in the area. He stated that there are additional homes on his street that are primarily rental property and it might be a little more challenging to get them engaged. Mr. Bell stated that at the last meeting it was mentioned sending all homeowners who might be interested a letter. Discussion continued regarding the following; sending the homeowners a letter with a deadline, legal costs, rental homes, and the estimated value of the property.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with three in favor and two abstaining (Sandra Bell and Adam Bell), the Board of Supervisors approved the selling of surplus property to the two homeowners on Creekridge Dr. who have already come forward at a cost of \$3.35 a sf plus expenses for Meadow Pointe IV Community Development District.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with three in favor and two abstaining (Sandra Bell and Adam Bell), the Board of Supervisors authorized District staff to send letters to the affected homeowners regarding the opportunity to purchase the property with a deadline to respond for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Landscape Maintenance Services

Mr. Brizendine stated that at the last meeting the Board had discussed Complete Landcare wanting an extension on their agreement. He stated that the Board asked him to follow-up with Ed Evans to see if there was any potential cost savings if the District extends the agreement for another year. Mr. Brizendine stated that he had not heard back from Mr. Evans until this morning. He stated that Mr. Evans would like to enter into a three year agreement and is willing to forgo payment until early 2014. Mr. Brizendine stated that the Board would be able to lock in the current maintenance cost for three years. He entertained the Board member's questions.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved a three year extension of Complete Landcare's landscape maintenance agreement for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion on Parcels E & F

Mr. Straley stated that Bob Bishop is present at today's meeting on behalf of Lerner Real Estate Advisors and the SPE that owns Parcels E and F. Mr. Bishop stated that the bondholders are in the process of selling all of the land over to Standard Pacific. He stated that there is an issue with the roadway alignment going into Parcels E and F which cuts right through the wetlands owned by the District. Mr. Bishop stated that the road has to go there per Pasco County because it has to line up with Parcel I across the street. He stated that the County is proposing that the District go through the permitting process, etc. Mr. Bishop suggested that the wetland tract be deeded back temporarily to the SPE so that the roadway gets built and the District would not be on the permits at this time. He stated that once the roadway is built and accepted by Pasco County the SPE would then turn everything back over to the District. Mr. Bishop stated that it would take the liability away from the District during the construction.

Mr. Straley stated that he has spoken to Tonja Stewart and he and Mr. Brizendine have spoken to Mr. Bishop regarding the issue and they don't have any problem with the conveyance. He stated that he thinks there needs to be an agreement with the SPE. Mr. Straley stated that the District will be conveying the property to the SPE and getting all of the necessary approvals will be their responsibility. He stated that when the SPE gives the District the property back including the road, the District will then want to make sure that all environmental regulations and laws have been complied with. Mr. Straley stated that the District would also want to have a right to inspect the road before it is accepted for maintenance. He entertained the Board member's questions. Mr. Straley suggested that the SPE agree to pay a price for the land that would be equal to his and Ms. Stewart's fees.

He stated that the Board could approve the conveyance in concept and direct District staff to prepare the agreement and authorize the Chairman to execute it or if the SPE doesn't have time constraints and can wait until November he can bring the agreement back next month for the Board's review and approval. Discussion ensued.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the conveyance of the wetland from the District to the SPE in concept and directed District staff to draft an agreement and District Chairman to execute it for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Amenity Management
Mr. Crawford stated that he didn't have anything additional to add to his report. He stated that he has been crunching numbers to try and see how the clubhouse can get back to normal business hours. Mr. Crawford stated that currently the clubhouse is running about 60 hours of payroll. He stated that he thinks that they can get back to somewhat normal business hours by running a 76 hour week. Mr. Crawford proposed the following hours for the clubhouse; Sunday 1 to 9, Monday through Friday 9 to 8, and Saturday 9 to 9. Discussion ensued. Mr. Crawford stated that right now the facilities are open 11 to 7. Mr. Brizendine stated that the hope is that the clubhouse can go back to its normal operating hours in mid November. He stated that once the settlement agreement is finalized the District should be good to go moving forward. Mr. Brizendine stated that the SPE will also be paying their first quarterly installment sometime this month. Discussion ensued regarding the upcoming time change and the clubhouse hours and Mr. Crawford's hours. Mr. Crawford stated that he would draft something for the hours and submit it to Scott to make sure that it is within budget.
- D. District Manager
Mr. Matthews stated that the District has received notice from Meadow Pointe I that they will not be extending the Joint Use Agreement. He stated that they will let it expire on October 31st. Mr. Brizendine stated that Mr. Smith, the Chairman from Meadow Pointe I was present at the meeting. Mr. Smith briefly reviewed the reasons why the Meadow Pointe I BOS chose not to renew the agreement. He stated that he was disappointed in the lack of communication from Meadow Pointe IV. Mr. Smith invited the Board members to attend the Meadow Pointe I CDD BOS Meeting on Thursday, October 17th. Ms. Andrews asked Mr. Smith if the Meadow Pointe I Board could be swayed to reconsider extending the Joint Use Agreement for one year. Mr. Smith stated that he couldn't speak for the other Board members and the Board would have to be asked as a whole.

He suggested that the Board members attend the Meadow Pointe I Board meeting and there can be a discussion. Ms. Andrews asked if Mr. Smith would go back to his Board and extend the Board members' apologies, explain to them what happened today, and ask them to reconsider. Mr. Smith stated that he could but he would suggest that Ms. Bell attend their Board meeting. Ms. Andrews stated that she would attend the meeting to represent the Meadow Point IV Board. Mr. Straley stated that only one Board member could be present at the meeting so as not to violate the sunshine law. Discussion ensued regarding revising the agreement to renew annually rather than every five years.

Mr. Matthews reviewed the monthly financial summary report for the Board. There were no questions.

Mr. Matthews gave an update on the request for the HOA to install GFI's at the community's entrances. He stated that the HOA has agreed to pay the \$990 for the installation of the outlets and the District will need to reimburse them in early 2014. Mr. Brizendine stated that the installation was scheduled for sometime this week.

NINTH ORDER OF BUSINSS

Audience Comments

Mr. Matthews asked if there were any audience comments. There were none.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Matthews asked if there were any Supervisor requests. Ms. Andrews asked how many terms a Supervisor is allowed to serve. Mr. Brizendine stated that there is no limit.

Mr. Brizendine formally introduced Cordell Matthews and stated that he would be assisting him with the District. He stated that Mr. Matthews would eventually be taking over as the District's manager.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 1:19 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman