
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 14, 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 <i>(joined the meeting in progress)</i>
Joseph Andrews	Board Supervisor, Assistant Secretary
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>
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

Consideration of Minutes of the Board of Supervisors' Meeting May 10, 2011

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on May 10, 2011 as presented for Meadow Pointe IV Community Development District.
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THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April

Mr. Brizendine stated that most of these expenditures were contractual in nature and that he would follow-up on the Supervisor payments.

On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May totaling \$29,728.57 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Sifford presented pay applications #485 - #488 relating to the S.R. 56 project with the District's portion totaling \$18,737.83. He stated he anticipates that there will be a few more next month.

(Mr. Blakely joined the meeting in progress.)

Mr. Sifford stated that the remaining items on the punch list relate to fence repairs, erosion control and additional gates. He confirmed that the DEVCO construction management fees will end in June.

Pay Application #	PAYEE	AMOUNT
#485	DEVCO Construction Management, LLC	\$29,644.00
#486	King Engineering Associates, Inc.	\$17,411.72
#487	DEVCO Construction Management, LLC	\$76.66
#488	Heidt Design, LLC	\$780.00

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #485-#488 and authorized the Chairman and the District Engineer to process the payments for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Further Discussion on Fiscal Year
2011/2012 Proposed Budget**

Mr. Brizendine stated that the budget has been submitted to the County as required and reminded the Board of the workshop on July 7th at 6:30 p.m. and the public hearing on August 9th. He asked if there were any items that the Board feels needs to be discussed at this time. Mr. Crawford stated that he has had some requests to paint the entry walls to the villages, but he does not feel that it needs to be done at this time. He stated that he would look to see if there is any paint available that could be used to touch up the walls.

Mr. Brizendine reviewed the procedures that would be followed at the workshop and responded to other Board questions relating to the budget. He stated that he would email the latest version out to the Board.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer

Mr. Brizendine stated that he spoke with Ms. Stewart and she indicated that she had nothing new to report to the Board, but is still continuing to investigate the ADA compliance matter and will report to the Board when she has more information.

C. Project Manager

Mr. Sifford requested that a builder directory sign be allowed to be placed on a triangular piece of land at Smith Road and Meadow Pointe Boulevard that is owned by the District. Mr. Blakely stated that the SPE may want access to this sign at some point. A brief discussion ensued. A question was raised as to whether it would be necessary to have a formal agreement in place. Mr. Straley stated that a letter of agreement would be sufficient.

On a Motion by Mr. Blakely, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the placement of a sign on District property as discussed and authorized the Chairman to execute the letter on behalf of the District for Meadow Pointe IV Community Development District.

D. Field Operations Manager

Mr. Brizendine stated that Mr. Hallberg has requested that Vizzari Brothers apply additional pest and herbicide treatments throughout the community. He stated that the service has approved since the meeting with the owner of the company and Staff would continue to monitor.

E. Amenities Management

Ms. Evans informed the Board of an issue with an irrigation well that is down, stating that the issue to be addressed by Vizzari.

Ms. Evans provided a brief review of the monthly report and thanked Mr. Crawford for taking the time to follow-up with individuals renting the facility to ensure that they were happy with the experience. Mr. Crawford looked for guidance from the Board regarding clubhouse rentals and the possibility of allowing pool parties. He explained that the current policy does not allow them.

A brief discussion ensued regarding various solutions, space limitations, fees, and concerns with allowing pool parties. It was decided to bring this item back next month and research what would work best for the Staff and an appropriate fee structure.

Mr. Crawford stated that the pool awnings have been cleaned and that more pavers have started to sink in certain areas. He recommended that some research be done to determine if there is a pool leak or something more serious going on before a pool lift is installed. A brief discussion ensued. Mr. Brizendine stated that he did not feel that the District Engineer needs to get involved at this time. It was noted that the pool deck was never sealed.

F. District Manager

Mr. Brizendine stated that 100% of the receivables from the tax collector have now been collected and he is still projecting the district to be under budget.

Mr. Brizendine reminded the Board that the next meeting will be held on July 7th at 6:30 p.m.

SEVENTH ORDER OF BUSINESS

Audience Comments

A brief discussion ensued regarding the procedure for having alligators removed. Mr. Brizendine stated that there is an alligator nuisance hotline that can be called and explained that the alligators must be at least four feet in length and be considered a nuisance.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman