

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, September 11, 2012 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
Arlene Andrews	Board Supervisor, Assistant Secretary
Adam Bell	Board Supervisor, Assistant Secretary
Joseph Andrews	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(joined the meeting in progress via speakerphone)</i>
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. He asked for authorization from the Board to allow Mr. Sifford to present his information at this time as he has another meeting to attend. The Board concurred.

SECOND ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Sifford presented requisition #550 totaling \$292.00. He noted that there was no update on the surety as they are still wading through the mounds of paperwork.

Pay Application #	PAYEE	AMOUNT
#550	Straley & Robin	\$292.00

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved pay application #550 and authorized the Chairman to execute it for Meadow Pointe IV Community Development District.

(Mr. Straley joined the meeting via speakerphone)

Mr. Straley stated that he has been in conversation with the attorney for the Porters regarding options to resolve the issues with the Surety and understands that Mr. Sifford has had a similar conversation with JD Porter. He indicated that it would be appropriate to schedule a meeting with the Porters and their attorney, Mr. Sifford, a representative from Maxcy Development, a resident member of the Board, and himself to ensure that all parties with an interest in the Surety dispute are on the same page. Mr. Straley stated that given the financial situation of the District, it makes some sense to try and settle the matter out of court and free up monies sitting in the escrow account. However, he would be reluctant to explore this option, without first ascertaining the other parties' willingness to do so or determine what settlement terms might be acceptable to all. Following a brief discussion, Staff was asked to schedule a meeting as soon as possible.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on August 14, 2012

On a Motion by Mr. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on August 14, 2012 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August

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 August totaling \$41,921.86 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2012/2013 Final Budget

Mr. Brizendine stated that the public hearing on the budget was continued to today's date and he is looking for a motion to re-open the public hearing.

On a Motion by Ms. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors re-opened the public hearing on the fiscal year 2012/2013 final budget for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that notices were mailed to affected property owners informing them of the continued public hearing and the proposed assessment increase. He noted that there were no members of the general audience in attendance.

Mr. Brizendine stated that he made the adjustments to the budget as directed by the Board during last months meeting to bring the total to \$537,103. He stated that discussions with Cardinal relating to the additional landscaping in the new Windmere subdivision, being developed by Standard Pacific, was reduced by \$12,000. However, he is recommending that the Board merely move the remainder to miscellaneous contingencies as the budget is very tight.

Mr. Brizendine responded to Board questions regarding assessment levels, stating that the proposed increase correlates to an increase in assessments of approximately \$87 should the budget be approved as presented or roughly \$50 if the \$12,000 is eliminated. He stated that due to the fact that the budget was submitted to the County for inclusion in their TRIM notices, prior to the increase that was approved last month, it is necessary to bill the affected property owners directly for the increase. He explained that, historically District's that have a direct bill component for payment of assessments do not collect all of the monies that are billed. He estimated that the District might collect 50% or roughly \$12,000 of the \$25,000 that will be direct billed. Mr. Brizendine stated that the District has the option to foreclose on property where the assessment is not paid or it could include the unpaid balance on the tax roll next year. Mr. Straley confirmed that those would be the collection options available to the District. Mr. Brizendine noted that the District does typically collect additional funds each year as a result of late fees and interest following the sale of tax certificates that should make up for some of the shortfall. Mr. Andrews recommended that the \$12,000 be kept in the budget to offset the potential shortfall in collections.

On a Motion by Ms. Bell, seconded by Mr. Andrews, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2012/2013 final budget for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2012-10,
Adopting Fiscal Year 2012/2013 Budget**

Mr. Brizendine stated that Resolution 2012-10 formally approves the budget as discussed during the public hearing, as well as the debt service budget of \$390,292.42 that does not change from year to year. He asked if there were any questions relating to the resolution. There were none.

On a Motion by Mr. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Resolution 2012-10, adopting the fiscal year 2012/2013 budget totaling \$927,395.42 plus collections costs for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2012-11,
Imposing Assessments & Certifying the
Assessment Roll**

Mr. Brizendine stated that Resolution 2012-11 levies the assessments, authorizes the assessment roll to be sent to the County and sets the timing of collecting the off-roll billing. He asked that Mr. Straley modify the language in the resolution relating to the payment schedule for those assessments being direct billed for unplatted lots making the first payment due October 1, 2012 and quarterly thereafter as was the case this year. Mr. Brizendine stated that the assessments on the platted lots would be collected as discussed during the public hearing.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved Resolution 2012-11 in substantial form, authorized District Counsel to make the requested revisions, and authorized the Chairman to execute it once finalized for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that he had nothing further to report at this time.

B. District Engineer

Mr. Brizendine stated that Ms. Stewart was planning to update the Board on the status of the pool lift. Mr. Crawford stated that they are continuing to monitor the lift daily and they have had to replace the circuit board again. He noted that the issue appears to occur when moisture collects between the battery and the circuitry.

C. Amenity Management

Mr. Crawford asked if there were questions relating to the report. A brief discussion ensued regarding the timing of the repairs to the irrigation at the Shellwood entrance. Mr. Crawford explained that the issue relates to damaged irrigation lines that run under the pillars. Mr. Brizendine stated that proposals have been obtained for two options to resolve the issue; the first to rebuild the pillar and include rock over the irrigation lines to take the pressure off at a cost of \$1,700 and the second one to remove both pillars at a cost of \$850 and fill in the area. Mr. Crawford stated that the contractor can not guarantee that he would be able to match the brick exactly and one pillar would be slightly higher than the others. The possibility of rerouting the irrigation was also put forward, but it was noted that this would require moving the lines and impact the overall irrigation plan. Concerns were expressed with changing the esthetic look of the entrance. Mr. Brizendine noted that funding for the project is an issue right now as the District has just enough funds to cover its normal expenses for the month of September. He stated that conversation has been held with the SPE regarding the possibility of paying the first installment. Following a brief discussion, it was decided to research additional options and bring them back to the Board next month.

A brief discussion ensued regarding the timing for reaching an agreement with the Surety and when the District can expect to see some of those funds that can be utilized to cover projects that have been put off and take some of the financial pressure off the District.

D. District Manager

Mr. Brizendine briefly reviewed the financial status report through July pointing out that the District has collected approximately \$9,000 more than what was placed on the tax roll. He stated that the District was slightly over budget in July and he is now projecting that they will be at budget for the year barring any unforeseen expenses.

Mr. Brizendine spoke briefly on the revised pricing for the additional area that will be maintained along Oldwoods and asked for a motion to approve the amended contract.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved amending the Cardinal Landscaping contract to include the area along Oldwoods at a cost of \$1,000 a month for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that his office was contacted by a resident in Shellwood Place requested that the District take some traffic calming steps as she is concerned with speeding issues. He reviewed the steps required and the costs involved in requesting authorization from the County to install speed pumps and recommended that the Board consider hiring an off-duty officer to take radar readings in the area before considering undertaking the expense of the warrant study. Mr. Brizendine confirmed that the resident was informed of the process, noting that she still asked that the matter be brought to the Board's attention.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests put forward.

TENTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Andrews, seconded by Ms. Bell, with all in favor, the Board of Supervisors adjourned the meeting at 12:30 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman