

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, June 10, 2014 at 12:05 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Arlene Andrews	Board Supervisor, Chairman
Denise Rae-Herrera	Board Supervisor, Assistant Secretary
William Horner	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary

Also present were:

Joseph Andrews	Board Supervisor, Vice Chairman <i>(via conference call)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via conference call)</i>
Vivek Babbar	District Counsel, Straley & Robin <i>(joined the meeting in progress via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting <i>(via conference call)</i>
Scott Smith	Operations Manager, Rizzetta & Company, Inc.
Jeremy Crawford	Club Manager
Ed Evans	Representative, Complete Landcare
Mike Dady	Representative, Lerner Real Estate Advisors <i>(via conference call)</i>
Leah Johnson	Representative, Lerner Real Estate Advisors
Scott Campbell	Representative, Lerner Real Estate Advisors

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Brizendine asked if there were any audience comments. The Board entertained audience comments regarding weeds in the common areas in Whinsenton, mulch, plant replacement, tree trimming, gates open during school hours, pressure washing, and rust stains in the pool.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on May 13, 2014

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 13, 2014 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2014

A brief discussion ensued regarding various invoices and the services they represent.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2014 totaling \$51,179.10 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Wesley Chapel Lakes Developers Agreement

Mr. Brizendine presented the Wesley Chapel Lakes Developers Agreement. He stated that the agreement was presented to the Board a few months ago and the Board had approved it in substantial form. Mr. Brizendine stated that the agreement is now ready for the Board's consideration and approval. He stated that Mike Dady with Lerner Real Estate Advisors was on the phone to answer any questions that the Board members may have regarding the agreement. Mr. Dady addressed the Board and reviewed the agreement. He stated that the obligation to construct State Road 56 is no longer listed as a Meadow Pointe developer or District obligation. Mr. Dady stated that his only role now is to monitor the process and continue to shepherd any escrowed District impact fees that may come through to the trustee which will be applied to a portion of the cost of the road. He entertained the Board members' questions.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Wesley Chapel Lakes Developers Agreement as presented and authorized District Chairman to execute the agreement for Meadow Pointe IV Community Development District.

(Mr. Dady left the meeting in progress)

SIXTH ORDER OF BUSINESS

Public Hearing on Special Assessments For Parcel E/F

Mr. Brizendine asked for a motion to open the public hearing.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors opened the Public Hearing on Special Assessments for Parcel E/F for Meadow Pointe IV Community Development District.

Mr. Brizendine stated for the record that the public hearing was duly advertised in a local newspaper. He stated that there were members of the general audience present.

Mr. Brizendine gave the audience members some background regarding the purchase of Parcel E/F. He stated that it is an undeveloped area and the public hearing is regarding a restructure on their assessments and has no impact on the current residents. Mr. Brizendine stated that it is only for the future property owners that will live in that section.

Mr. Brizendine reviewed the Final Series 2014 Special Assessment Allocation Report for the Board.

Mr. Brizendine opened the floor for audience comments. There were none. He entertained questions from the Board members. Mr. Campbell addressed the Board. He stated that in conjunction with the sale of the property there are some past due operation and maintenance fees that will be reimbursed to the District. Ms. Johnson stated that is approximately \$158,000. Mr. Campbell stated that the real estate closing would be June 18th.

Mr. Brizendine asked for a motion to close the public hearing.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors closed the Public Hearing on Special Assessments for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Levyng Special Assessments**

Mr. Brizendine presented Resolution 2014-07, Levyng Special Assessments. Mr. Straley reviewed the resolution for the Board.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2014-07, Levyng Special Assessments as presented for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-10,
Delegation Resolution Approving Bond
Restructuring**

Mr. Brizendine presented Resolution 2014-10, Delegation Resolution Approving Bond Restructuring. Mr. Straley reviewed the resolution for the Board.

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2014-10, Delegation Resolution Approving Bond Restructuring as presented for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that the pre-close meeting is scheduled for Friday.

(Mr. Campbell and Ms. Johnson left the meeting in progress)

NINTH ORDER OF BUSINESS

Discussion Regarding Landscape Needs

Mr. Brizendine stated that Mr. Evans prepared a spreadsheet for landscape needs based on requests from the Board at their last meeting. Mr. Evans addressed the Board and reviewed his spreadsheet on landscaping needs. He stated that the total amount is approximately \$96,000. Mr. Evans stated that when the Board is ready he can break it up into detailed proposals for each subdivision's needs. He stated that the irrigation system continues to be a real challenge and he is finding a lot of issues. Mr. Evans suggested the drip irrigation be completed, the clubhouse entrance be landscaped, the community entrances be landscaped, and the SR 54 entrance be landscaped. He stated that mulch should be last on the list of importance in his opinion. Mr. Evans entertained the Board members' questions. Ms. Stewart stated that the widening of SR 54 should have minimal impact on the community's entrance but she would check the construction plans. Discussion ensued regarding the District's landscape maintenance needs.

The Board entertained audience comments. Mr. Brizendine explained that there were previously no funds to take care of the community landscaping. He stated that now that funds are coming in the plan is to start working on the landscape improvements. Mr. Evans gave the Board an update on the herbicide and the fertilization. He entertained audience comments.

TENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2014/2015
Proposed Budget**

Mr. Brizendine presented the proposed budget for fiscal year 2014/2015. He stated that the total general fund budget was \$687,017 with an administrative subtotal of \$141,905 and a field operations subtotal of \$545,112. Mr. Brizendine reviewed the phases that would be coming online and the budget line items that will be increasing due to the new construction. He stated that the total budget is a slight increase to the current year's budget in the amount of \$2,286. Mr. Brizendine explained that the undeveloped land is only assessed for the administrative portion of the budget and the platted/developed areas are assessed for administrative and field operations costs. He entertained the Board members' questions.

Mr. Brizendine reviewed the assessment tables for the Board. He reviewed which parcels were only being assessed the administrative costs as the lots aren't anticipated to be platted next fiscal year. Mr. Brizendine stated that there are new units that are being assessed for field operation costs this year. He reviewed those parcels for the Board. Mr. Brizendine reviewed the assessment comparison chart. He stated that there is a reduction in the proposed assessments for next year in the amount of \$367 for Whinsenton, Parkmonte, and Shellwood Place.

He stated that the reason for the large decrease is because some of the parcels that were not being assessed the field operations costs for the current year will be assessed next year because those lots are going to be platted. Mr. Brizendine stated that hopefully in fiscal year 2015/2016 all units will be assessed administrative and field operations costs. He entertained the Board members' questions.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-09,
Approving Fiscal Year 2014/2015 Proposed
Budget and Setting the Public Hearing on
the Final Budget**

Mr. Brizendine presented and reviewed Resolution 2014-09, Approving Fiscal Year 2014/2015 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved Resolution 2014-09, Approving Fiscal Year 2014/2015 Proposed Budget (\$687,017) and Setting the Public Hearing on the Final Budget (August 12, 2014 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543) for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

Mr. Babbar gave the Board an update on the new legislative requirements. He stated that all special Districts are now required to have websites by October 1, 2015 and there are certain requirements for District's with existing websites. Mr. Brizendine confirmed that District staff will have the website updated to be in compliance with the new requirements.

B. District Engineer

Ms. Stewart stated that she pulled the plans for the widening of State Road 54 and it looks like the entry monuments will not be affected. She stated that she would include a copy of the plan for the Board's next meeting agenda. Ms. Stewart stated that the construction is scheduled to start in 2016. She stated that she will continue to monitor the situation.

Ms. Stewart presented Stantec Consulting Services' Request for Contract Assignment. She stated that the contract assignment is changing the District Engineering services contract from Wilson Miller, Inc. to Stantec Consulting Services, Inc. Ms. Stewart stated that District Counsel has reviewed the contract assignment.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Stantec Consulting Services' Request for Contract Assignment and authorized District Chairman to execute the contract assignment as presented for Meadow Pointe IV Community Development District.

C. Amenity Management

Mr. Crawford presented his amenity management report. He reviewed completed and ongoing items. Mr. Crawford gave the Board an update on the entrance gate motors. He stated that they have all been replaced. Mr. Crawford explained why the gates are left open during high traffic times. Discussion ensued regarding the hours the gates are left open. The Board decided that the times the gates will remain open will be 6:00 a.m. to 8:00 a.m. and 4:30 p.m. to 6:30 p.m.

Mr. Crawford gave the Board an update regarding the pressure washing. He stated that he started it but has put it on hold as the Board is considering painting proposals and the proposals would include the pressure washing. Mr. Crawford stated that for him to do any pressure washing of fences would leave the clubhouse open with no monitor. He stated that it would be better for him to accomplish this in the fall or winter when the clubhouse does not have as much activity. Mr. Crawford stated that the District does not own its own pressure washer and he has to coordinate with Meadow Pointe III or he has brought his own equipment in to use. He stated that if the Board decides to proceed with the painting he would recommend that the awnings be removed prior to the painting as the Board had decided previously not to keep them.

Mr. Crawford stated that he has tried to clean the rust stains out of the pool. He stated that the equipment in the holding tanks is what is causing the rust stains. Mr. Crawford stated that some of the pavers on the pool deck has also been having some issues with sinking and may need some attention in the next couple of years. Ms. Rae-Herrera requested that staff obtain a proposal to replace the pool equipment pipes. Mr. Crawford stated that he could also obtain an estimate to clean the rust stains to get through the summer.

Discussion ensued regarding the algae growth in the ponds. Mr. Crawford stated that if there are areas of special concern to let him know and he will speak to the aquatic vendor.

Mr. Crawford gave the Board an update on the lighting by State Road 54. He stated that he has the bulbs but he needs to have an electrician review the area.

Mr. Brizendine presented and reviewed the revised painting proposals from Presto Painting and T&R Painting for the interior painting of the clubhouse, the pool deck area, and the three entry signs. Mr. Crawford entertained the Board members' questions. He stated that the removal of the awnings is not included in the proposals. Mr. Crawford stated that he could remove them. He stated that he has some rough estimates for the awning replacements. Discussion ensued regarding the priority of the painting and cleaning the walls in the clubhouse. Mr. Crawford stated that the pool deck and the entry signs are the two main concerns.

Discussion ensued regarding the paint colors. The Board decided the painting of the pool deck area would stay the same color.

(Mr. Andrews left the meeting in progress)

Ms. Rae-Herrera made a motion to approve Presto Painting's proposals for painting the pool deck and the entry signage. Mr. Horner seconded it Discussion continued regarding the paint colors for the entry signs. Mr. Crawford stated that he could obtain some color swatches. The Board members decided to meet Mr. Crawford individually at the monuments to look at color swatches before making a decision on signage colors. Ms. Rae-Herrera amended her motion to approve the painting of the pool deck area only.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Presto Painting's proposal for the painting of the pool deck area only to match the existing colors (\$3,000) for Meadow Pointe IV Community Development District.

Discussion continued regarding the paint color for the entry signs. The Board decided to continue their meeting to further discuss the paint colors for the entry signs.

D. District Manager

Mr. Brizendine presented the Financial Status Report dated April 30, 2014. There were no questions.

Mr. Brizendine announced that SWFWMD will be holding a workshop regarding best management practices for stormwater ponds at Rizzetta & Company's training center on June 25th 1:00 p.m. to 4:00 p.m.

THIRTEENTH ORDER OF BUSINSS

Audience Comments

There were no further audience comments.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

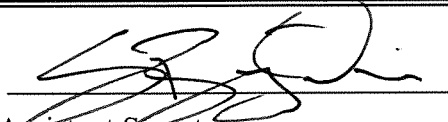
Mr. Brizendine asked if there were any Supervisor requests. Ms. Rae-Herrera stated that there is a resident dumping yard debris in the conservation area near her home. Mr. Brizendine stated that he would send a letter to the resident. He stated that he would also provide the information to the HOA manager as it is considered an HOA violation as well.

FIFTEENTH ORDER OF BUSINESS

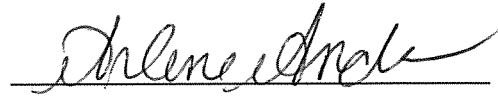
Continuance

Mr. Brizendine stated that there was no further business to come before the Board and asked for a motion to continue the meeting.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors continued the meeting to June 18, 2014 at 6:30 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman