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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, October 9, 2012** at 12:00 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>
Arlene Andrews	<b>Board Supervisor, Assistant Secretary</b>
Adam Bell	<b>Board Supervisor, Assistant Secretary</b>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(joined the meeting in progress via speakerphone)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller, Stantec</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 on September 11,  
2012**

On a Motion by Ms. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on September 11, 2012 as presented for Meadow Pointe IV Community Development District.
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**THIRD ORDER OF BUSINESS**

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

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 September totaling \$41,330.77 as presented for Meadow Pointe IV Community Development District.
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**FOURTH ORDER OF BUSINESS****Consideration of Pay Applications**

Mr. Brizendine stated that he was presenting the pay applications on Mr. Sifford's behalf. He explained that the first is for Straley & Robin in the amount of \$2,594.20 and the second totaling \$129.40 is for lunch for the 11 to 12 individuals that attended the Surety meeting.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#551	Straley & Robin	\$2,594.20
#552	Meadow Pointe IV CDD	\$129.40

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved pay applications #551 and 552 and authorized the Chairman to execute it for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS****Further Discussion Regarding Monument Repairs at Shellwood Entrance**

Mr. Crawford reviewed the proposals that were prepared in light of the Boards requests last month to repair the entrance monument in Shellwood. Following a brief discussion, it was decided to go with option #2 which preserves the esthetic look of the entrance and comes in at the lowest price.

On a Motion by Mr. Andrews, seconded by Mr. Blakeley, with all in favor, the Board of Supervisors approved proposal #2 from North County Construction totaling \$575 to repair the entry monument in Shellwood for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS****Staff Reports**

## A. District Counsel

Mr. Straley stated that the parties in attendance at the meeting with the Surety were not able to come away with any resolution to the issue. He stated that it appears that the SPE may be considering assigning the claim to Locust Branch rather than get into an expensive, long drawn out law suit. Mr. Straley stated that from the residents' perspective the settlement would not impact the District as none of the money would go into the general fund. He explained that the funds in the construction escrow account were funded with proceeds from Series 2005 bonds and as such would go back to the construction account, which is now controlled by the bondholders due to the default.

Mr. Bell sought clarification on the resolution of the funds as it was his understanding after last month's meeting that a portion of the funds would be available for use by the District, but that contradicts what was just stated. Mr. Straley stated that the confusion might have come into play because it was assumed that receipt of the money might enable the SPE formed by the bondholders to pay O&M assessments. However, the SPE no longer owes assessments on the majority of the undeveloped lands and the majority of the funding will be coming from Standard Pacific, and the settlement would not

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impact their ability to make payment. Mr. Straley stated that he is reviewing the Trust Indenture to determine if the District might have any claim to the funds, but his initial review indicates that it does not have a claim.

Mr. Brizendine stated that while Standard Pacific has not yet made the October 1 payment, it is his understanding that the payment is forth coming and he is staying on top of the matter. He stated that currently the District has the funds to keep the District running in terms of paying for lights, landscaping, etc. and that Rizzetta and Rizzetta Amenity Services will not be accepting payment until such time as the Standard Pacific payment is received.

B. District Engineer

Ms. Stewart stated that she was contacted by the contractor for Standard Pacific, who is building the entry monument for Windsor (AA North), requesting that the District execute a letter of understanding relative to the fact that the monument will be located within a utility easement. The letter is from Pasco County and essentially asks that the District acknowledge that the monument is located within the easement and any damage that may occur during future construction would be the District's responsibility to repair. Mr. Straley stated that he had no issues with the request.

<p>On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors authorized the Chairman to execute the "Letter of Understanding" relative to the entrance monument to Windsor for Meadow Pointe IV Community Development District.</p>
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C. Amenity Management

Mr. Crawford asked if there were any questions on the report that was provided in the agenda packet. He confirmed that all of the sprinklers are functioning now and he has not heard of any comments regarding the non-operational status of the pool lift.

D. District Manager

Mr. Brizendine provided a brief overview of the District's financial status, stating that the District did not receive any additional funds in August and barring any unforeseen expenses should come in under budget for the year. He confirmed that the District should be able to meet its ongoing expenses until tax payments start to come in once the payment from Standard Pacific arrives.

Mr. Brizendine informed the Board that both Sandra and Adam Bell ran unopposed for the Board and as such their new terms would become effective two weeks after the general election. He confirmed that Mr. Blakeley's seat was also up in November but no one qualified for it, so there will be a vacancy starting with the December meeting. He asked that Clubhouse Staff or members of the Board notify him should they become aware of any resident that might be interested in serving on the Board.

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**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests put forward.

**EIGHTH ORDER OF BUSINESS**


**Audience Comments**

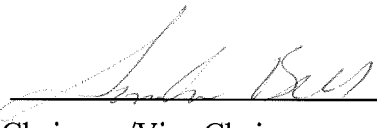
There were no members of the general audience in attendance.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakley, seconded by Mr. Bell, with all in favor, the Board of Supervisors adjourned the meeting at 12:25 p.m. for the Meadow Pointe IV Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman