

**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 **Thursday, July 18, 2013 at 6:35 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	<b>Board Supervisor, Chairman</b>
Arlene Andrews	<b>Board Supervisor, Vice Chairman</b>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tyree Brown	<b>Field Operations Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b>
Tonja Stewart	<b>District Engineer, WilsonMiller Stantec</b>
Jeremy Crawford	<b>Clubhouse Manager</b>
Harry Lerner	<b>Representative, Lerner Real Estate Advisors</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Consideration of Closing Documents for  
Parcels E & F**

Mr. Straley and Mr. Lerner provided a brief history of the events that have led up to the property owner of Parcels E & F being willing to execute a deed in Lieu of foreclosure. Mr. Lerner stated that Standard Pacific has expressed a desire to build on parcels E & F as it provides them with more leverage to negotiate with the County on matters that were agreed upon when the market was at its peak, but don't really make sense at this time. Mr. Straley confirmed that while this will not provide any income for the District at this time it will generate additional income in the future as once the property is sold the new owner would be expected to bring the O & M current.

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A brief discussion ensued regarding the expectation of the County for Standard Pacific to complete S.R. 56 and the growing cost to complete that road. A question was raised as to whether or not Standard Pacific might be overextending themselves with all the new activity and might potentially run into issues going forward. Mr. Lerner stated that there is always that potential with ever changing markets, but the fact that there is one builder interested in the project makes it a more viable offer than having multiple builders involved.

Mr. Straley briefly reviewed the documents (Settlement Agreement, Memorandum of Settlement Agreement, and the release) that will need to be approved by the Board for the transfer to occur.

<p>On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor the Board of Supervisors approved the Settlement Agreement, Memorandum of Settlement Agreement, and the release relative to Parcels E &amp; F for Meadow Pointe IV Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

**District Counsel and District Engineer Reports**

A. District Counsel

Mr. Straley stated that there has been a request by property owners (Mr. & Mrs. Bell) to use District property behind their home. He noted that Ms. Stewart has reviewed the plats, etc. and it is his recommendation that the Board consider selling the land to them as it is essentially surplus property that is not needed or maintained by the District. Ms. Stewart explained that when the development was platted, the Developer established what size they wanted the lots to be and occasionally there was left over property that has no use and is not considered restricted property. She confirmed that the property in question is in front of the tree line and would not impact the park. Mr. Straley stated that should the Board decide to move forward with the sale it would make sense to offer neighbors along that row of houses the same option.

Ms. Rae Herrera expressed concern with the precedence being set and the fact that it might look like favoritism since it involves Board Supervisors. Mr. Andrews stated that this is only one section of the District and there may be other such areas all throughout the District. Ms. Stewart stated that it would be possible to research that question and determine if there are any similar areas. The Board indicated that it would not be willing to expend the funds for this research at this time. Ms. Andrews read a statement into the record expressing concern with approving the Bell's request. Mr. Bell rescinded his request.

B. District Engineer  
No report.

*(Mr. Straley and Ms. Stewart left the meeting.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Audit Committee Meeting on June 11, 2013**

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting on June 11, 2013 as written for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting on June 11, 2013**

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on June 11, 2013 as written for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for June**

A brief discussion ensued regarding the payment to Cornerstone. Mr. Brizendine explained that they are the firm that Standard Pacific hired to maintain the landscaping within Windsor and they are being paid out of the funds provided by them.

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 June totaling \$41,655.08 as presented for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Recommendation of Audit Committee Regarding Audit Proposals**

Mr. Brizendine stated that just prior to the Board meeting the Audit Committee met and is recommending that the Board award the contract for auditing services to Barzana & Associates as the highest ranked firm with a total of 96 points. He noted that Carr, Riggs, & Ingram had a total of 69 points, Grau 90 points, and McDirmit Davis 93 points

On a Motion by Ms. Andrews seconded by Mrs. Rae-Herrera, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee and authorized Staff to contact Barzana and Associates (as the highest ranked bidder) to obtain an Engagement Letter for Auditing Services for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Discussion on Proposed Fiscal Year 2013/2014 Operating Budget**

Mr. Brizendine stated that there have been no changes made to the budget since discussed last month. He reviewed the process and timing of holding the public hearing on the budget and confirmed that the items discussed last month fall under the Capital Improvement line items.

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Mr. Brizendine confirmed that the hearing will be held as part of the regular August meeting. He noted that he has not had a lot of calls regarding the increase since the letters were mailed out and those he has spoken with were fine once informed of what the increase is for. A brief discussion ensued on the timing of getting the funds from parcels E & F.

**NINTH ORDER OF BUSINESS**

C. Amenity Management

Mr. Crawford informed the Board that the HOA paid to have the carpet and upholstery cleaned.

A brief discussion ensued regarding concerns with the entry gate to the playground and whether it might be worthwhile to look at a different type of gate opener, as well as and gate issues at community entrances. Mr. Crawford stated that the damage was not related to normal wear and tear, but misuse.

The Board asked that Mr. Crawford look into the mold around the light fixture, so that it can be addressed before it becomes a greater issue. He noted that he is not concerned that there is an issue with Chinese drywall, even though there have been a few homes in Parkmonte that have been identified as having them.

E. District Manager

Mr. Brizendine introduced Tyree Brown to the Board. Mr. Bell asked that an estimate be put together of what it is going to cost to bring the landscaping and irrigation up to standards. A brief discussion ensued regarding irrigation issues.

Mr. Brizendine provided a brief overview of the financial status report, stating the District has collected another \$5,000 from the County and should be receiving the fourth quarter payments from Standard Pacific and the SPE or \$35,000 shortly. The District had \$111,441 in its cash account as of the end of May and continues to run under budget. He reassured the Board that Rizzetta would be holding its fees to assist with the cash flow situation and looking to District Counsel and District Engineer to do the same.

Mr. Brizendine informed the Board of a lawsuit that has been filed against the District as a result of a sidewalk incident. He stated that the insurance company has hired an attorney to represent the District and those expenses will be paid out of the District's liability insurance policy. He stated that he will keep the Board apprised of the situation as more information becomes available to him.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests put forward.


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**TWELVTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Bell, seconded by Ms. Bell, with all in favor, the Board of Supervisors adjourned the meeting at 8:30 p.m. for the Meadow Pointe IV Community Development District.

  
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Assistant Secretary  
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Chairman/Vice Chairman