
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, November 8, 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 <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
Kelly Evans	Rizzetta Amenity Services
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' Meeting on October 11, 2011

On a Motion by Ms. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on October 11, 2011 as presented for Meadow Pointe IV Community Development District.
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THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October

Mr. Brizendine tabled this item, stating that due to year end the report was not ready yet. He confirmed that the Board would have two months to review at next month's meeting.

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

Mr. Sifford reviewed pay applications #512-#515 and asked if there were any questions relating to any of them. There were none.

Pay Application #	PAYEE	AMOUNT
#512	King Engineering & Associates, Inc.	\$2,727.36
#513	DEVCO	\$589.62
#514	Straley & Robin	\$1,590.00
#515	WilsonMiller, Inc.	\$194.00

Mr. Blakley asked that the Board be provided with some detail as to what work is being done by the various vendors, explaining that the Board has a fiduciary duty to know this information. Ms. Bell confirmed that she reviews the requisitions before signing them.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved pay applications #511-#515 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from
Ornamental Design Works**

Mr. Brizendine reviewed the proposal from Ornamental Design Ironworks to replace the hand rail that was stolen from around a stormwater structure at a cost of \$1,670. He stated that in speaking with Mr. Sifford prior to the meeting he learned that this might be a County expense rather than a District one, so he is recommending that the Board hold off on approving the proposal until he has explored this possibility. Following a brief discussion, the Board requested that caution tape be hung in the area to alert anyone of the potential hazard.

SIXTH ORDER OF BUSINESS**Consideration of Request to Provide
Dance Lessons at the Clubhouse**

Mr. Crawford spoke on behalf of the dance instructor wishing to offer classes at the clubhouse, stating that the time frame works well with the Zumba classes that are immediately following the requested time for the dance classes. He stated that he felt it would be a valuable addition to the classes already offered at the clubhouse. A brief discussion ensued regarding having non-residents participating in the program. Ms. Evans confirmed that registration would be open to residents prior to an open registration being held and the instructor would be required to complete the standard recreation agreement and provide licensing and proof of liability insurance. It was stated that the District would get 10% of the fees paid for the classes and both rooms would be utilized for the classes.

On a Motion by Mr. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors authorized clubhouse Staff to enter into an agreement with To the Point Dance as discussed for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Amenities Management

Mr. Crawford informed the Board that the circuit board for Whinsenton Gate was able to be repaired after all and the gate should be up and operating soon.

(Mr. Straley joined the meeting via speakerphone.)

B. District Counsel

Mr. Straley stated the he had nothing new to discuss at this time. He stated that nothing new has occurred regarding the release of the escrow funds, but he is continuing to work on the matter with the attorney from Wiregrass.

C. District Engineer

Not present.

D. Construction Manager

Mr. Sifford provided a brief update on the status of the slope easement issue stating that the FDOT has agreed to include verbiage that states that they will release the easements once they complete their inspections etc. He stated that the Wesley Chapel landowners have agreed to the verbiage and he is confident that the Wiregrass landowners will as well. Mr. Sifford stated Pasco County is meeting with the FDOT today and he is confident that everything will be worked out shortly.

E. District Manager

Mr. Brizendine stated that cash is extremely tight, but that he heard today that the bondholders will be sending the payment for the first quarterly installment to Maxcy Development, so the District should be receiving those funds soon. He stated that he is also anticipating getting a check from the County's Tax Collector for the taxes paid in November in the near future. Mr. Brizendine stated that they have had to hold some payments until those funds are actually received.

Mr. Brizendine stated that the 30-day notice has been sent to Conquest Landscaping and he anticipates finalizing the contract with Vazarri Borthers shortly that includes the pond bank mowing. He explained that he has asked for a per mowing cost for the pond banks in case there is a rainy summer and they need to be mowed more frequently than scheduled. Mr. Brizendine stated that the District will be saving money by going with the one vendor.

EIGHTH ORDER OF BUSINESS

Audience Comments

There were no members of the general audience in attendance.

NINTH ORDER OF BUSINESS


Supervisor Requests

Mr. Blakley asked that Ms. Stewart attend the next meeting to provide the Board with an update on the status of the ADA compliance issues. Mr. Brizendine stated that he knows that the pool lifts have been ordered and he anticipates that they will be in place by next month.

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