

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, September 10, 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
Adam Bell	Board Supervisor, Assistant Secretary

Also present were:

Joseph Andrews	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Jeremy Crawford	Clubhouse Manager
Harry Lerner	Representative, Lerner Real Estate Advisers
Michael Dady	Representative, Lerner Real Estate Advisers
Angela Mason-Reimer	Attorney for Bells
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and performed roll call confirming a quorum for the meeting. Mr. Brizendine stated that a revised agenda has been distributed to the Board to accommodate a request that a presentation be made on behalf of residents desiring to purchase surplus property.

SECOND ORDER OF BUSINESS

Presentation on Resident Requests to Purchase Surplus Property

Ms. Mason-Reimer spoke on behalf of Mr. and Mrs. Bell regarding their desire to purchase surplus property behind their home, noting that there is actually a strip of surplus property that runs behind eleven homes.

Ms. Mason- Reimer stated that Mr. Bell has spoken to most of the residents that back up to this property and they have indicated that they would be very interested in purchasing this property and actually most of them thought that they owned it already. She stated that she believes this to be a win-win situation for everyone involved, as there is the possibility that the District could be required to start maintaining the property and there could be liability issues associated with the property in the event that a resident or guest inadvertently steps into the CDD property and is injured. Concerns were expressed with setting a precedent, the unknown costs associated with this transaction, and the need to ensure that the District incurs no expenses. Ms. Mason- Reimer stated that it is her understanding that this is the only surplus property within the District, so it is not likely that this would lead to additional requests to purchase surplus property. A brief discussion ensued regarding the fact that there is still a lot of unplatted land within Meadow Pointe IV and there is no way to guarantee that there will not be any other areas that could be declared surplus property.

Mr. Brizendine stated that the \$1,000 price that was included in the contract used in Meadow Pointe III represents the price that they deemed fair and reasonable and it would be up to Meadow Pointe IV to determine the cost for this property. A request was made to obtain the fair market value of the property, as well as, determining the attorney and District Engineer fees. A brief discussion ensued regarding the best way to determine the property value for the land in question. A recommendation was made to utilize property assessment values and lot size to calculate the value of the property. It was stated that while the land in of itself may not have much value since it can not be used for anything, it will add to the resale value of the total property.

Mr. Vericker stated that his biggest concern is the potential for an isolated piece of property to not be purchased leaving CDD property land locked with no access available to maintain it. Mr. Brizendine stated that the lot could be accessed from the park if necessary. Mr. Andrews stated that he does not believe that this needs to be an all or nothing. However, all of the property owners should be aware that they could incur additional fees if they decide not to purchase the property now and then decide they want to at a later date.

Mr. and Mrs. Bell confirmed that they have already declared a conflict of interest and would not be voting on the matter. The rest of the Board indicated its willingness to move forward with obtaining all of the costs involved, the names of the residents interested in purchasing the land, and the size of each piece of property.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Ms. Bell led all those in attendance in reciting the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on August 13, 2013

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on August 13, 2013 as written for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August

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

On a Motion by Ms. Bell, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July totaling \$54,813.55 as presented for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Further Discussion on Joint-Use Agreement with Meadow Pointe I

Mr. Brizendine stated that he spoke with the District Manager of Meadow Pointe I regarding the decision to limit the agreement to a one-year term and was told that the Board felt that it had too much on its plate right now to thoroughly review the standard agreement and was only looking to provide them with more time to do so. He stated that he was aware of concerns that Meadow Pointe IV does not have as much to offer Meadow Pointe I right now, but that as the community continues to grow and develop it too may be expanding some of its facilities. And it would be a shame for the Meadow Pointe I residents to lose out on the option to take advantage of them. Mr. Brizendine stated that the Manager assured him that there was no ulterior motive in going to a one year agreement.

A brief discussion ensued regarding the fact approving the agreement would mean the joint-use agreement would expire in one year. Mr. Brizendine explained that not approving it would result in the agreement ending in October. A recommendation was made to continue to track the usage of the District's amenities and include statistical information in the newsletter thanking residents from other Meadow Pointe communities for using the facilities.

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

SEVENTH ORDER OF BUSINESS

Discussion on New Agenda format.

Mr. Brizendine briefly reviewed Senate Bill 50 that was recently passed by the legislature, which addresses the public's right to speak at public meetings.

Mr. Brizendine explained that under the new law the Board has to allow public comments prior to taking any action on any matters. Mr. Brizendine explained that should an item not listed on the agenda be brought up, audience comments would need to be heard before a vote could be taken. He stated that a draft agenda was included behind the memo. Mr. Vericker confirmed that the Board has the ability to set time limits on the comments.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to Install GFI's
on Entrance Monuments**

Mr. Brizendine stated that as you might be aware the HOA has offered to utilize some of their extra funds to provide holiday lighting at the clubhouse and community entrances. However, there is no electrical source at any of the monuments and the cost to supply it is \$990. He recommended that the HOA be made aware of the cash flow shortage facing the District to see if they would be willing to cover the expense of the GFIs. The Board concurred.

NINTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Development Agreement and Designation
of Agent of Record**

Mr. Dady and Mr. Lerner explained why they are requesting an amended and restated development agreement to address the collection of mobility fees on future homes to fund the eastern portion of S.R. 56. They explained that as the agreement stands the County has the ability to use the impact fees collected for any road construction in the County and they are asking that the District hold those funds in escrow to be used for the S.R. 56 project. Mr. Vericker stated that he had no objection to having the Chairman signing the agent of record authorizing Bricklemyer to represent the District in this matter. It was noted that the final form of the agreement would need to come back before the Board for approval.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved designating Bricklemyer as the Agent of Record for 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
A brief discussion ensued regarding the need to reduce the hours of operation for the clubhouse. Mr. Crawford recommended that the facility be closed on Fridays rather than Monday as it is historically the slowest day of the week.

The revised hours would be from 12 to 8 Monday through Thursday, closed on Friday, and from 10 to 8 on Saturday and Sundays. Mr. Brizendine stated that the reduced hours are temporary and could return to the normal schedule once funds start coming in from assessments. Mr. Crawford stated that the new hours have been posted. The Board asked that the modified schedule be posted in the newsletter as the October schedule. Mr. Brizendine stated that residents still have use of the facilities in Meadow Pointe I and IV.

D. District Manager

Mr. Brizendine provided a brief overview of the District's finances through July stating that they did receive a small check from Lerner and Standard Pacific Homes and have now collected approximately 86% of the assessments placed on the tax roll. He reviewed the balances in the various accounts. Mr. Brizendine stated that he is still anticipating that the District will be under budget for the year by roughly 5%.

Mr. Brizendine explained that the next Board meeting is scheduled for October 8th and he would appreciate the Board's consideration in possibly changing the date. Following a brief discussion, it was decided to move the meeting to the 15th.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors changed the October meeting date to the 15th for Pointe IV Community Development District.

Mr. Brizendine stated that discussions have been held with the landscaper to try and get some assistance with cost savings, but they have requested that the Board agree to extend their service for another year. Standard Pacific is maintaining and will continue to maintain the new landscaping in Windsor until funds come in.

A brief discussion ensued with the Board deciding to open negotiations with Complete Landcare to determine what kind of savings they might offer. Mr. Brizendine stated that he would let them know that there may be an opportunity for them to make additional funds from enhancements once the funding starts to come in.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident expressed her concerns and frustrations with the way that Whinsenton is being maintained and the lack of communication. Mr. Crawford explained that the District does not have the funds to pay for fertilization and mulch and those costs are not included in the standard landscaping contract. He stated that there are sections in every neighborhood that need work. Ms. Rae-Herrera explained the Board is well aware of the issues and would like nothing more than to replace the plant material and install mulch, but with the current cash flow issues nothing can be done. The Board did ask that Mr. Crawford speak with Complete Landcare regarding the weeds.

TWELFTH ORDER OF BUSINESS


Supervisor Requests

There were no Supervisor requests put forward.

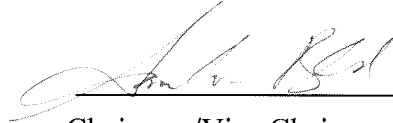
THIRTEENTH ORDER OF BUSINESS

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