

## 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, June 9, 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>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Andrews	<b>Board Supervisor, Vice Chairman</b> <i>(via conference call)</i>
Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Jeremy Crawford	<b>Club Manager</b>
Jere Earlywine	<b>Representative, Hopping Green Sams, PA</b>
Tom Spence	<b>Representative, Standard Pacific Homes</b>

#### FIRST ORDER OF BUSINESS

#### Call to Order

Mr. Fischer 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 members present to comment on agenda items.

#### THIRD ORDER OF BUSINESS

#### Consideration of Minutes of the Board of Supervisors' Continued Meeting held on April 29, 2015

There were no changes to the minutes.

On a Motion by Mr. Andrews, seconded by Mr. Rae-Herrera, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' continued meeting held on April 29, 2015 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on May 12, 2015**

There were no changes to the minutes.

On a Motion by Ms. Sholl, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 12, 2015 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for April 2015**

A brief discussion ensued regarding invoices from Complete Landcare, repairs to the gate, and Aquagenix. The Board asked that no additional payments be made to Complete Landcare and that the District attempt to obtain reimbursement for the portion of the month when the work was not performed. It was noted it is unlikely that any type of reimbursement would be received as they are not returning phone calls and it would cost more to pursue legal avenues than would be recouped.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April 2015 (\$59,358.76) as presented for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-05, Designating an Assistant Secretary**

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2015-05, appointing Clifton Fischer as an Assistant Secretary for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Easement Agreement**

Mr. Babbar presented and reviewed the Easement Agreement relating to the Meridian, Provence, Enclave, & Windsor subdivisions relative to the installation of Hardscaping, irrigation, and landscaping and the maintenance of the improvements until such time as Standard Pacific turns over control of the Master-A HOA to the residents. Staff and Mr. Earlywine responded to Board questions on the agreement. A brief discussion ensued on the need to ensure that Vivicon understands the areas to be maintained by each entity. It was noted that the CDD would still be responsible for boundary walls, sidewalks, and fences.

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

**EIGHTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2015/2105  
Proposed Budget**

Mr. Fischer reviewed the fiscal year 2015/2016 proposed budget recommending that the board consider adding another \$35,000 to the miscellaneous contingency line item to ensure that the District has ample funds to cover any unknown costs that could arise due to the new construction and new contracts for both pond and landscape maintenance that are pending. A brief discussion ensued regarding the assessment levels and the impact that the additional monies would have on them given the pending bond re-finance. Mr. Babbar stated that the Board has the option to use some of the roll over funds to offset assessments during the public hearing. But it can not increase the assessments once the TRIM notice has been sent out.

A brief discussion ensued regarding adding cameras to the entry gates in the newer subdivisions that do not currently have them and adding license plate readers at the gates that don't have them yet. A question was raised regarding whether the District's insurance policy covers any damages that occur that can not be recouped. Mr. Fischer will look into this on behalf of the District. After reviewing other line items, it was decided not to include additional funding for cameras at this time and to decrease the amount of money budgeted for website services. Mr. Fischer reviewed the assessment levels based on the revised budget.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the fiscal year 2015/2016 proposed budget at \$941,202 for Meadow Pointe IV Community Development District.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved adopted Resolution 2015-06, approving fiscal year 2015/2105 proposed budget totaling \$941,202 and setting the public hearing for August 11, 2015 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 for Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Engagement Letter from  
LLS Tax Solutions for Arbitrage Rebate  
Services**

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the engagement letter from LLS Tax Solutions for the Series 2003 A & B Bonds in the amount of \$650 for Meadow Pointe IV Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Street Light Agreements**

Mr. Babbar reviewed the updated street light agreements stating that the basic change was to put the contract in the District's name since they will be turned over to the District at some point.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Street Light Agreements for Meadow Pointe EF "Provence" and NOP "Enclave" for Meadow Pointe IV Community Development District and with this motion the Board authorizes District Chairman to execute the agreements

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Bond Related Matters**

Mr. Babbar explained that the documents planned to be presented at this meeting need to be revised based on changes in the product types in Windsor and asked that the discussion be tabled until the August meeting.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Babbar discussed the platt for parcel EF that has been reviewed by himself and Ms. Stewart, noting that it is essentially the same format as the NOP platt approved last month.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Platt for parcel EF and authorized the Chairman to executed pending Staff review for Meadow Pointe IV Community Development District.

B. District Engineer  
No report.

C. Amenity Management

A brief discussion ensued regarding ensuring that the residents feel welcome at the clubhouse while still enforcing the rules, as well as the possibility of opening the pool earlier on Sunday.

Discussion was also held regarding the performance of the landscaper.

D. District Manager

Mr. Fischer stated that the Board would start receiving a more thorough report now that the District has a contract with RASI.

Mr. Fischer reviewed the information on PACA for the Board and a brief discussion ensued.

On a Motion by Mr. Andrews, seconded by Ms. Rai-Herrera, with all in favor, the Board of Supervisors authorized Staff to complete the membership application and to pay the \$50 to join PACA for Meadow Pointe IV Community Development District.

Mr. Fischer reminded the Board that the next meeting was scheduled for July 14, 2015 at 12:00 p.m.

Ms. Stewart stated that Clearview Design has requested that they be provided with the names of the witnesses and Notary so they can be included on the mylar Platt. The platt will be delivered by Monday and they would like to have it returned with the appropriate signatures Wednesday.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

It was noted that there were no audience members in attendance.

**FOURTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

Ms. Andrews asked that Staff expedite the RFP for landscaping services. She reminded fellow Board members to go on line to complete the four hour Form1 training that was just implemented.

**FIFTEENTH 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 1:45 p.m. for the Meadow Pointe IV Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman