

**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 **special** meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Friday, November 22, 2013 at 12:03 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>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Cordell Matthews	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Dennis Smith	<b>Chairman, Meadow Pointe I CDD</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

Mr. Matthews called for a motion to amend the meeting agenda.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors accepted the revised meeting agenda for Meadow Pointe IV Community Development District.
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**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Matthews asked if there were any audience comments on agenda items. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on October 15, 2013**

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 15, 2013 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2013 totaling \$16,220.09 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-01, Re-designating an Assistant Secretary**

Mr. Matthews presented Resolution 2014-01, Re-designating an Assistant Secretary. He stated that the resolution would be removing Eric Dailey as an Assistant Secretary and appointing Cordell Matthews as an Assistant Secretary for signature purposes. He stated that Scott Brizendine would also be staying on as an Assistant Secretary.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2014-01, Re-designating an Assistant Secretary (Cordell Matthews) for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation (Sandra Bell)**

Mr. Matthews stated that he had received a resignation letter from Sandra Bell. He asked for a motion to accept Ms. Bell's letter of resignation.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors accepted Sandra Bell's resignation as a Board Supervisor for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation (Adam Bell)**

Mr. Matthews stated that he had received a resignation letter from Adam Bell. He asked for a motion to accept Mr. Bell's letter of resignation.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors accepted Adam Bell's resignation as a Board Supervisor for Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02, Re-designating Officers of the District**

Mr. Matthews presented Resolution 2014-02, Re-designating Officers of the District. Mr. Brizendine stated that a couple of residents have submitted their interest for the open seats on the Board. He stated that the Board could consider their appointments prior to approving the resolution or they could do the appointments after. Discussion ensued.

On a Motion by Mr. Andrews, seconded by Ms. Denise Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2014-02, Re-designating Officers of the District as follows: Arlene Andrews – Chairman, Joe Andrews – Vice Chairman, and Denise Rae-Herrera as an Assistant Secretary for Meadow Pointe IV Community Development District.

Mr. Matthews stated that the Board could nominate the interested residents to the open seats on the Board at this time. William Horner and Liane Sholl addressed the Board members regarding their interest in the open seats on the Board. Ms. Andrews stated that there was another person, Patty Morris that had also expressed interest but she wasn't able to be present at the meeting. Mr. Horner and Ms. Sholl entertained the Board member's questions.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors appointed William Horner and Jennifer Liane Sholl to the Board as Assistant Secretaries for Meadow Pointe IV Community Development District.

Mr. Brizendine, a Notary Public in the State of Florida, administered the Oath of office to Ms. Sholl and Mr. Horner. Ms. Sholl and Mr. Horner swore and affirmed to the oath and executed the oath.

Mr. Brizendine reviewed the Board Supervisor Questionnaire, the Form 1, and the W-9 for receiving compensation for Board meeting attendance. He also briefly reviewed the Sunshine Law. Mr. Straley stated that his office has a memo for new Board supervisors that goes into more detail regarding the Sunshine Law and he would provide it to Mr. Horner and Ms. Sholl.

**NINTH ORDER OF BUSINESS**

**District Counsel and District Engineer Reports**

A. District Counsel

Mr. Straley gave an update on the status of Parcels E and F that were originally zoned and planned for multi unit development. He stated that the original developer defaulted on their debt assessments and ultimately gave the deed to the parcels to the Special Purpose Entity "SPE" that the bondholders had formed. Mr. Straley stated that the SPE struck a deal to sell the parcels to Standard Pacific who are going to develop single family homes.

He stated that there is a wetland tract that is a part of the parcel that abuts Meadow Pointe Blvd. and as part of Standard Pacific's plan to develop the site they need to build a road through the middle of the wetland. Mr. Straley stated that discussions have been held and the Board has previously approved an arrangement whereby the District would convey the wetland tract to the SPE. He stated that the SPE would be solely responsible for building the road at their expense and when they are finished with the road it would be conveyed back to the District for maintenance. Mr. Straley stated that he has been working on an agreement that the Board had previously approved in concept. He stated that he should have the agreement ready next week or after the Thanksgiving holiday and that the Chairman will need to execute it. There were no questions.

- B. District Engineer  
Not present.
  
- C. Amenity Management  
Not present.

The Board reviewed Mr. Crawford's operations report. Mr. Matthews entertained questions regarding the holiday lights and the possible wetland encroachment. Ms. Andrews suggested putting the supervisors contact information into the Meadow Pointe newsletter to facilitate communication for the residents. Mr. Brizendine and Mr. Matthews stated that they would follow up on these items.

- D. District Manager  
Mr. Matthews reviewed the monthly financial summary report for the Board. Mr. Brizendine entertained the Board member's questions.

Mr. Brizendine stated that Parcel I which is the parcel with the chain link fence across it near Country Walk was recently sold. He stated that Standard Pacific sold it to Lennar Homes and it is going to be a townhome parcel. Mr. Brizendine stated that the District received a check for operation and maintenance for a little over \$72,000 yesterday. He stated that he has talked with the accounting department and based on that check and some money that was received from the tax collector he is recommending that the clubhouse go back to their regular operating hours. Mr. Brizendine stated that he has spoken to Mr. Crawford and the regular operating hours will start next week. He entertained the Board member's questions regarding outstanding invoices and payments. Mr. Andrews requested that the map showing Meadow Pointe IV's parcels be sent to the new Board members.

#### **TENTH ORDER OF BUSINESS**

#### **Audience Comments**

Mr. Matthews asked if there were any audience comments. The Board entertained audience comments from Dennis Smith regarding the clubhouse's operating hours, communication between Meadow Pointe I and IV, the Joint Use Agreement, and a current plan of the number of residential properties for Meadow Pointe III and IV.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**


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


Mr. Matthews stated that the next regular meeting is scheduled for December 10, 2013 at 12:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:53 p.m. for the Meadow Pointe IV Community Development District.
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Assistant Secretary

  
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Chairman/Vice Chairman