
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, April 14, 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	Board Supervisor, Chairman
William Horner	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
Denise Rae-Herrera	Board Supervisor, Assistant Secretary

Also present were:

Joe Andrews	Board Supervisor, Vice Chairman <i>(via conference call)</i>
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting <i>(via conference call)</i>
Jeremy Crawford	Club Manager
Robbie Cox	Representative, MBS Capital Markets

Audience

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

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on March 10, 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 March 10, 2015 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for February 2015

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2015 (\$43,476.11) as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Update Regarding Bond Refinancing

Mr. Cox gave the Board an update on the bond refinancing. He discussed the rating with the Board and reviewed the bond refinancing process. Discussion ensued. The Board decided to continue their meeting to April 29th at 9:00 a.m. at the Meadow Pointe IV Clubhouse for the bond refinancing.

SIXTH ORDER OF BUSINESS

Consideration of Accepting Additional Wetland Parcels under Army Corps of Engineers' Permit

Mr. Babbar discussed the consideration of accepting the additional wetland parcels under the Army Corps of Engineer's Permit. He reviewed the Special Warranty Deed for Parcel N, O and P. Discussion ensued.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Special Warranty Deed for Parcels N, O and P for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Ms. Suit presented the February Field Inspection Report for the Board.

EIGHTH ORDER OF BUSINESS

Update on New Street Lights

Mr. Babbar gave the Board an update on the new street lights. He reviewed Standard Pacific's request for additional streetlights. Mr. Babbar stated that he needs to make sure that Standard Pacific knows the District's timeframe regarding the budget. He stated that Parcel AA South would be ready for streetlights soon. Mr. Babbar stated that TECO would have 32 streetlights and WREC would have an additional seven streetlights. He stated that he has requested streetlight numbers for E & F and N, O & P. Mr. Babbar stated that the Board wasn't given notice so they weren't able to budget for those streetlights coming on for this year. He stated that he would go back to them and request that Standard Pacific pay for the streetlights until fiscal year 2015/2016 when it can be budgeted for.

NINTH ORDER OF BUSINESS

Consideration of Lennar Request to Build Ramp from Street to Sidewalk

Mr. Babbar stated that he spoke to Brady Lefere at Lennar Homes. He stated that the residents have requested the ramp. Discussion ensued. The Board members stated that the District is ADA compliant and is not required to provide or build a ramp. They stated that they were not comfortable approving the building of a ramp at this time and decided to table this item at this time.

TENTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year ended September 30, 2014

Ms. Suit presented and briefly reviewed the Audited Financial Statements for Fiscal Year ended September 30, 2014. Discussion ensued.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors accepted the Audited Financial Statements for September 30, 2014 for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Hardscapes Damages Waivers for Parcels E & F and N, O & P

Mr. Babbar presented the hardscape damages waivers for Parcels E & F and N, O & P. Ms. Stewart reviewed the damages waivers with the Board.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Hardscape Damages Waivers for Parcels E & F and N, O & P for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of Hardscapes Damages Waiver for Parcel AA South

Ms. Suit asked for a motion to ratify the Chairman's prior approval of the hardscapes damages waiver for Parcel AA South.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors ratified the Chairman's approval of the Hardscape Damages Waiver for Parcel AA South for Meadow Pointe IV Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Fourth Supplemental Declaration

Mr. Babbar reviewed the Fourth Supplemental Declaration for the Board. He stated that there would be no additional cost associated with the declaration.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Fourth Supplemental Declaration as written for Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babar stated that Standard Pacific was looking to plat Parcels N, O and P in the next month or so. The Board members stated that they would like to review the plat before Standard Pacific sends it to the County.

Mr. Babbar and Ms. Stewart had a discussion with the Board and residents regarding crosswalks.

Mr. Babbar gave the Board an update on the DOT widening of State Road 54.

B. District Engineer

Ms. Stewart gave the Board an update on the sidewalk along Meadow Pointe Blvd. She stated that she would try and find out what is currently planned and will have a report for the next meeting.

C. Amenity Management

Mr. Crawford presented his Amenity Management Report for March 2015. He reviewed completed and ongoing items. Mr. Crawford stated that all pool paver repairs have been made. He discussed preventative pool maintenance budget for yearly leak detection. Mr. Crawford also discussed the lighting, monuments and walls at Windsor.

Mr. Crawford reviewed the security camera proposals for Meadow Pointe North and Windsor. Discussion ensued. The Board requested Standard Pacific add and pay for the cameras for Windsor and Lennar Homes add and pay for the cameras for Meadow Pointe North.

Ms. Ray-Herrera discussed the cleanliness of the clubhouse and other issues with Mr. Crawford. She also discussed the staffing at the clubhouse.

Mr. Crawford distributed a handout for a company that designs community newsletters and asked the Board to consider Resident Marketing for Meadow Pointe IV. Discussion ensued. The Board decided to table this item until the next meeting.

D. District Manager

No report.

Ms. Suit stated that the Board would be holding their continued meeting on April 29, 2015 at 9:00 a.m. She stated that the next regular meeting was scheduled for May 12, 2015 at 12:00 p.m. and she would be presenting a draft proposed budget.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Ms. Suit asked if there were any audience comments. The Board entertained audience comments regarding the Parkmonte gate repair and the construction at Wiregrass.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

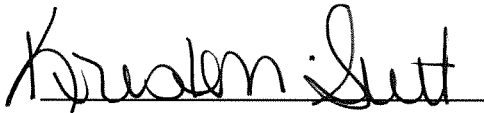
Ms. Suit asked if there were any Supervisor requests. Ms. Rae-Herrera informed the Board that she might not be moving and would like to stay on the Board at this time until further notice.

SEVENTEENTH 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 April 29, 2015 at 9:00 a.m. for the Meadow Pointe IV Community Development District.
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Assistant Secretary



Chairman/Vice Chairman