

**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, March 8, 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>
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>(joined the meeting in progress via speakerphone)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller, Inc.</b> <i>(via speakerphone)</i>
Mark Sifford	<b>Project Manager, DEVCO</b>
Jeremy Crawford	<b>Clubhouse Manager</b>
Kelly Evans	<b>Operations Manager, Rizzetta Amenity Services, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Update on Board Supervisor Vivian  
Johnson**

Mr. Brizendine stated that District Management has spoken with the Secretary of States' office regarding Ms. Johnson and was informed that they have given Ms. Johnson until March 16<sup>th</sup> to pay her \$10.00 filing fee and submit her oath of office or the State will declare her seat to be vacated. At that point the Board can appoint a resident to fill the term.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting February 8, 2011**

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 February 8, 2011 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

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

There were no questions regarding any of the expenditures.

On a Motion by Mr. Blakely, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$29,101.58 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 \$362,989.37. There were no questions from the Board regarding any of the pay applications.

Pay Application #	PAYEE	AMOUNT
#439	Genesis CE & I Services, LLC	\$25,000.00
#440	APAC Southwest, Inc.	\$88,881.81
#441	RIPA & Associates	\$172,755.54
#442	RIPA & Associates	\$87,818.07
#443	RIPA & Associates	\$24,377.46
#444	Southwest Signal, Inc	\$15,096.46
#445	Econolite Control Products, Inc.	\$14,750.00
#446	Southwest Signal, Inc	\$13,596.34
#447	Econolite Control Products, Inc.	\$14,750.00
#448	DEVCO Construction Management	\$29,644.00
#449	King Engineering Associates, Inc.	\$11,985.33
#450	DEVCO Construction Management	\$41.53
#451	US Bank	\$250.00
#452	Straley & Robin	\$1,835.40

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #439-#452 and authorized the Chairman and the District Engineer to process the payments for Meadow Pointe IV Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Preliminary Discussion on Fiscal Year  
2011/2012 Operating Budget**

Mr. Brizendine stated that generally he presents the proposed budget at the June meeting and the final budget in August. However, there is only 56 days between these two meetings and Statutes require that there be 60 days. Therefore, the Board has the option of either moving the August meeting to the 16<sup>th</sup> or approving the proposed budget during the May meeting. He inquired as to whether there was any interest in having a workshop for the Board in April. Mr. Brizendine reviewed the TRIM notice limitations that mandate that once approved the preliminary budget can not be increased. He stated that the budget workshop is scheduled on July 12<sup>th</sup> at 6:30 p.m. A brief discussion ensued regarding whether the revised schedule would allow sufficient time to prepare the budget. Mr. Brizendine confirmed that it would.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley offered to send a letter to Ms. Johnson reiterating what the Secretary of States' office told her. Mr. Brizendine stated that he felt it would be appropriate to have a letter sent from District Counsel and the Board concurred.

B. District Engineer

Ms. Stewart informed the Board that there appears to be an issue with the ponds in Shellwood based on their water levels and her observations over the past few years. She recommended that some ground penetrating radar testing be done to determine if there is an underling issue with a possible breach of the aquifer. A brief discussion ensued regarding whether the District has received any further communications with residents regarding the water levels and the extent of the damage. Ms. Stewart confirmed that there appears to be two ponds with issues. The following Board action was taken:

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors authorized the District Engineer to obtain proposals for the GPR testing for Meadow Pointe IV Community Development District.
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C. Project Manager

Mr. Sifford informed the Board that S.R. 56 is finally open and the street lights operational. He stated that there are a few final items left on the punch list that are being addressed and they have submitted the request to the FDOT to do its final inspection. A brief discussion ensued regarding the entrance into Publix.

D. Field Operations Manager

Mr. Brizendine reviewed the Field Inspection Report, stating that the majority of the issues related to freeze damage.

E. Amenities Management

Ms. Evans reported that visitation has increased with the warmer weather and the installation of the card swipe system at Meadow Pointe III. A brief discussion ensued regarding the policies for use of the facilities by non-residents and what forms of ID are required.

*(Mr. Straley joined the meeting in progress)*

Mr. Straley stated that he spoke with the Developers' Counsel, Mr. Bricklemyer, earlier today regarding the possibility of extending the Development Agreement and the date of completion for S.R.56 from Meadow Pointe Boulevard to the eastern boundary of Meadow Pointe IV, as the developer is not ready to move forward at this time. A brief discussion ensued regarding whether it was a specific timeframe or unlimited.

On a Motion by Mr. Blakely, seconded by Ms. Bell, with all in favor, the Board of Supervisors authorized Mr. Bricklemyer to request the extension of the Development Agreement as it relates to the completion of S.R. 56 from Meadow Pointe Boulevard to the eastern boundary of the District for Meadow Pointe IV Community Development District.

F. District Manager

Mr. Brizendine stated that the District is still doing well in terms of collections and there is adequate cash available to cover its monthly obligations.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments put forward.

**NINTH ORDER OF BUSINESS**


**Supervisor Requests**

There were no Supervisor requests.

**TENTH 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 12:05 p.m. for the Meadow Pointe IV Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman