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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 14, 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>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>
Arlene 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>
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 January 10, 2012**

<p>On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on January 10, 2012 as presented for Meadow Pointe IV Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

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

Mr. Brizendine stated that the payment to Auto Owners Insurance is for the district's general liability insurance, explaining that this carrier requires payment to be made directly to them. He stated that the payment to Premium Assignment Corporation represents the balance on the finance plan for the remainder of the district's insurance coverage that was financed at the beginning of the year when there was limited cash flow available. He stated that all of the insurance premiums are now paid in full.

A brief discussion ensued regarding the invoice from Ecological Consultants. Mr. Brizendine explained that it relates to the semi-annual mitigation inspections that are required by SWFWMD.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January totaling \$60,036.24 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pay Applications**

Mr. Sifford reviewed pay applications #523-#528 totaling approximately \$16,000.00. A brief discussion ensued regarding the work being completed by King Engineering. Mr. Sifford stated that most of it relates to the easements.

Pay Application #	PAYEE	AMOUNT
#523	King Engineering & Associates, Inc.	\$5,601.17
#524	WilsonMiller, Inc.	\$270.00
#525	US Bank	\$1,000.00
#526	King Engineering & Associates, Inc.	\$5,740.32
#527	Straley & Robin	\$2,607.00
#528	DEVCO	\$685.38

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #523-#528 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley reviewed the Resolutions relating to the re-platting of AA-North and the eventual transfer to the County of the water and waste water systems and the road and sewer systems. He explained that the County generally requires Districts to purchase maintenance bonds to cover items found during the three year warranty period.

Mr. Straley explained that in the past they have agreed to allow Districts to pass a resolution agreeing that any costs associated with the maintenance of these systems over the three year warranty period would become part of a special assessment on the lots within AA North only. It was stated that the only persons impacted by the resolutions would be the property owners in AA-North. Ms. Stewart stated that generally at the time the county does its final inspection there is usually a list of items that needs to be addressed and should be funded by the Developer. Mr. Straley confirmed that no additional assessments would be levied on existing homeowners. It was stated that Resolution 2012-02 relates to the water and waste water systems.

On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved Resolution 2012-02, accepting responsibility for the 36-month warranty period on the water and waste water systems for the re-platted parcels in AA-North for Meadow Pointe IV Community Development District.

Mr. Straley stated that the second resolution mirrors the first one with the exception that it relates to the roads and stormwater systems.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2012-03, accepting responsibility for the 36-month warranty period on the roads and stormwater systems for the re-platted parcels in AA-North for Meadow Pointe IV Community Development District.

B. District Engineer

Ms. Stewart stated that she has been following up on the SR 54 monuments and whether they will be impacted based on the SR 54 widening project. She stated that she was unable to determine if there are any easements associated with them and may be any area that needs to be cleaned up. She stated that she would speak with Staff regarding this matter after the meeting.

Ms. Stewart spoke regarding the two proposals that were received to install the ADA approved mulch in the playground, stating that they are essentially identical. She confirmed that she spoke with both contractors and they are both capable of addressing the drainage issues as well. A brief discussion ensued regarding the proposal from Cheaper Mulch that includes moving the sand to another location on site and other minor differences between the two proposals. It was stated that Florida Playstructures would most likely be willing to adjust their proposal to move the sand to an on-site location as well. Ms. Stewart explained the ADA requirement and briefly described the difference between the various types of mulch. It was noted that the rubberized mulch is much more expensive and has its own issues. Ms. Stewart stated that she is planning to set the area up so there is no need for the wheelchair ramps.

Concerns were expressed with the length of time it generally takes Florida Playstructures to complete projects and the ancillary items included in both proposals that could be deducted. The Board approved a not-to-exceed amount of \$22,500 to complete the project and authorized the Chairman to work with Staff to finalize the proposals. Mr. Andrews emphasized the need to ensure that the drainage issue is addressed prior to installing the mulch.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$22,500 to address the drainage and ADA Compliance issues in the playground and authorized Staff to work with the Chairman to approve the final proposals for Meadow Pointe IV Community Development District.

C. Construction Manager

Mr. Sifford updated the Board on the status of the slope easements, explaining that the drainage easements have been forwarded to Pasco County and the FDOT in what he believes will be the final form. Once they are signed off, the County can accept the roads.

Mr. Sifford stated that last Thursday a lengthy meeting was held with the Surety relating to reaching some type of settlement agreement. He explained that they were not able to reach an agreement, with one of the major issues being the money owed to the District because the contract was not completed on schedule. They are working with all parties to find some common ground. Staff did not recommend litigation due to the costs involved. A brief discussion ensued, with Mr. Sifford stating that he would provide another update next month.

D. Amenity Management

Ms. Evans stated that there are four resident volunteers working with Staff to plan community events; a pot luck dinner is planned for March and an egg hunt in April that is being co-sponsored by Brighthouse. She stated that a new martial arts program has begun and a new Zumba instructor was found.

A brief discussion ensued regarding a leak that was detected in the pool at the gutters and has been repaired. Mr. Crawford stated that he is looking to inspect a few other locations to ensure that all of the leaks have been addressed.

E. District Manager

Mr. Brizendine stated that the District has received 93% of the assessments placed on the tax roll which is up from 90% of what was collected last year at this time. He stated that the 2<sup>nd</sup> payment from Maxcy Development was received on January 13<sup>th</sup> and due to the timing of the payment was not reflected in the report.

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Mr. Brizendine informed the Board that another land owner that was direct billed is delinquent in its payments as they have not made either the October 1 or January 1 payments. They owe the District \$113,386.68, of which \$83,971.80 is for the debt service payments. A brief discussion ensued.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**SEVENTH ORDER OF BUSINESS**

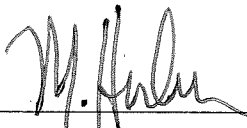
**Supervisor Requests**

There were no Supervisor comments.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:30 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman