

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, May 10, 2011 at 11:35 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
Arlene 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, Stantec
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

**Administration of Oath of Office to Newly
Appointed Supervisor**

Mr. Brizendine, a Notary in the State of Florida, administered the oath of Office to Ms. Andrews. Ms. Andrews swore and affirmed to the oath as read by Mr. Brizendine.

Mr. Brizendine provided a brief overview of the requirements and obligations of serving on the Board and recommended that should Ms. Andrews have any questions regarding any of the material or forms that she feel free to contact either himself or District Counsel.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting April 12, 2011

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 April 12, 2011 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April

Mr. Brizendine reviewed the expenditures that were not contractual in nature. He stated that the State is now requiring CDD's to pay sales and use tax on reservation fees, etc. collected by the District.

On a Motion by Ms. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April totaling \$36,906.71 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 \$161,561.20. He stated that there will be a few more requisitions next month associated with requests from the FDOT. He explained that there is a meeting with the County to review the change orders associated with the project that will impact the amount of traffic impact credits available to the District. Mr. Sifford stated that he is expecting that the road will be turned over to the FDOT in approximately two weeks and everything associated with SWFWMD has been submitted.

Pay Application #	PAYEE	AMOUNT
#469	Heidt Design, LLC	\$1,300.00
#470	ICON Consultant Group, INC.	\$4,528.05
#471	ICON Consultant Group, INC.	\$899.90
#472	Straley & Robin	\$2,240.00
#473	Bricklemyer Smolker & Bolves, P.A.	\$987.75
#474	WilsonMiller, INC.	\$540.00
#475	Genesis CE & I Services, LLC	\$7,187.50
#476	King Engineering Associates, INC.	\$17,846.76
#477	DEVCO Construction Management, LLC	\$29,644.00
#478	RIPA & Associates, LLC "A"	\$35,679.06
#479	RIPA & Associates, LLC "A"	\$49,546.67
#480	RIPA & Associates, LLC "B"	\$34,294.12
#481	RIPA & Associates, LLC "B"	\$56,250.50
#482	RIPA & Associates S, LLC "C"	\$11,231.67
#483	RIPA & Associates (A-2)	\$4,640.71
#484	RIPA & Associates "Contract Allowances"	\$9,603.26

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #469-#484 and authorized the Chairman and the District Engineer to process the payments for Meadow Pointe IV Community Development District.

(Ms. Stewart joined the meeting in progress.)

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2011/2012 Proposed Budget

Mr. Brizendine reviewed the budget approval process to the Board, explaining that the State requires that a proposed budget be presented to the Board on or before June 15th and that a public hearing on the budget be held no sooner than 60 days after the approved budget is submitted to Pasco County. The proposed budget is used by the County to send out its TRIM notices. He stated that the budget being presented today totals \$558,537; with an administrative total of \$142,965, a field operations total of \$381,856, and a TRIM amount of \$33,716.

Mr. Brizendine briefly reviewed the budget explaining the various line items for Supervisors new to the process. He reviewed the road reserve amount that is being recommended to collect funds in anticipation of future costs associated with maintaining the District roads. He explained that funds were not collected over the past two years due to the status of the District. Mr. Brizendine confirmed that the \$50,000 in the miscellaneous account could be moved into the reserve account should the Board desire to do so.

Mr. Brizendine reviewed the assessment table and explained that there is a separate rate for platted and unplatted lots, based on the assumption made by the Board a few years ago that the unplatted lots do not derive any benefit from the amenities. A request was made to reduce the budget so that there would be no increase this year. Mr. Brizendine explained that once approved the assessments can not be increased for the final tax bills. A brief discussion ensued regarding the assessment methodology and whether it was common practice to have separate rates for platted and unplatted land. Mr. Brizendine explained that there are several Districts that utilize this type of methodology. Discussions were held regarding areas where savings might be able to be made and the surplus that is predicted for this year. It was stated that the District will need to install a lift at the pool as part of the new ADA requirements. Mr. Brizendine stated that the TRIM amount could be zeroed out or used for any number of things such as to fund a portion of the road reserve, to cover the cost of the ADA compliance, or to fund expenditures requested by residents. However once the proposed budget is approved, and the associated assessments submitted to the county for the TRIM notice, the assessments can not be increased for the final budget.

Mr. Crawford responded to a question regarding any requests that residents have made to him for items that they would like see. He stated that he has had requests to address playground concerns and to have a dog park installed. After further discussions, it was decided to take \$5,000 out of line 152 to bring the assessments down for the proposed budget and to wait until July to make further changes to the budget. Mr. Brizendine stated that he would get with Ms. Evans regarding the proposed increase under line 111.

Mr. Brizendine stated that he had a conflict for the July evening meeting and the Board indicated that it could meet on the 7th. A brief discussion ensued regarding the availability of the Board for the August meeting. It was decided to hold the public hearing on August 9, 2011.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved resolution 2011-02, adopting the proposed O & M budget for Fiscal Year 2011/2012 totaling \$553,537 setting the public hearing on the final budget on August 9, 2011 at 6:30 p.m. at the Meadow Pointe IV clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543 and authorized Staff to submit the proposed budget to the County for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
Ms. Stewart stated that she did not pursue the testing of the pond at Shellwood at this time, as the water levels are currently up. She will continue to monitor them.

Ms. Stewart stated that she has identified three areas that the District will need to address to comply with the new ADA standards; those being pool access, fitness center access, and playground access. She indicated that she anticipates the cost to address the playground issues will be more than the other two areas. Ms. Stewart confirmed that CDD's do have to meet the requirements, but she is still researching whether the modifications have to be in place by the March 15, 2012 deadline or whether having a firm plan and completion date established prior to that date will be acceptable. She will have cost estimates available prior to the July meeting.

C. Project Manager
No Report

D. Field Operations Manager
Mr. Brizendine stated that Mr. Hallberg met with the owner of Vizzari Brothers to discuss the condition of the community and was assured that things would improve. Mr. Hallberg would like to monitor the situation for another 30 days, before making any recommendations about going out to bid for this service.
Mr. Brizendine stated that he included an additional 10% for landscape costs in the budget in case the District decides to go out to bid or the current landscaper requests an increase. He explained that the contract is below the mandatory bid threshold and therefore the Board could invite whatever firms they would like to see bid on the contract, rather than utilizing an open bid process. He confirmed that the contract could be terminated at any time with a written 30-day notice.

E. Amenities Management

Ms. Evans stated that the clubhouse has seen a substantial increase in use since last month in all areas and Mr. Crawford has adjusted his schedule to be on site during the peak weekend hours. She informed the Board that there were issues with the pool deck at Meadow Pointe II after the resurfacing was completed and the Board requested that their residents be allowed to use our facilities for awhile longer.

Mr. Crawford spoke regarding the potential for the Soccer Academy to operate out of Meadow Pointe IV. He stated that the academy not only teaches soccer skills but focuses on building character and morals and he is excited about bringing this type of activity to the community. They would also host a community fair every forty-five days that would help bring the community together. Mr. Crawford stated that he has spoken to Mr. Sifford about the possibility of utilizing the park at the rear of Shellwood for this event. A brief discussion ensued regarding fees that would be charged and any costs that would be incurred by the District. Mr. Crawford stated that the District would collect a 10% commission on the fees, which are \$50 per participant each month. The academy supplies its own equipment and would carry its own liability insurance. Mr. Brizendine briefly reviewed the terms of the agreement. Potential issues with parking were discussed.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors authorized Staff to enter into an agreement with the Soccer Academy to run a soccer program for Meadow Pointe IV Community Development District.

F. District Manager

Mr. Brizendine provided a brief overview of the Financial Status Report and its purpose. He stated that he fully anticipates that the District will collect all of its assessments and will be under budget by approximately \$38,000 unless some major unexpected expenses occur.

Mr. Brizendine informed the Board that the District has 491 registered voters. He explained that he is required to announce the number of registered voters as of April 15th of each year, in order to verify whether or not the District is eligible to be included in the general election process. The minimum is 250 and should the District fall below this amount would revert back to a Landowner's Election, where anyone who owns land in the District can sit on the Board, whereas, the general election mandates that candidates must reside within the District.

Mr. Brizendine asked for a motion authorizing him to submit the required notification of the change in date for the July meeting.

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors authorizes Staff to submit the required notification of the meeting / workshop change from July 12, 2011 to July 7, 2012 for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

NINTH ORDER OF BUSINESS

Supervisor Requests

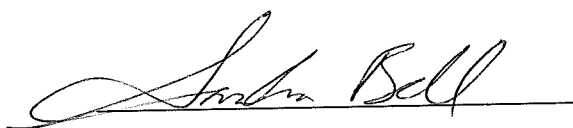
There were no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:50 p.m. for the Meadow Pointe IV Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman