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**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, July 7, 2011 at 6:30 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>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>
Arlene Andrews	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b>
Mark Sifford	<b>Project Manager, DEVCO</b>
Jeremy Crawford	<b>Clubhouse Manager</b>

**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. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on June 14, 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 June**

There were no questions regarding any of the expenditures.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June totaling \$55,764.41 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pay Applications**

Mr. Sifford presented pay applications #489-#495 relating to the S.R. 56 project with the District's portion totaling \$27,277.70. He stated these wrap up the State Road 56 project as far as he concerns. However, there may be a few miscellaneous items relating to the eastern section that could come up. He confirmed that any invoices that might be sent to him would be forwarded to the District Manager.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#489	DEVCO Construction Management, LLC	\$29,644.00
#490	King Engineering Associates, Inc.	\$18,166.65
#491	WilsonMiller, Inc.	\$270.00
#492	Ripa & Associates, LLC "B"	\$16,602.18
#493	Ripa & Associates, LLC "C"	\$1,437.50
#494	WilsonMiller, Inc.	\$135.00
#495	Straley & Robin	\$1,677.00

On a Motion by Mr. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #489-#495 and authorized the Chairman and the District Engineer to process the payments for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion on Amending Amenity Rules to Allow Pool Parties**

Mr. Crawford stated that in checking with other Districts, he learned that there isn't that much call for cabana rentals and those Districts that do offer them have more facilities. He expressed concern with possible issues with changing the policy in the middle of the summer and whether the District would have to reserve the clubhouse in the event it rains. He stated that he does not recommend the District consider allowing cabana rentals at this time. Following a brief discussion, it was decided to leave the policy as is for now, but look at it again next spring.

**SIXTH ORDER OF BUSINESS**

**Public Discussion on Fiscal Year 2011/2012**

Mr. Brizendine stated that even though there were no audience members present to discuss the budget, the Board could still do so. He confirmed that the proposed budget does reflect a slight decrease from the current year.

A brief discussion ensued regarding the ADA compliance requirements and whether there was any money budgeted for this. Mr. Brizendine stated that he does not have any firm costs yet and is anticipating using the funds from the contingency line item to cover these costs. It appears that the District will be able to utilize a portable lift at the pool, and may be able to move the equipment in the fitness center to make them accessible. The major concern is providing access to 50% of the second level playground equipment. He explained that he is still waiting on feedback from the District Engineer on this matter.

Discussions were held regarding funding in the budget for contingencies such as pond repairs and the road reserve account that was removed from the budget a couple of years ago due to the economic times, as well as, utility service line items that have been re-classed. It was stated that the District may want to reinstate this account, as the interior roads will need to be maintained at some point. Mr. Straley stated that the Board would also have the option to either restructure the current bonds or issue new ones to fund the road resurfacing when it becomes necessary.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Wesley Chapel Lakes  
Development Agreement**

Mr. Straley stated that this is a revised agreement between the District, the County and Wesley Chapel Lakes for completion of State Road 56 from the eastern boundary of Meadow Pointe IV Boulevard to the end of the District. The agreement extends the deadline to have funding in place until 2014 and the road completion date to mid 2015. He explained that the funding will be coming from impact fee credits that were earned as part of the initial State Road 56 project. A brief discussion ensued regarding any potential ramifications should construction not occur according to the terms of this agreement.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Development Agreement with Wesley Chapel Lakes for completion of the eastern section of S.R. 56 for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Straley provided a brief update on the status of discussion with the Surety regarding the recovery of liquidated damages by the District and Wiregrass, stating that he anticipates that it is going to be a slow process. However, everyone is optimistic that it will make the District whole once finalized. A brief discussion ensued. Mr. Straley confirmed that the District will have the opportunity to approve any settlement.
  
- B. District Engineer  
Not present.

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C. Project Manager  
No report.

D. Amenities Management  
Mr. Crawford stated that the pressure washing project is completed and responded to Board questions regarding the monthly report.

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

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**EIGHTH ORDER OF BUSINESS**

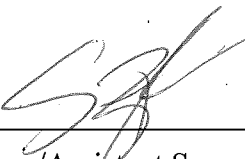
**Supervisor Requests**

There were no Supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 7:20 p.m. for the Meadow Pointe IV Community Development District.
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman