

**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 continued meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Tuesday, May 24, 2012 at 1:00 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>
John Blakley	<b>Board Supervisor, Vice Chairman</b>
Arlene Andrews	<b>Board Supervisor, Assistant Secretary</b>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b> <i>(joined in progress via speakerphone)</i>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b> <i>(joined in progress 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>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Scott Campbell	<b>Representative, Lerner Real Estate Advisors</b>
Dave Lapides	<b>Bond Counsel, Squire, Sanders &amp; Dempsey L.L.P.</b> <i>(via speakerphone)</i>
Ken Neighbors	<b>Trustee Counsel, Greenberg Traurig</b> <i>(via speakerphone)</i>

**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 Matters Relating to  
Restructuring Bonds**

Mr. Brizendine stated that the Board has before them a number of documents relating to the bond restructuring and Resolution 2012-06 commonly referred to as the Bond Delegation Resolution.

Mr. Vericker stated that the resolution essentially authorizes the execution of the various documents associated with the bond issuance and explained that the True-up Agreement prepared by his office provides for a means to collect any assessments that might become due the District based on a change in the overall plan regarding the number of units. Whereas the number of units planned differs from what is actually built and provides a means to collect the balance from the Developer.

Mr. Neighbors reviewed the various documents prepared by his office, explaining their purpose and how they all relate to the restructuring process. A brief discussion ensued regarding the fact that there were still some issues that need to be resolved before the documents were ready to be executed. Mr. Lapides expressed his desire to preserve the tax exempt status of the bonds. Ms. Elmore questioned approving the documents before they were ready and Mr. Straley indicated that he was confident that the remaining issues could be resolved and approving the documents in substantial form might eliminate the need to hold the requested continued meeting. He stated that it then becomes more of a contingency plan in case any other documents are needed prior to the bond closing.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2012-06, Bond Delegation Award and authorizing the Chairman to execute the related documents once finalized for Meadow Pointe IV Community Development District.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker led discussions regarding parcels E & F and recommended that the District initiate foreclosure proceedings, since the landowner has not paid the assessments on the property. He explained that it is still possible that the landowner will provide a deed in lieu of foreclosure once the paperwork has been started, but there has been no movement in that direction to date.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors authorized District Counsel to initiate foreclosure proceedings on parcels E and F for Meadow Pointe IV Community Development District.

B. District Manager  
No report

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests put forward.

**FIFTH ORDER OF BUSINESS**

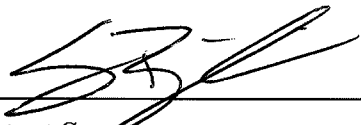
**Audience Comments**

There were no members of the general audience in attendance.

**SIXTH ORDER OF BUSINESS**

**Continuation**

On a Motion by Ms. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors continued the meeting at 1:20 p.m. until June 4, 2012 at 1:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543 for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman