

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 13, 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	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
Kelly Evans	RASI
Jeremy Crawford	Clubhouse Manager
Bob Bishop	Representative, Lerner Real Estate Advisors
Michael Dady	Representative, Lerner Real Estate Advisors
Audience	

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 9, 2012**

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 October 9, 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 October**

A brief discussion ensued regarding the invoice from Ecological Consultants and Mr. Brizendine stated that he would check with Ms. Stewart to determine whether it is possible to begin to scale back the number of inspections.

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 October totaling \$33,067.55 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Pay Applications

Mr. Brizendine stated that he was presenting pay applications #553 and #554 on Mr. Sifford's behalf. He explained that the first is for Straley & Robin in the amount of \$7,749.25 and the second for King Engineering totaling \$2,279.45. He stated that the District's portion of the King Engineering payment was \$866.19.

Pay Application #	PAYEE	AMOUNT
#553	Straley & Robin	\$7,749.25
#554	King Engineering	\$2,279.45

On a Motion by Mr. Blakley, seconded by Mr. Bell, with all in favor, the Board of Supervisors approved pay applications #553 and #554 and authorized the Chairman to execute it for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that as everyone is aware, the District received a request from the bondholders group to authorize the release of the surplus funds remaining in the SR 56 Escrow Account as the road is finished. The Board is also aware of the ongoing dispute with the Surety. The bondholders group has expressed an interest in letting the dispute go and settling for the funds in the escrow account. Mr. Straley stated that he has completed extensive research into whether the District has any claim to any of the funds remaining in the Escrow Account or any monies that may be forthcoming from the Surety. He has determined that the District does not have any rights to the moneys, so the decision really only impacts the bondholders group. With this in mind he prepared an assignment documentation waiving any rights, interests, claims and cause of action to Locust Branch, LLC, Wiregrass Ranch, Inc., Solly Branch Holdings, LLC and Maggie Pond, LLC in association with performance pond #08807378. The agreement will release the funds in the escrow account and transfer the costs for continued negotiations with or pending legal actions against the Surety to Wiregrass. He confirmed that Ms. Stewart has certified that the project is complete.

Mr. Straley asked that the Board approve the assignment agreement in substantial form and authorize the Chairman to execute it once approved by all parties.

On a Motion by Mr. Blakley, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the assignment agreement in substantial form and authorized the Chairman to execute it once approved by all parties as discussed for Meadow Pointe IV Community Development District.

Mr. Straley reviewed the Brighthouse easement request for parcel AA North, stating that it essentially authorizes them to lay their cable as it has done throughout the rest of the community.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the Brighthouse easement for Meadow Pointe IV Community Development District.

B. District Engineer

Mr. Brizendine reported on Ms. Stewart's behalf that the pool lift is working properly and it appears that the manufacturer has corrected the issue with the control boards. Mr. Crawford confirmed that they have had no further issues with the lift and that he still has not received the cover.

Mr. Brizendine spoke briefly regarding the recent sidewalk inspection performed by the District Engineer, noting that there were no issues found that need to be addressed by the District. However, there was a concern noted with one of the fire hydrants and he will be working with the County to have that issue resolved since they are responsible for the fire hydrants.

C. Amenity Management

Mr. Crawford stated that the prep work for the monument in Shellwood was completed last Friday and he anticipates that the project will be completed this week. He informed the Board of a vehicle accident that occurred damaging a substantial section of the aluminum fencing. He explained that the area has been cleaned up and no-one was hurt in the accident. The driver's insurance will be reimbursing the District for the cost of the repairs.

Mr. Crawford stated that the netting on one of the Tennis courts broke and he is in the process of obtaining quotes to replace the net as it is not something that can be repaired.

D. District Manager

Mr. Brizendine provided a brief overview of the District's financial status, stating that the District has not collected any additional funds, but did collect some extra funds due to late payments etc. He stated that the District was under budget again last month and actually ended up \$14,500 under budget for the year.

Mr. Brizendine presented Resolution 2013-01, declaring a Board vacancy, explaining that since there were three seats up for re-election and only two individuals qualified to run. Therefore, the District needs to declare a vacancy. He stated that the District has 90 days to appoint a resident to the seat and the resolution provides the ability for the outgoing Supervisor to remain on the Board during the interim period. Mr. Brizendine clarified that interested parties must be residing within the boundaries of the District.

On a Motion by Ms. Andrews, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Resolution 2013-01, declaring a Board vacancy and authorizing John Blakley to remain on the Board until a resident is appointed to the position or for an additional 90 days, whichever comes first, for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Audience Comments

A resident expressed concern with his ability to pay the invoice for the additional O & M assessment as neither he nor his wife are working and his wife is ill. Mr. Brizendine explained that everyone in the community received the letter and the reason the additional assessment was not included on the tax roll. Ms. Andrews stated that the Board gave a great deal of consideration to the budget and reduced costs wherever possible to try and lessen the burden on the residents.

SEVENTH ORDER OF BUSINESS


Supervisor Requests


There were no Supervisor Requests put forward.

EIGHTH 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 12:30 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman