
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 **Thursday, July 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 <i>(via speakerphone)</i>
Adam Bell	Board Supervisor, Assistant Secretary
Joseph Andrews	Board Supervisor, Assistant Secretary
Arlene Andrews	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Sifford	Construction Manager, DEVCO
Jeremy Crawford	Clubhouse Manager

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 June 4, 2012 and
June 12, 2012**

<p>On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meetings on June 4, 2012 as presented for Meadow Pointe IV Community Development District.</p>

It was noted that a correction needed to be made in the motion box under the fifth order of business. Mr. Brizendine stated that he would research who made the motion and have the minutes corrected accordingly.

On a Motion by Mr. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meetings on June 12, 2012 as amended for Meadow Pointe IV Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June

There were no questions relating to any of the expenditures.

On a Motion by Ms. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June totaling \$38,075.18 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Sifford presented requisitions #543-#546, stating that they total \$4,461.64 with \$2,712.84 being the District's portion of these expenses.

Pay Application #	PAYEE	AMOUNT
#543	Straley & Robin	\$561.00
#544	Wilson Miller, Inc.	\$1,080.00
#545	DEVCO	\$701.26
#546	King Engineering	\$2,119.38

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved pay applications #543-#546 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Public Discussion on Fiscal Year 2012/2013 Budget

Mr. Brizendine stated that this is the portion of the agenda that was set aside for the Board to address any comments or requests from residents relating to the budget. However, there are none in attendance. He noted that there have been no changes made to the budget since approved last month and it has been submitted to the County for inclusion in the County TRIM notices that will go out in August. Mr. Brizendine asked if the Board had any questions relating to the budget. There were none.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Additional Irrigation Repairs

Mr. Brizendine reviewed a proposal from Complete for additional irrigation repairs to bring the system up and running properly. The repairs consist of replacing a number of the drip lines and several rotors.

Mr. Brizendine explained that the District has spent \$6,475 on irrigation through May and the total budget for the year was \$8,894. Mr. Brizendine recommended that the balance of the expense be taken out of the mulch budget or other minor line items that have not been used this year. A brief discussion ensued regarding the timing to install mulch given it really should be installed after any plantings are installed or the rainy season ends. Mr. Blakley sought and received confirmation that enough money was included in the 2012/2013 budget to cover the mulching if they hold off until next year.

Mr. Brizendine stated that the current landscaping contract calls for the contractor to replace any above ground irrigation issues at their cost, but that was not the case with the prior contractor. A recommendation was made that a monthly check on the system be completed to ensure that Complete is keeping up with this requirement.

On a Motion by Mr. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the proposal from Complete totaling \$10,752.40 for additional irrigation repairs and authorized Staff to utilize funds allocated for mulch to pay for the project for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Mr. Brizendine reported that the Skimmer repairs have been completed.
- C. Amenity Management
Mr. Crawford responded to a question regarding pressure washing, stating that the project will be scheduled shortly and he anticipates that it will be done before the next meeting.
- D. Construction Manager
Mr. Sifford reviewed the extensive documents that have been compiled and will be copied onto a CD for presentation to the Surety and a conference call that was held to verify that everything was included. He stated that Mr. Straley will be in contact with the Board should it become necessary to initiate mediation if they dispute the claims. A brief discussion ensued regarding whether this is a normal process. Mr. Sifford confirmed that mediation would be binding.

Mr. Sifford stated that State Road 56 matter did not make it to the June BOCC agenda.
- E. District Manager
Mr. Brizendine stated that the District has now collected just over 100% of the assessments placed on the tax roll based on the sale of tax certificates and have collected the assessments due from restructuring the bonds.

The District is still trending to be under budget for the year.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brizendine confirmed that he has had numerous conversations with the builders in AA North (now called Windsor) regarding assessments and the amenities that homebuyers would have available to them. They have not started actual construction yet, but he anticipates that it will begin shortly. He stated that there has been no movement on the other parcels.

NINTH ORDER OF BUSINESS


Audience Comments

There were no members of the general audience in attendance.

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