
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 **continued** meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, April 29, 2015 at 9:00 a.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
Denise Rae-Herrera	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
William Horner	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.
Scott Brizendine	Assoc. Dir. Of Financial Services, Rizzetta & Company
Brooke DeVito	Financial Associate, Rizzetta & Company
Vivek Babbar	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting
Keith Bricklemyer	Representative, Bricklemyer, Smolker & Bolves <i>(via conference call)</i>
Robbie Cox	Representative, MBS Capital Markets
Janice Entsminger	Representative, US Bank

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

Discussion Regarding Bond Refinancing

Mr. Cox gave the Board a brief update on the bond refinancing. He stated that there would be a pre-closing after today's Board meeting.

FOURTH ORDER OF BUSINESS

Presentation of Final Supplemental Special Assessment Allocation Report

Ms. DeVito presented and reviewed the Final Supplemental Special Assessment Allocation Report.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Adopting Supplemental Allocation Report

Ms. Suit presented Resolution 2015-04, Adopting Supplemental Allocation Report. Mr. Babbar reviewed the resolution for the Board. He entertained the Board members' questions.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2015-04, Adopting Supplemental Allocation Report as presented for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar presented and reviewed the Wesley Chapel Lakes DA Amendment for the Board regarding the extension of State Road 56. He entertained the Board members' questions. Mr. Bricklemyer gave the Board an update on the extension of State Road 56. He reviewed the purpose of the Escrow Agreement. Mr. Bricklemyer entertained questions from District Engineer.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Wesley Chapel Lakes DA Amendment as presented and authorized District Chairman to execute the amendment for Meadow Pointe IV Community Development District.

Mr. Babbar presented and reviewed the Wesley Chapel Lakes Final Construction Escrow Agreement.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Wesley Chapel Lakes Final Construction Escrow Agreement as presented and authorized District Chairman to execute the agreement for Meadow Pointe IV Community Development District.

(Mr. Bricklemyer left the meeting in progress)

Mr. Babbar presented the WREC and TECO Street Light Agreements for AA Meridian South. He stated that Standard Pacific is proposing a Deficit Funding Agreement as they want the streetlights for AA South to come on line.

He stated that it would be easier to have the District execute the street light agreements rather than trying to get the streetlights conveyed after the new fiscal year begins in terms of the deposit and paperwork. Mr. Babbar stated that Standard Pacific offered an initial amount of \$30,000 for any work that may be required in terms of landscaping and pond maintenance for all of the new development that is going to come on line until the District can collect assessments for the fiscal year 2015/2016 budget. He stated that Standard Pacific would then get reimbursed for all of their expenditures. Mr. Babbar stated that Standard Pacific expects new home purchases starting in November. He reviewed the TECO and WREC Streetlight Agreements for AA South. He stated that the cost would be just over \$1,000.00 a month for both of the agreements and would be included in the Deficit Funding Agreement. Mr. Babbar stated that Standard Pacific has requested that the Board approve the street light agreements in the District's name as well as approving a Budget Deficit Funding Agreement subject to review by District Counsel. He stated that he would be working with District Management to make sure that all of the costs are covered in the fiscal year 2014/2015 budget. Mr. Babbar entertained the Board members' questions.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the WREC and TECO Street Light Agreements for AA Meridian South and a Budget Deficit Funding Agreement and authorized Assistant Secretary, Ms. Rae-Herrera to execute the agreements on behalf of the District (subject to review by District Counsel) for Meadow Pointe IV Community Development District.

B. District Engineer

Ms. Stewart presented a Notice of Commencement for signage on Oldwoods Avenue. She stated that Standard Pacific has been proceeding with their common area improvements, some monuments, landscaping, etc. at the Meridian portion of the community on the South side of Oldwoods Avenue across from Windsor. Ms. Stewart stated that the County required that they deed those common areas tracts to the District prior to the plat being recorded. She stated that because the District is the property owner they need to sign the Notice of Commencement. Ms. Stewart stated that she has provided some back up and explanation for the Notice of Commencement. She entertained the Board members' questions.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Notice of Commencement for C7 of the Meridian Plat as presented and authorized District Chairman to execute the Notice of Commencement for Meadow Pointe IV Community Development District.

Ms. Stewart discussed the relocation of an irrigation main. She stated that it was recently determined that it is in conflict with a driveway to Parcel E & F which Standard Pacific is also developing. Ms. Stewart stated that she thought it needed to be brought to the Board's attention for future discussion. She stated that she spoke to Tom Spence with Standard Pacific yesterday regarding this issue and other maintenance issues.

Ms. Stewart stated that she told Mr. Spence that if he asks the District to relocate the irrigation main it will be another \$2,500.00 out of the District's budget for something that is probably not going to get the maintenance to the level that he probably prefers. She stated that she had a conference call with Barry Karpay and Deborah Hudrlick in regard to the level that the District is maintaining the landscape and monuments, etc. and the fact that Standard Pacific is bringing on all these new items. Ms. Stewart stated that she thought it might be a good idea to have a representative from Standard Pacific come and talk to the Board so that there is an understanding. Discussion ensued.

Ms. Rae-Herrera discussed with Ms. Stewart a strong Sulphur odor coming from construction going on across from the school. Ms. Stewart stated that she would follow-up on this.

C. Amenity Management
Not present.

D. District Manager
Ms. Suit stated that the next meeting was scheduled for May 12, 2015 at 12:00 p.m.

SEVENTH ORDER OF BUSINESS

Audience Comments

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

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Suit asked if there were any Supervisor requests. Ms. Andrews, Mr. Babbar, and Ms. Stewart discussed handicap access at Claridge Place.

Ms. Sholl stated that all of the manholes have shifted between new construction up to State Road 54. Ms. Stewart stated that she would inspect the area. Discussion ensued.

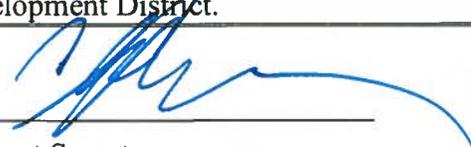
Ms. Andrews stated that the Claridge Place parking lot is flooding when it rains. Ms. Stewart stated that she would follow-up on this item.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Suit stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors adjourned the meeting at 12:45 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman