

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, August 13, 2013 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:

Sandra Bell	Board Supervisor, Chairman
Arlene Andrews	Board Supervisor, Vice Chairman
Denise Rae-Herrera	Board Supervisor, Assistant Secretary

Also present were:

Adam Bell	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Joseph Andrews	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Jeremy Crawford	Clubhouse Manager

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 Minutes of the Audit
Committee Meeting on July 18, 2013**

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting on July 18, 2013 as written for Meadow Pointe IV Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on July 18, 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 on July 18, 2013 as written for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July

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

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 July totaling \$37,148.15 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Series 2005 Construction Requisition # 85

Mr. Brizendine explained that the requisition represents a reimbursement payment from Heidt Design and noted that the Chairman has signed off on the requisition.

Pay Application #	PAYEE	AMOUNT
#85	Meadow Pointe IV	\$955.88

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Series 2005 Construction requisition #85 for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2013-07, Setting the Meeting Schedule for Fiscal year 2013/2014

Mr. Brizendine presented Resolution 2013-07, which will set the meeting schedule for the next fiscal year. He stated that the meeting dates have been penciled in based on the current schedule of the second Tuesday of each month at 12:00 p.m. with the exception of July when the Board meets at 6:30 p.m. He asked if there were any conflicts or consideration of making a change. There were none.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2013-07, setting the meeting schedule for fiscal year 2013/2014 as the second Tuesday of each month at 12:00 pm. (except in July when the Board will meet at 6:30 p.m.) at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543 for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2013/2014
Final Budget**

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors opened the public hearing on the budget for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that the public hearing was advertised in the local newspaper and notices were mailed to property owners as mandated under Florida Statutes. He noted that there were no members of the general audience in attendance.

Mr. Brizendine stated that while there have been no changes to the total amount of the budget, he has made a few changes to individual line items based on conversations with the Board over the past couple of months and actual costs that have been received. He reviewed the changes and emphasized that the budget still totals \$684,731. Mr. Brizendine asked if the Board had anything they would like to change or discuss. Hearing none, he asked for a motion to close the public hearing.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors closed the public hearing on the budget for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2013-08,
Adopting Fiscal Year 2013/2014 Final
Budgets**

Mr. Brizendine stated that resolution 2013-08 formally adopts the both the operating and debt service budgets as discussed and authorized Staff to post the approved budget on the website and submit it to the County as required under Florida Statutes. He noted that a minor change was made to the resolution clarifying that the budget total is exclusive of collection costs and early payment discounts.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2013-08, Adopting the final budget for fiscal year 2013/2014 totaling \$1,847,829.92 (\$684,731-Operating & \$1,163,098.92-debt service for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2013-09,
Imposing Assessments to Fund Fiscal Year
2013/2014 budget**

Mr. Brizendine stated that resolution 2013-09, levies the assessment as discussed during previous meetings and authorizes Staff to submit the tax roll to the County as well as direct bill for the assessments on unplatted land.

On a Motion by Ms. Bell, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2013-09, imposing assessments and authoring the collection of assessments to fund the fiscal year 2013/2014 budgets for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel
No report

B. District Engineer
Not present

C. Amenity Management

Mr. Crawford informed the Board of a letter he received from Meadow Pointe I stating that they will be going to a fob system for access to their amenities and any Meadow Pointe IV residents desiring to use the facilities will need to bring I.D. and pay a \$10.00 fee to obtain the fob. He stated that he believes the program will still in October. Mr. Crawford stated that he would be placing a notice in the newsletter informing residents of their new policy.

Mr. Crawford read a letter into the record from the Garden Place Club, thanking the Board for giving them permission to organize and start the community garden and letting them know that all of the completed lots have been rented and there is a waiting list for additional ones that are in the works right now. He presented the Board and Ms. Andrews pictures of the group on behalf of the club in appreciation for their efforts in making the project a success.

Mr. Crawford asked if there were any questions on his report and a brief discussion ensued regarding ongoing projects.

D. District Manager

Mr. Brizendine provided a brief overview of the District's finances through June stating that they did receive a small check from the County and have collected approximately 78% of the assessments placed on the tax roll. He noted that the final payments from the SPE and Standard Pacific have been received but are not included in this report as they were received in July. Mr. Brizendine stated that he is still anticipating that the District will be under budget for the year by roughly 3%.

Mr. Brizendine distributed copies of an Amendment to the Joint Use Agreement that he just received from Meadow Pointe I, stating that they are asking for a one year extension to the agreement. He stated that the current agreement expires on October 21, 2013 and has the option for a five year renewal but it appears that Meadow Pointe I only wants to keep the agreement in place for an additional year or October 31, 2014 after which point it will no longer exist. A brief discussion ensued regarding the matter, with the general consensus of the Board being that it would be in both District's best interest to keep the agreement in place and discussions should be had with them to try and negotiate the extension. It was agreed that at this phase of Development for Meadow Pointe IV the agreement probably does benefit them more than it does Meadow Pointe I, but this is likely to change as the community is built out and additional amenities are added in Meadow Pointe IV. The Board decided to table the matter until Mr. Brizendine and Ms. Bell have had an opportunity to speak with their management firm and Chairman.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident joined the meeting and expressed concern with the ongoing increases in the CDD assessments over the past few years. Mr. Brizendine explained the basis for the increases as well as, the positive steps that have been taken that will provide some relieve in the future, while still allowing the Board to consider enhancements to the community.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

THIRTEENTH 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 12:50 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman