
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, August 9, 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 (joined the meeting in progress)
Adam Bell	Board Supervisor, Assistant Secretary (via speakerphone)
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 (via speakerphone)
Tonja Stewart	District Engineer, WilsonMiller, Stantec
Kelly Evans	RASI
Jeremy Crawford	Clubhouse Manager
Bob Bishop	Representative, Maxcy Development

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 July 7, 2011**

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' meeting on July 7, 2011 as presented for Meadow Pointe IV Community Development District.

(Mr. Blakley joined the meeting in progress)

THIRD ORDER OF BUSINESS

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

Mr. Brizendine reviewed some of the expenses that were paid and the reason that the expenditures are required, such as the invoice from Deloitte Tax and the Trustee. Ms. Stewart stated that in reviewing her account, there appears to have been some invoices paid through the O & M that should have been paid from the construction account. Mr. Brizendine stated that he would look into this for the Board.

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 July totaling \$41,075.30 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

There were no pay applications to approve at this time.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2011/2012
Final Budget**

On a Motion by Ms. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2011/2012 budget for Meadow Pointe IV Community Development District.

Mr. Brizendine stated for the record that the meeting was duly advertised in the local newspaper and there were no members of the general audience in attendance. He stated that the budget was the same as when it was approved in its preliminary form with a total of \$553,537; with an administrative total of \$142,965 and a field operations total of \$410,572. He stated that based on conversations last month regarding road reserves, he moved that \$28,716 from the Trim Contingency line to the Road Reserve account, but the Board could decide to remove it entirely or move it to a different account. Mr. Brizendine stated that he has asked the District Engineer to review the road maintenance program and make any recommendations regarding funding them for the 2012/2013 budget.

A question was raised regarding whether there were any funds in the budget to cover the cost of complying with the new ADA standards. It was stated that there was no money in the budget to cover these costs. However, the District does anticipate having some money left over from this year's budget that could be used for this purpose. A brief discussion ensued, with a recommendation being made that the money moved to the road reserve account be moved to the miscellaneous contingency line item. It was also recommended that pricing be obtained for the pool lift for purchase in this fiscal year rather than waiting, since there are funds available this year.

Mr. Brizendine briefly reviewed the debt service budget, assessment levels and the assessment worksheet for the Board. He asked if there were any questions regarding any of these items. There were none.

On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2011/2012 budget for Meadow Pointe IV Community Development District.

Mr. Brizendine reviewed the key components of Resolution 2011-04, stating that it approves the general fund budget of \$553,537 and the debt service budget of \$391,055.19 for a total budget of \$944,592.19.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2011-04, adopting the fiscal year 2011/2012 final budget totaling \$944,592.19 for Meadow Pointe IV Community Development District.

Mr. Straley stated that the Resolution imposing the assessments to collect the funds for the budget needs to be revised to address both the platted and unplatted lots within the District. He stated that the resolution authorizes Staff to place the assessments on the tax roll, which he needs to do for the platted lots, but it also needs to address the direct billing of the assessments on the unplatted lots in keeping with the agreement with Maxcy Development. He explained that this represents the same method by which the assessments were collected for the current year. He recommended that the Board approve the resolution as discussed and authorize the Chairman to execute once it is in its final form.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2011-05 imposing assessments (as discussed), and authorized the Chairman to execute it once in its final form for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2011-06,
Setting the Meeting Schedule for Fiscal
Year 2011/2012**

Mr. Brizendine reviewed the meeting dates for the next fiscal year based on keeping the same schedule of the second Tuesday of each month at 11:30 a.m. He recommended that the Board move its July meeting to the 12th at 6:30 p.m. should the Board desire to hold a budget workshop for the residents again next year. Following a brief discussion the Board agreed to meet as discussed.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2011-06, setting the meeting schedule for fiscal year 2011/2012 as the second Tuesday of the month at 11:30 a.m. (except for the month of July when it will meet on the 12th at 6:30 p.m.) at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Design/ Plan
Amendments for SR 56**

Mr. Brizendine stated that he had some correspondence regarding a design / plan amendment for the roadway in parcel AA North and S. R. 56. Mr. Bishop confirmed that the amendment has been approved by Pasco County and Heidt Design is requesting that the Board approve the plan. It was stated that the request for Board approval probably relates to providing full disclosure. Mr. Blakley distributed copies of the plan to the Board and reviewed the old and new plans, stating that it is no longer necessary to have this community connect to S.R. 56 due to the change in product type to single family homes and there will now be a cul-de-sac at the end of the road. A brief discussion ensued regarding the location of parcel AA, the impetus for making the changes, the advantages of limiting traffic into the area, as well as, the impact this might have on the residents' use of the clubhouse.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors adopted the proposed road configurations as presented to the Board for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that there is an issue with issuing the certificate of completion for the S.R 56 project. Ms Stewart explained that she has been asked to provide a certificate of completion for the Series 2005 bonds. However, there are two separate segments of the S.R. 56 project and the Western segment has numerous parties involved with the project and several agreements that exclude the Eastern section, while the bond issuance includes both segments. A discussion ensued regarding whether it is possible to separate the Eastern section out of the 2005 bonds. Questions were raised regarding the possibility of moving funds between the 2005 and 2007 bond accounts, the need for a new Developer Funding and Completion Agreement, the distribution of the impact fees and the timing for completion of the project. It was decided to table this matter until such time as the answers to the various questions have been determined.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors tabled discussion on the issues relating to completion of the Eastern section of S.R. 56 for Meadow Pointe IV Community Development District.

B. District Engineer
No report.

C. Amenities Management

Mr. Crawford informed the Board that the Soccer Academy is putting on a Community Fair next weekend in Shellwood and mentioned a few maintenance items that are in progress.

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- D. District Manager
Mr. Brizendine stated that revenue collections are coming in as expected and the District continues to be under budget.

NINTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

TENTH ORDER OF BUSINESS

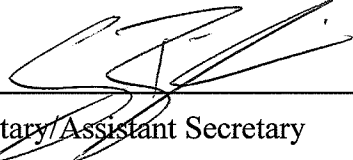
Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 12:40 p.m. for the Meadow Pointe IV Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman