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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, February 12, 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	<b>Board Supervisor, Chairman</b>
Arlene Andrews	<b>Board Supervisor, Vice Chairman</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
Joseph Andrews	<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> <i>(via speakerphone)</i>
Jeremy Crawford	<b>Clubhouse Manager</b>
Michael Dady	<b>Representative, Lerner Real Estate Advisors</b> <i>(via speakerphone)</i>
Bob Bishop	<b>Representative, Lerner Real Estate Advisors</b> <i>(via speakerphone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order and performed the roll call. He stated that he was just made aware of an additional item that that needs to be placed on the agenda relative to the expansion of S.R. 56 that will be discussed by District Counsel and District Engineer.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting on January 8, 2013**

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on January 8, 2013 as written for Meadow Pointe IV Community Development District.
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**THIRD ORDER OF BUSINESS**

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

A brief discussion ensued regarding the expense for pond treatment and cattail removal in AA North and the transfer of \$10,000 to an interest bearing money market account. Mr. Brizendine stated that he authorized the additional treatment for the ponds in AA North as they had not been treated previously and were in bad shape.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January totaling \$59,234.39 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pay Applications**

Mr. Brizendine presented pay applications #559 and #560 for services associated with the SR. 56 project. He noted that all parties have signed off on the requisitions. A brief discussion was held regarding the balance of the escrow account and whether there were sufficient funds to cover all of the remaining invoices.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#559	Straley & Robin	\$4,154.00
#560	King Engineering	\$831.45

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved pay applications #559 & #560 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Establishing a  
Community Garden**

A Parkmonte resident presented a proposal to establish a community garden, noting that the garden would be a volunteer project and benefit the entire community. A brief discussion ensued regarding potential locations, such as in the existing park, behind the basketball courts or along Meadow Pointe Boulevard and ways to provide irrigation to the area. Mr. Brizendine recommended that the group either go through the HOA or work independently as far as planning and organizing the project to avoid the need to advertise meetings. The District can assist with providing the land and irrigation, but should not manage the project. The Board asked that the resident form her committee and bring a more detailed plan back to them at the next meeting to include the desired location and any other assistance the group would be looking to obtain from the Board. Management asked that Mr. Crawford work with the resident on the project.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding S.R. 56 Expansion**

Ms. Stewart stated that Lerner Real Estate Advisors is in the process of moving forward with obtaining permits for the extension of S.R. 56 to the eastern boundary of the District.

As part of that process, it was discovered that there was a design error made with one of the stormwater ponds that needs to be corrected by the design engineer at a cost of \$6,000. The existing contract with the engineer is in the District's name, so the invoice for the revisions has to go through the District. Mr. Dady stated that the District could go back to the Engineer and request that they cover the cost, but in the interest of moving forward as quickly as possible, Lerner is willing to reimburse the District for this expense in advance and will be forwarding payment to the District, so that the invoice can be paid as soon as it is received. Mr. Straley indicated that this process would work and a contract amendment is not necessary. Mr. Brizendine stated that he would obtain something in writing to memorialize the agreement with Lerner to pay these costs.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Mansfield Drive  
Expansion**

Mr. Brizendine stated that last month Meadow Pointe II sent a letter to the Board asking for assistance with their efforts to fight against the extension of Mansfield Boulevard from Hillsborough County to Pasco County. He stated that Meadow Pointe III asked him to send a letter indicating that while they are sympathetic to their concerns, the expansion has no direct impact on the District and they would remain silent to the issue. Mr. Brizendine recommended that Meadow Pointe IV take a similar position. A brief discussion ensued regarding the fact that the extension has been part of Pasco County's DRI for a long time and it is unlikely that any attempt to block it will be successful. The Board expressed concern with the tone of an article in the Meadow Pointe II newsletter announcing that Meadow Pointe III would not be joining the efforts to block the expansion. They indicated that while they agree the expansion would not impact the District, they want to ensure that the letter is not presented in an adversarial manner as it is important to preserve the positive relationships between the four Meadow Pointe Districts. Mr. Brizendine offered to send the letter to each of the Board Supervisors for comments before forwarding the final version to Meadow Pointe II.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for License  
Plate Readers on Entrance Gates**

Mr. Crawford reviewed the proposal from DCSI to install license plate readers for the three developed community gates. He noted while he is aware that funding for this expense was not included in the budget, the addition of the license plate cameras would provide the District with a better chance to recoup damages when a vehicle goes through the gate and would eventually pay for themselves. Mr. Brizendine recommended that this project be considered for next year if not approved at this time. A brief discussion ensued regarding potential sources of funding, given the additional expenses for pond maintenance that were just received. Mr. Brizendine provided a brief overview of other expenses (roughly \$14,000) that will be forthcoming as a result of the construction in Windsor that include street lights, aquatic and landscape maintenance and installation of the Brighthouse line to operate their gate system. He reviewed potential options available to fund these additional projects and recommended that the Board pay for them itself rather than have Standard Pacific cover the expenses and then repay them next year.

The Board asked about the savings that would be available due to reducing the services for mitigation monitoring. Ms. Stewart stated that Ecological Consultants did not offer a reduced cost that met with her expectations and she has asked for a second opinion. The Board decided to table a decision on the license plate cameras until next month.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals from  
Complete Landcare for Landscape  
Enhancements**

Mr. Brizendine stated that he has not had time to review the proposals for landscape enhancements and is recommending that this item be tabled until next month. He added that there are still ongoing irrigation issues that he wants to ensure are corrected before any new installations occur.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Nothing Further to Report.

C. Amenity Management  
Mr. Crawford reviewed proposals from Ornamental Design and Castro's Welding to make the necessary repairs to the Parkmonte Gate. He urged the Board to make a decision on this matter as concern has been expressed with not having a working gate.

<p>On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the proposal from Castro's Welding totaling \$1,320 for Meadow Pointe IV Community Development District.</p>
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Mr. Brizendine reviewed the process that typically occurs when they are able to prove who the responsible party is for gate damage which ultimately results in the District being reimbursed for damages.

Mr. Crawford informed the Board of fitness equipment that is not functioning properly and does in the case of the bike create a liability issue as it does not allow a user to adjust the rate or time that the program runs. He noted that he still does not have a final cost for the repairs to the Kubota, but is anticipating that he will have that information soon.

Mr. Crawford confirmed that the cover is on the chairlift and the lift is functioning properly. He stated that the unit has not been used to date, but has learned that there is an individual who has expressed an interest for the summer. Mr. Crawford stated that Staff has completed pressure washing of walls, sidewalks, etc. and will be starting on the club house and pool area shortly so it is ready for the upcoming season.

D. District Manager

Mr. Brizendine stated that his review of the District's financial status is essentially a snapshot of what is included in the monthly statements that are sent to the Board each month. He stated that the District has collected 65% of the assessments that were approved for this year, noting that he is confident that the District will receive all of the off-roll billing from the SPE and Standard Pacific, but it is questionable whether the developer of Parcels E & F will pay. Although discussions are underway and there is the possibility that this property will be deeded over to the SPE and if this occurs the funding may be received.

A brief discussion ensued regarding the District's trend to be under budget again this year. Mr. Brizendine explained that the budget can be adjusted as often as the Board would like, but the important thing to watch is the bottom line. He noted that the funds from previous years have been rolled over to the current year and can be used to cover expenses if necessary.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Andrews mentioned the possibility of holding a workshop to review the District's contracts as she has concerns with costs seen from Aquagenix. Following a brief discussion, it was decided to hold off on this for now. Mr. Brizendine stated that even though the District will take on additional expenses with each area of new construction, it will also provide for additional funding as currently the District is not collecting the assessments on much of the unplatted property.

Ms. Bell stated that the District was approached about having the Boy Scouts deliver the monthly newsletter. Concern with safety and consistency of delivery were expressed and it was decided to stay with utilizing the postal service. It was noted that working on the community garden or picking up trash along the roadways might be other means for the Boy Scouts to earn community service hours. The Board also asked that the HOA be informed that the Board is in favor of the community garden.

**TWELFTH 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 1:50 p.m. for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman