

**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, January 14, 2014 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, Vice Chairman</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>
William Horner	<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>(joined the meeting in progress via conference call)</i>
Jeremy Crawford	<b>Club Manager</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**

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

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on December 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 held on December 10, 2013 as presented for Meadow Pointe IV Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for December  
2013**

*(Mr. Straley joined the meeting in progress)*

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

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2013 totaling \$111,203.75 as discussed for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Updated Rules of  
Procedure**

Mr. Matthews asked for a motion to open the public hearing.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors opened the Public Hearing on Updated Rules of Procedure for Meadow Pointe IV Community Development District.

Mr. Matthews stated for the record that the public hearing was duly advertised in a local newspaper.

Mr. Straley stated that this was a routine periodic update to the rules which the District is required to do per Florida Statutes. He reviewed the purpose of the Rules of Procedure for the Board members. Mr. Straley entertained the Board member's questions.

Mr. Matthews stated that there were no members of the general audience present to comment. He asked for a motion to close the public hearing.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors closed the Public Hearing on Updated Rules of Procedure for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03,  
Adopting Updated Rules of Procedure**

Mr. Matthews presented Resolution 2014-03, Adopting Updated Rules of Procedure.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2014-03, Adopting Updated Rules of Procedure as presented for Meadow Pointe IV Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Street Lights**

Mr. Matthews stated that he had a deposit request from Withlacoochee River Electric “WREC” for 27 streetlights on Oldwoods Avenue. He stated that he also had a deposit request for 23 streetlights for Meadow Pointe AA North – Windsor. Mr. Matthews reviewed the deposit amounts with the Board. He stated that he had also obtained a utility bond from the District’s insurance carrier so the Board could do a comparison. Mr. Matthews stated that the utility bond was less expensive than the streetlight deposits but it will need to be renewed every year. He stated that the District would only get their deposits back when the accounts were closed. Mr. Matthews stated that since the accounts would probably never be closed the District would not see their deposits refunded. Discussion ensued. Mr. Matthews stated that he would follow-up with WREC on the deposit questions raised by the Board. He stated that he would also find out what the District has done in the past for the other streetlights in the District and how many more phases will be coming online that will also need streetlights. Mr. Matthews stated that efforts have been made to contact the developer regarding paying for the streetlights but a response has not been received. Discussion ensued regarding contacting the developer again. The Board directed Mr. Matthews to contact the builder again regarding the payment for the streetlights.

The Board decided to table this item until their next meeting for further clarification.

<p>On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors tabled the discussion regarding streetlights until their next meeting for further clarification for Meadow Pointe IV Community Development District.</p>
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**EIGHTH ORDER OF BUSINESS**

**District Counsel and District Engineer Reports**

A. District Counsel

Mr. Straley stated Lerner has been working on behalf of the bondholders to put together a subdivision plat which the Chairman would need to execute. He stated that it is a fairly routine matter. Mr. Straley stated that he had hoped that a representative from Lerner would be present at the meeting today but since they aren’t he would propose to the Board that they authorize the Chairman to execute the plat provided that it meets with District Counsel and District Engineer’s approval. He stated that usually when they are seeking a plat there is some urgency and he would hate to have the builder’s sales delayed while waiting for the next Board meeting in February. Mr. Straley stated that they are still working on finalizing the plat. He entertained the Board member’s questions. Mr. Straley explained the plat review process.

Mr. Matthews asked Mr. Straley if he knew anything about the wetland parcel. Mr. Straley stated that in the past Lerner and Stan Pac had proposed that the District convey a wetland parcel in Parcel EF which was to be a multi-family piece but is now going to be single family homes. He stated that Lerner and Stan Pac had requested and the Board previously approved was having the District convey the wetland parcel to the Special Purpose Entity “SPE” that Lerner controls.

Mr. Straley stated that the SPE would then build the entry road into Parcel EF and when the road is completed and District Engineer has signed off on it they would then convey the wetland and the road back to the District. He stated that the advantage of doing it that way is the District doesn't have to get involved in the permitting and construction of the road which will be handled by Lerner. Mr. Straley stated that all the documentation has been prepared and was sent to Mr. Matthews yesterday. He stated that the Board had previously approved it in concept and had agreed that once an agreement had been drafted the Chairman would be authorized to sign it. Mr. Straley stated that he, Mr. Brizendine, and Mr. Matthews had been corresponding regarding this and Mr. Brizendine pointed out that the SPE hasn't paid off all of their delinquent operation and maintenance assessments on Parcel EF. He stated that the understanding was that they were going to bring those current before the wetland parcel was conveyed. Mr. Straley stated that even though the conveyance was previously approved by the Board he would advise that the Chairman not sign it until the SPE pays the delinquent assessments. The Board agreed with District Counsel's advisement. Mr. Straley stated that everything is ready to go as soon as the SPE gets current on their assessments and then he will make arrangements to have the documents sent to the Chairman for her signature.

Ms. Andrews stated that a few months ago there was a brief update in a meeting where Mr. Brizendine talked about a pending litigation over a bicycle accident on Meadow Pointe Blvd. She asked Mr. Straley if he had an update regarding this issue. Mr. Straley stated that he didn't have an update other than to state that the District has liability insurance and also has sovereign immunity. He stated that to the extent that they are trying to seek a recovery against the District, the District is covered. Mr. Straley stated that the insurance company has also provided counsel for the District. He stated that the accident occurred on County right-of-way as opposed to District right-of-way so he doesn't think that the District really is a target anyway. Mr. Straley stated that there is nothing that the Board needs to do at this point and he didn't think that it was any cause for concern. Mr. Matthews explained his understanding of the situation after speaking to the County Attorney. He stated that the area has been chained off by the County so the landscapers no longer have access to maintain the park. Mr. Matthews stated that he has been speaking with the operations manager and they are looking at alternate routes for access to maintain the park. He stated that he called the County Attorney to ask if the District could have a key to be able to access the area and was told no.

B. District Engineer  
Not present.

C. Amenity Management  
Mr. Crawford briefly reviewed his report for the Board.

Mr. Crawford stated that there was an issue with the gate at Whinsenton. He stated that the weld has come apart on one side and needs repair. Mr. Crawford stated that he also had a few items that he would like to move forward with.

He stated that some of the gates are in need of repair and the walk-in gates are his biggest concern as there are sharp areas that are protruding that need to be addressed. Mr. Crawford stated that two proposals were obtained prior to budgeting. He reviewed the proposals for the Board. Mr. Crawford stated that he would like to get the Board's approval to repair the gates and to replace a net at the tennis court.

Discussion ensued regarding the District's finances and the cost of the repairs.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the repair of the three walk-in gates and a tennis court net replacement (not-to-exceed \$2,000) contingent on the District having the funds in their bank account for Meadow Pointe IV Community Development District.

Mr. Crawford stated that there are two gazebos in the back park with picnic tables and he would like the Board's permission to remove one of the picnic tables and move it up to the other park. The Board directed Mr. Crawford to relocate one of the picnic tables.

Ms. Rae-Herrera expressed her concerns regarding the park situation. Discussion ensued regarding the lack of maintenance. Mr. Matthews stated that the issue is that the landscapers have not had access since the County locked up the entire access point. He stated that he would like to ask the Board if they would be okay with some of the plantings being removed so that the landscapers could gain access to maintain the area. Discussion ensued. Mr. Crawford stated that the County currently has a chain that goes from one side to the other. He stated that he would suggest that a gate be installed where the chain currently is and give the County a key for access to their lift station. Mr. Crawford stated that maybe the County would even be willing to pay for the cost of the gate installation. Ms. Andrews stated that the County is concerned about liability. She stated that her understanding is that the District owns the property but the County owns the easement. Discussion continued. Mr. Matthews stated that the County Attorney stated that the only way that he would have the chain removed was if the District would sign a hold harmless agreement. Ms. Andrews stated that she had concerns regarding the insurance company covering the District if they sign a hold harmless agreement. Mr. Straley suggested that he, Mr. Matthews, and Ms. Stewart take a look at the District's options and the possible insurance issue and report back to the Board at their next meeting.

Ms. Andrews stated that she noticed that Meadow Pointe III's pool is going to be closed. She asked Mr. Crawford if they had contacted him or if he thought it would have an impact. Mr. Crawford stated that it hasn't had any impact and Meadow Pointe III's pool should be back open by the beginning of February.

D. District Manager

Mr. Matthews briefly reviewed the Financial Status Report for the month of November 2013.

Mr. Matthews stated that the next meeting was scheduled for February 11, 2013 at 12:00 p.m.

**NINTH ORDER OF BUSINSS**

**Audience Comments**

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

**TENTH ORDER OF BUSINESS**

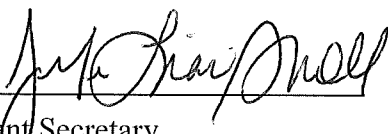
**Supervisor Requests**

Mr. Matthews asked if there were any Supervisor requests. There were none.

**ELEVENTH 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 1:15 p.m. for the Meadow Pointe IV Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman