
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, April 12, 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	Board Supervisor, Chairman
John Blakley	Board Supervisor, Vice Chairman
Joseph Andrews	Board Supervisor, Assistant Secretary
Adam Bell	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

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

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 he spoke with the Division of Election's office in Tallahassee and Ms. Johnson did not submit the required fee or oath of office, within the required timeframe, and therefore failed to qualify. He asked for a motion to declare a vacancy.

<p>On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors declared a vacancy on the Board of Supervisors based on Ms. Johnson's failure to qualify for Meadow Pointe IV Community Development District.</p>
--

Mr. Straley explained that since the seat was filled during a general election, the person filling the vacancy would need to be a resident. Mr. Brizendine reviewed the various options available to the Board to fill the vacancy and a brief discussion ensued. A nomination was made to appoint Arlene Andrews, a resident of Meadow Pointe IV CDD, as Supervisor. No other nominations were put forward.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors appointed Arlene Andrews as Board Supervisor for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that he would administer the oath of office to Ms. Andrews at the next meeting as she was not in attendance today.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting March 8, 2011

On a Motion by Mr. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on March 8, 2011 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March

There were no questions regarding any of the expenditures.

On a Motion by Mr. Blakely, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March totaling \$41,018.51 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 \$327,572.40. He stated that the final pay applications will be presented next month. He stated that there were three items on the punch list from the DOT inspection that were completed before they left the site. Mr. Sifford explained that he would be submitting the pay request to Pasco County for reimbursement in May and a brief discussion ensued.

Pay Application #	PAYEE	AMOUNT
#453	Genesis CE & I Services, LLC	\$25,000.00
#454	SB Associates LP	\$14,507.04
#455	King Engineering Associates, Inc.	\$21,555.22
#456	DEVCO Construction Management	\$29,644.00
#457	ICON Consulting Group	\$3,150.00
#458	ICON Consulting Group	\$7,161.00
#459	Heidt Design LLC	\$520.00

#460	APAC Southwest, Inc.	\$47,818.48
#461	RIPA & Associates	\$122,511.18
#462	APAC Southwest, Inc.	\$157,672.20
#463	RIPA & Associates	\$2,243.67
#464	RIPA & Associates	\$9,960.38
#465	RIPA & Associates	\$75,057.43
#466	Southwest Signal, Inc	\$135.00
#467	Southwest Signal, Inc	\$15,469.26
#468	Southwest Signal, Inc	\$9,531.55

On a Motion by Mr. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved pay applications #453-#468 and authorized the Chairman and the District Engineer to process the payments for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer

Ms. Stewart informed the Board that the cost to do the GPR testing would be \$2,000 per day and she estimated that it could take up to two days to complete the testing for the three ponds in question. A brief discussion ensued regarding the timing for completing the testing and whether there were any pressing concerns or they should wait to see if the levels come up after the rainy season. Ms. Stewart stated that she has been monitoring the ponds for some time and feels that the testing is warranted. Mr. Brizendine confirmed that there were funds in the budget to cover the cost of the testing. It was decided to move forward with the testing to ascertain if there is an issue so the Board can plan for future repairs if needed.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors approve the GPR testing of three ponds within the District with a not-to exceed amount of \$4,000 for Meadow Pointe IV Community Development District.

C. Project Manager

Mr. Sifford stated that the DEVCO Construction Management contract expired in February and they have continued to provide the services. He asked that the Board extend it on a month-to-month basis until everything is finalized. He estimated that everything should be completed by the end of May. It was stated that the funding for the contract comes out of the construction account.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors extended the Construction Management Agreement on a month-to-month basis for Meadow Pointe IV Community Development District.

- D. Field Operations Manager
Mr. Brizendine stated that Mr. Hallberg has expressed his dissatisfaction with the response from Vizzarri Brothers to items noted in the monthly inspections and their lack of participation in the inspections. There have been several issues brought to their attention and they have not addressed them. He stated that they have been given 30 days to address the deficiencies noted and that should they fail to do so, it would be management's recommendation to terminate the contract and provide a 30 day notice.
- E. Amenities Management
Ms. Evans reviewed the report for the Board, stating that things are going well. Mr. Brizendine stated that Meadow Pointe II contacted the clubhouse in February regarding the fact that they were going to be resurfacing their pool and requested that the residents of Meadow Pointe II be allowed to utilize our pool during the process. He explained that the resurfacing has taken longer than anticipated and he has expressed his concerns and the desire to have the situation corrected as soon as possible. A brief discussion ensued.
- F. District Manager
Mr. Brizendine stated that the District is still doing well in terms of collections (94% of what was placed on the tax roll) and they are still trending to be under budget.

SEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments put forward.

EIGHTH ORDER OF BUSINESS

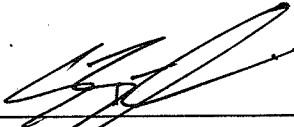
Supervisor Requests

There were no Supervisor requests.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman