
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 11, 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
Arlene Andrews	Board Supervisor, Assistant Secretary
Joseph Andrews	Board Supervisor, Assistant Secretary
Adam Bell	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Tonja Stewart	District Engineer, WilsonMiller, Stantec <i>(via speakerphone)</i>
Kelly Evans	Rizzetta Amenity Services
Mark Sifford	Construction Manager, DEVCO
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' Meetings on September 1 and
13, 2011**

<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' meeting on September 1, 2011 as presented for Meadow Pointe IV Community Development District.</p>

On a Motion by Mr. Blakely, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on September 13, 2011 as presented for Meadow Pointe IV Community Development District.

THIRD ORDER OF BUSINESS**Consideration of Operation and
Maintenance Expenditures for September**

A brief discussion ensued regarding the invoices for monitoring the wetlands as mandated under the SWFWMD permits.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September totaling \$46,748.46 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Pay Applications**

Mr. Sifford presented pay applications #507-#511 and asked if there were any questions relating to any of them. There were none.

Pay Application #	PAYEE	AMOUNT
#507	DEVCO	\$1,225.06
#508	King Engineering & Associates, Inc.	\$6,751.95
#509	Straley & Robin	\$7,353.00
#510	WilsonMiller, Inc.	\$1,890.00
#511	Heidt Design, LLC	\$520.00

On a Motion by Mr. Bell, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved pay applications #507-#511 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS**Discussion of the Joe Carlucci Uniform
Firearms Act**

Mr. Vericker spoke regarding the memo distributed by his office that explains that the Legislature is making it clear that the State of Florida regulates firearms and not other parties. He stated that it is his understanding that the District does not have any policies addressing firearms in place so there is no issue here. However, it would be wise to keep this ruling in mind for future reference as the State is holding Board Supervisors personally liable for any violations.

SIXTH ORDER OF BUSINESS**Consideration of Renewing First
Amendment to Landscape Agreement
with Vizzari Brothers**

Mr. Brizendine stated that the agreement with Vizzari Brothers expired on September 30, 2011. He stated that they are willing to hold their price for another year.

Mr. Brizendine stated that currently the District has a contract with Conquest to mow the pond banks at a cost of \$29,040 a year for one mowing a month. He stated that he requested a proposal from Vizzari to take over the pond bank mowing and they came back with a total price of \$94,800 for all landscape and irrigation maintenance, which is above the budgeted amount of \$89,832. However in speaking with the vendor, he is confident that they can meet the budgeted amount by adjusting the mowing schedule to mowing the pond banks twice a month from March to November and then once a month from November to March. Mr. Brizendine confirmed that he has been satisfied with the service based on their current scope of service, but has provided them with a revised scope based on what is being done in Meadow Pointe III and other communities. A brief discussion ensued regarding the advantages of utilizing one company and the fact that the District is under the bid threshold and would not have to bid out the services if it chose to do so.

On a Motion by Ms. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors authorized District Staff to terminate the contract with Conquest for pond bank mowing services and to negotiate a Second Amendment to the Landscape Agreement with Vizarri Brothers as discussed for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that a notice was sent last Friday to the Escrow agent informing them of the status of the project and that the District Staff is working on completing the final items. Mr. Brizendine confirmed that he is referring to the Western portion of S.R. 56.

B. District Engineer

Ms. Stewart stated that they are moving forward with the pool lift contract and she will be working with Mr. Crawford over the next couple of months to address any issues with the playground and fitness center. She responded to a Board question regarding the timing of installation of the pool lift, stating that the lift has to be permitted, but she anticipates that it will be in place by the next meeting.

C. Construction Manager

Mr. Sifford stated that he met with FDOT on October 4th to discuss the slope easements and it continues to be an ongoing issue and the only item holding up the dedication and acceptance of the project. He reviewed the issue with the proposed easement agreement and the steps that need to be taken to get approval from all of the landowners before being presented to Pasco County. The goal is to have everything in place so that it can be included on the agenda for their last meeting in November. A brief discussion ensued.

D. Amenities Management

Mr. Crawford informed the Board of lightning damage to the Whinsenton Gate that includes damage to the tele-entry system. He stated that they are addressing the issues but do not have a specific time frame for the repairs to be completed.

E. District Manager

Mr. Brizendine reviewed the Financial Report stating that the projection is for the District to be below budget for the year. He stated that accounting is working on closing out the books for 2011 and it should be completed next week.

EIGHTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

NINTH ORDER OF BUSINESS

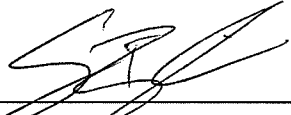
Supervisor Requests

Ms. Andrews reported that a resident informed her of damage to the support wall for the pond bank in Edendale that has not been addressed. Mr. Crawford stated that he is aware of the issue but the damage is not impacting the operation of the system. Ms. Stewart confirmed that the repairs have not been made as those types of repairs are best addressed during the dry season and there has not really been one for the past couple of years. She stated that she would take another look at the situation to ensure that everything is still functioning properly and the repairs can continue to wait for a more opportune time.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 11:55 p.m. for the Meadow Pointe IV Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman