
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, June 12, 2012 at 11:33 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
Adam Bell	Board Supervisor, Assistant Secretary
Joseph Andrews	Board Supervisor, Assistant Secretary <i>(joined in progress via speakerphone)</i>
Arlene Andrews	Board Supervisor, Assistant Secretary

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 <i>(via speakerphone)</i>
Mark Sifford	Construction Manager, DEVCO
Kelly Evans	Rizzetta Amenity Services
Jeremy Crawford	Clubhouse Manager
Audience	

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' Meetings on May 8, 2012 and
May 24, 2012**

<p>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' meetings on May 8, 2012 and May 24, 2012 as presented for Meadow Pointe IV Community Development District.</p>

THIRD ORDER OF BUSINESS

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

Mr. Andrews inquired if there was any additional irrigation work completed by Complete Landcare. Mr. Brizendine responded that they have completed all of the repairs for the original \$5,000 and have submitted a proposal for additional work as well as enhancements that they are recommending.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May totaling \$50,243.45 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Sifford presented requisitions #539-#542, stating that they total \$4,962.97 with \$3,334.40 being the District's portion of these expenses. He stated that finalization of the project is scheduled to occur on June 5th.

Pay Application #	PAYEE	AMOUNT
#539	King Engineering	\$1,376.02
#540	Straley & Robin	\$66.00
#541	Wilson Miller	\$2,295.00
#542	DEVCO	\$1,225.95

On a Motion by Mr. Bell, seconded by Ms. Elmore, with all in favor, the Board of Supervisors approved pay applications #539-#542 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal to Repair
Drainage Structure**

Ms. Stewart reviewed the proposal from Site Masters totaling \$175 to repair the drainage structure and noted that the project should be complete within 10 days.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the proposal from Site Masters for the Drainage Structure Repairs totaling \$175.00 for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2012/2013
Proposed Budget**

Mr. Brizendine presented the proposed budget explaining that Florida Statutes require that he present a proposed budget to the Board by June 15th of each year. This starts the budget process which culminates with the public hearing on the final budget, which must be held at least 60 days after approval of the proposed budget.

Mr. Brizendine reviewed the budget totaling \$553,537, with an administrative subtotal of \$148,451, a field operations total of \$277,458, a road reserve amount of \$19,284 and a TRIM contingency of \$8,344. Discussions were held regarding the road reserve and proposals to replace gate motors. Ms. Stewart recommended keeping the road reserve at the stated amount for another year and that her office would inspect the roads in the summer. The Board requested Mr. Crawford to discuss the two proposals submitted for gate motors with the proposer and determine the total number of motors that should be replaced next year.

Mr. Brizendine reviewed the debt service and assessment tables explaining that assessment levels are decreasing for residents due to the fact that there are more lots sharing the full the full field operations assessment next year.

Mr. Brizendine reviewed Resolution 2012-08, stating that it approves the fiscal year 2012/2013 proposed budget setting the maximum amount to be included on the County TRIM notices and sets the public hearing on the final budget. He recommended that the Board set the public hearing during its August 14th meeting.

On a Motion by Ms. Andrews, seconded by Mr. Bell, with all in favor, the Board of Supervisors approved Resolution 2012-08, approving the fiscal year 2012/2013 budget totaling \$553,537 and setting the public hearing on August 14, 2012 at 11:30 a.m. at the Meadow Pointe IV Clubhouse located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 22543 for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Straley stated that the bond restructuring closed.

- B. District Engineer
No report.

- C. Construction Manager
Mr. Sifford stated that in his last correspondence from the County he was informed that final approval on the road is on the agenda for the June 19th meeting on the BOCC. He also stated that the surety has provided their comments regarding the items in dispute and they're being reviewed by district staff and the Wiregrass group.

D. Amenity Management

Mr. Crawford stated that the pool lift is operational again, but he is still waiting to receive the cover. The Kubota is in the shop for service and he is waiting on proposals to pressure wash the awnings.

E. District Manager

Mr. Brizendine reviewed the monthly financial report stating that through April 30, 2012 nearly 100% of the tax roll revenue has been received. The Pasco County Tax Collector held their annual tax certificate auction on May 15th and the District should be receiving the proceeds from the auction very soon.

Mr. Brizendine presented the fiscal year 2010/2011 financial report prepared by McDirmit Davis, stating that it is unqualified audit meaning that is an accurate representation of the District finances and there were no findings in relation to control issues. However, as the Board is aware there were findings relating to non-payment of debt service payments on the Series 2004, 2005, and 2007 bonds and the SPE. He asked that the Board take time to review the report and get back to him with any questions and to authorize Staff to submit it to the appropriate governmental entities.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors accepted the fiscal year 2010/2011 financial audit and authorized staff to submit it to the appropriate governmental entities for Meadow Pointe IV Community Development District.

Mr. Brizendine reviewed the proposal from Waste Services of Florida and Waste Management, stating that both are for five year terms, with Waste Services starting at \$8.00 per household and increasing \$.16 each year and Waste Management starting at \$8.60 and increasing 3% each year.

On a Motion by Mr. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the proposal from Waste Services of Florida as discussed for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests

NINTH ORDER OF BUSINESS


Audience Comments

There were no comments from members of the audience.


TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:20 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman