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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, December 13, 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	<b>Board Supervisor, Chairman</b>
John Blakley	<b>Board Supervisor, Vice Chairman</b> <i>(joined the meeting in progress)</i>
Arlene Andrews	<b>Board Supervisor, Assistant Secretary</b>
Joseph Andrews	<b>Board Supervisor, Assistant Secretary</b>
Adam Bell	<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>(via speakerphone)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller Stantec</b>
Mark Sifford	<b>Construction Manager, DEVCO</b>
Kelly Evans	<b>Rizzetta Amenity Services</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 November 8, 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 November 8, 2011 as presented for Meadow Pointe IV Community Development District.</p>
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**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for October  
and November**

*(John Blakley joined the meeting in progress)*

Mr. Brizendine stated that most of the invoices were for standard contractual expenses. He recommended that the Board continue to finance the insurance premium until the bulk of the tax receipts have been received. A brief discussion ensued regarding the status of the pool lift.

On a Motion by Mr. Blakley, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October totaling \$34,787.80 as presented for Meadow Pointe IV Community Development District.

Mr. Brizendine reviewed various invoices that were paid in November that are not recurring.

On a Motion by Ms. Bell, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November totaling \$46,947.27 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pay Applications**

Mr. Sifford reviewed pay applications #516-#519 and asked if there were any questions relating to any of them. He confirmed that these relate to administrative functions rather than field work.

<b>Pay Application #</b>	<b>PAYEE</b>	<b>AMOUNT</b>
#516	King Engineering & Associates, Inc.	\$2,860.82
#517	DEVCO	\$869.23
#518	Straley & Robin	\$2,784.00
#519	WilsonMiller, Inc.	\$135.00

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved pay applications #516-#519 and authorized the Chairman to execute them for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from  
Ornamental Design Works**

Mr. Brizendine stated that he contacted the County to inquire as to whether this would be a repair that they would cover and learned that they do not handle any maintenance associated with storm water structures. He recommended that the Board approve the proposal from Ornamental Design Works that was presented last month.

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A brief discussion ensued regarding the best way to ensure that the railings are installed to prevent them from being stolen again. Ms. Stewart stated that she could have her firm work with them on this matter.

On a Motion by Mr. Blakley, seconded by Ms. Bell, with all in favor, the Board of Supervisors approved the proposal from Ornamental Design Works subject to review of the installation process by District Engineer for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley presented the Construction Escrow Agreement relating to the amended Construction Agreement that the Board approved a few months ago. He stated that the agreement relates to the Eastern segment of S.R. 56 from Meadow Pointe Boulevard to the eastern boundary. Mr. Straley confirmed that the agreement is consistent with the Amended Construction Agreement and that funding for the project will come from the impact fees paid when the lots are purchased by the builders. A brief discussion ensued regarding what would happen if there have not been sufficient monies collected at the time the extension has to be built.

On a Motion by Ms. Bell, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the Construction Escrow Agreement for Meadow Pointe IV Community Development District.

B. District Engineer

Ms. Stewart responded to questions about ADA Compliance issues, stating that there appears to be a great deal of confusion on the part of the Counties, etc, as to why these modifications are being installed, which is tying up the permitting process. A brief discussion ensued regarding enforcement of the regulations. It was noted that there is no official enforcement process, but any issues that arose would likely be initiated as a result of a complaint that was lodged. A request was made that it be determined who would investigate the complaint should one be filed.

C. Construction Manager

Mr. Sifford stated that they are at a complete stand-off with the FDOT regarding the slope easements. A brief discussion was held regarding what options there are to end the stand-off. It was noted that it may take having the landowners attend meetings to make it happen.

D. Amenity Management

Ms. Evans provided a brief update to the report that was included in the agenda, stating that there will be a meet Santa event at the clubhouse that is being sponsored by Brighthouse.

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Mr. Crawford reported on the accident that occurred at the entrance to Parkmonte, stating that fortunately no one was injured but the damage to the gate was extensive. He stated that the repairs should be completed this week. Mr. Andrews commended the Staff for the way they handled the incident.

E. District Manager

Mr. Brizendine provided a brief review of the financial status stating that the District is in better shape financially based on the receipt of the first quarterly payment from Maxcy Development and the initial payment from the County.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

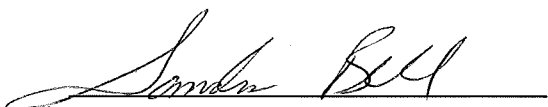
There were no Supervisor requests put forward.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Blakely, seconded by Ms. Bell, with all in favor, the Board of Supervisors adjourned the meeting at 12:05 p.m. for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman