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**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 10, 2012** at 11:30 a.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>
John Blakley	<b>Board Supervisor, Vice Chairman</b>
Arlene Andrews	<b>Board Supervisor, Assistant Secretary</b>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller Stantec</b>
Mark Sifford	<b>Construction Manager, DEVCO</b>
Kelly Evans	<b>Rizzetta Amenity Services</b>
Jeremy Crawford	<b>Clubhouse Manager</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and performed the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting on December 13,  
2011**

On a Motion by Ms. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on December 13, 2011 as presented for Meadow Pointe IV Community Development District.
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**THIRD ORDER OF BUSINESS****Consideration of Operation and  
Maintenance Expenditures for December**

Mr. Crawford confirmed that all of the gates are working and Mr. Brizendine reported that the insurance carrier for the driver who drove through the Parkemount gate will be reimbursing the District for those repairs.

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 December totaling \$36,797.24 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of Pay Applications**

Mr. Sifford reviewed pay applications #520-#522 and asked if there were any questions relating to any of them. There were none.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#520	King Engineering & Associates, Inc.	\$4,746.64
#521	DEVCO	\$1,138.51
#522	Straley & Robin	\$953.00

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #520-#522 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS****Further Discussion on ADA Enforcement  
Procedures**

Ms. Stewart distributed pictures of the pool lift that will be installed once the permitting has been finalized. She explained that the installer has obtained one permit for another community and believes that the process going forward should only take about a week. A brief discussion ensued regarding the need to operate the pool lift periodically to ensure that it will be operational when needed. Ms. Stewart spoke briefly regarding the playground, explaining that she is looking at lowering the areas underneath the equipment to allow installation of twelve inches of mulch in the fall zones and only maintaining the required three inches in other areas. She stated that she would have a plan ready for the next meeting. A recommendation was made that she address the drainage issue in the playground at the same time.

A brief discussion ensued regarding the enforcement procedures. It was noted that there is no official inspection process in place and that cases will be addressed on an individual basis as complaints are received by the justice department.

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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
No report.

C. Construction Manager  
Mr. Sifford updated the Board on the status of the slope easements, explaining that the FDOT has accepted the language and have agreed to sign off on them. However, now the County and FDOT are pointing fingers at one another over one particular drainage easement. He stated that there is a meeting this week to discuss the matter. Once an agreement is reached it will take between 30 to 60 days to finalize, as it will have to go before the BOCC. A brief discussion ensued.

The Board expressed its appreciation for all Mr. Sifford's efforts in resolving the matter.

Mr. Sifford stated that there is a meeting scheduled next month to discuss the remaining surety issues.

D. Amenity Management  
Mr. Crawford informed the Board that the Santa's workshop was a great success. He stated that there is a volunteer committee meeting next week to plan future events.

A brief discussion ensued regarding the installation of the fence around the stormwater system that will take place in the next couple of weeks. Mr. Crawford reviewed two possible means of securing the fence, explaining that neither one would keep anyone from stealing the fencing again as it would only take a few cuts with a sawzall to cut through any of the posts.

E. District Manager  
Mr. Brizendine reviewed the Financial Status Report, stating that the District has collected \$264,329 of the \$298,000 placed on the tax roll and \$49,342 of the off roll billing through December. He stated that the District is continuing to run under budget.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

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**EIGHTH ORDER OF BUSINESS**


**Supervisor Requests**

Mr. Blakley responded to a question regarding the status of AA North parcel, stating that it has been re-permitted to build approximately 100 units over two phases. He stated that everything looks positive to close on the deal with Standard Pacific in the next 30 days.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Andrews, seconded by Ms. Bell, 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