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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 11, 2011 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>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>

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, Inc.</b>
Mark Sifford	<b>Project Manager, DEVCO</b>
Jeremy Crawford	<b>Clubhouse Manager</b>
Kelly Evans	<b>Operations Manager, Rizzetta Amenity Services, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Elected Officers**

Mr. Brizendine stated that Mr. Andrews was sworn in by a Notary of the State of Florida and has provided a copy of his notarized Oath of Office form. He further stated that he has been unable to speak with Ms. Johnson regarding her intentions to remain on the Board. It was stated that Ms. Johnson cannot make daytime meetings.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting December 14, 2010**

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on December 14, 2010 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Mr. Brizendine stated that the monthly expense is higher than normal due to having to catch up on payments once the funds were received and the transfer of the funds to operate the clubhouse into the escrow account.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January totaling \$161,363.85 as presented for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Pay Applications**

Mr. Sifford presented several pay applications relating to the S.R. 56 project with the District's portion totaling \$731,030. He stated that the project is 80-90% complete; temperatures have to be above 65 degrees to lay down the friction course and with the amount of traffic in the area it has to be completed at night. A brief discussion ensued.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#399	RIPA & Associates (A)	\$252,018.73
#400	APAC Southeast, Inc	\$190,144.60
#401	RIPA & Associates (A)	\$30,759.16
#402	RIPA & Associates (B)	\$74,308.12
#403	RIPA & Associates (B)	\$45,000.06
#404	RIPA & Associates (A-2)	\$4,522.62
#405	RIPA & Associates, LLC-Contract Allow	\$9,603.26
#406	RIPA & Associates -c	\$9,274.92
#407	DEVCO Construction Management	\$29,644.00
#408	King Engineering Associates, Inc.	\$37,012.01
#409	Genesis CE & I Services, LLC	\$25,000.00
#410	George F. Young, Inc.	\$2,442.50
#411	Straley & Robin	\$859.15
#412	Stewart & Associates	\$164.00
#413	ICON Consulting Group, Inc.	\$2,807.04
#414	Southwest Signal, Inc	\$54,928.21
#415	The ARRAS Group	\$7,560.00
#416	Temple, Inc.	\$7,123.71
#417	Transportation Control Systems, Inc.	\$10,810.00

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

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#418	The ARRAS Group	\$7,560.00
#419	Temple, Inc.	\$7,275.71
#420	Southwest Signal, Inc	\$5,153.76
#421	SB Associates L.P.	\$162,918.27

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #399-#421 for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-01,  
Designating Officers**

Mr. Brizendine stated that this item was tabled last month as the two new Supervisors were not present. He reviewed the current slate of officers and asked if the Board wanted to wait until Ms. Johnson was present to approve the resolution or proceed at this time.

On a Motion by Mr. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Resolution 2011-01, Appointing Sandra Bell as Chairman, John Blakley as Vice Chairman and Joseph Andrews, Adam Bell, Vivian Johnson, Scott Brizendine and Matthew Huber as Assistant Secretaries for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Revising Meeting  
Schedule**

A brief discussion ensued regarding the availability of the individual Supervisors to attend meetings during the day and the impact it might have in obtaining a quorum to hold meetings. It was stated that the possibility of having quarterly evening meetings had been put forward last month. Mr. Brizendine recommended that he be allowed to contact Ms. Johnson before making a Board decision on this matter.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley recommended that Maxcy Development provide the District with a request for a specific easement rather than a blanket easement. Mr. Blakley stated that Mr. Lerner would be researching the project further to determine the locations of any possible easements that might be necessary according to the current development plan.

B. District Engineer

Ms. Stewart stated that she has requested documents from SWFWMD relating to transferring the permit for Parcel I to operational phase, but recommended that the Board proceed with the requested inspection before she actually has the documentation stating that the District is responsible for those storm water systems.

She stated that the same situation may also occur with the AA North parcel. A brief discussion ensued.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors authorized the District Engineer to complete the requested inspection of parcel I according to the permit requirements for Meadow Pointe IV Community Development District.

C. Project Manager

Mr. Sifford informed the Board that the traffic signal projects are nearing completion with the only thing remaining being the installation of the poles, which are scheduled to arrive in 10 to 14 days.

D. Field Operations Manager

Mr. Brizendine informed the Board that Mr. Hallberg will be taking over the responsibilities as the Field Operations Manager.

E. Amenities Management

Ms. Evans reported that everything is running smoothly and there are no issues to report.

F. District Manager

Mr. Brizendine stated that the District currently has approximately \$150,000 on hand with \$8,300 in accounts payable due. He stated that the funding request for the second quarter has been submitted to Maxcy Development and about 90% of the assessments placed on the tax roll have been collected.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**TENTH ORDER OF BUSINESS**

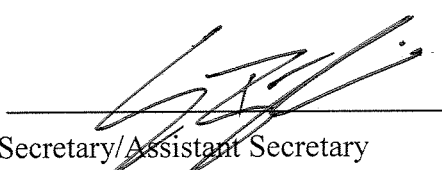
**Supervisor Requests**

There were no Supervisor requests.

**ELEVENTH 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 12:00 p.m. for the Meadow Pointe IV Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman