

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, July 8, 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
Joseph Andrews	Board Supervisor, Vice Chairman

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristin Suit	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via conference call)</i>
Vivek Babbar	District Counsel, Straley & Robin <i>(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
Ted Brown	Representative, Holland & Knight
John Goolsby	Representative, Cardno Entrix

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 stated that there were no members of the general audience present. He asked Mr. Brown, the attorney for Standard Pacific Homes and Mr. Goolsby representing Cardno Entrix to address the Board at this time. He stated that they would be talking about mitigation areas.

Mr. Brown addressed the Board regarding the Army Corps of Engineers (“ACOE”) permitting. He stated that there are some issues that affect the wetlands on the property. Mr. Brown gave the Board some background information on the permitting. He stated that the permit expires on July 24, 2014. Mr. Brown stated that it is his goal to cure the problems that the ACOE has with the permit’s implementation before the expiration date. Mr. Brown specified that the ACOE’s issue is that there are mitigation areas have not been subjected to a conservation easement. He stated that the ACOE now insists that the owner of the wetlands grant the conservation easements to the Southwest Florida Management District (“SWFWMD”) or to Pasco County. Mr. Brown stated that he has informed the ACOE that those agencies will not accept the easements. He thinks that there are three areas where the District owns the wetlands and would be the grantor of a conservation easement. Mr. Brown reviewed the areas with the Board. He indicated that they were AA North – 22 acres, Parcel I – 15 acres, and just north of the clubhouse – 2 acres. Mr. Goolsby gave further clarification of the areas.

Mr. Brown stated that they are working on the title reports which will be presented to the ACOE. He entertained the Board members’ questions. Mr. Brown stated that he is going to ask the ACOE to allow the Master Homeowners Association (“HOA”) to be the grantee of the conservation easements as it has been on the other areas. He stated that the District as the owner of the wetlands is free to do whatever they would like to do. Mr. Brown stated that he wants to suggest to the ACOE that when the developers are done that the permits be transferred to the Meadow Pointe III and IV Districts. He stated that the Districts could work out an Interlocal Agreement for the future maintenance. Mr. Brown indicated that he is asking the District to grant the easements and to give consideration to being the transferee of the permit. He explained the transfer process for the Board. Mr. Goolsby reviewed the mitigation work that has already been completed in the areas. Mr. Brown stated that he would prepare all the conservation easements and District Counsel will review them. He stated that he would ask the Board to authorize the District Chairman to execute the easements. Mr. Brown indicated that he would like this accomplished by the end of this week or the first part of next week. He stated that he has to respond to the ACOE before July 24th and persuade them to extend the permit for another two or three years to finish the development in the District.

Mr. Goolsby stated that the bulk of the conservation easement areas are over existing wetlands and they don’t have to be enhanced or improved for ACOE credit. He stated that the only area where there is a financial obligation to the District is the wetland creation area for monitoring and maintenance. Mr. Goolsby stated that though the timeframe is short with the ACOE expiration he wanted the Board to know that the application for modification was submitted 14 months ago. He stated that the wetland creation areas in AA North are approximately 15 acres. Mr. Goolsby stated that four creation areas were built approximately six years ago and have been monitored and maintained since then. He stated that they look really good but he is not sure where they are as far as being released. Mr. Goolsby stated that the areas are under contract with Ecological Consultants for semi-annual monitoring and there would be no additional cost for the ongoing maintenance. Discussion ensued regarding the release of the mitigation areas.

Mr. Straley stated that the custom for both Meadow Pointe III and IV has been for the Districts to hold title to the conservation areas.

He stated that in the past the District has given an easement to the Meadow Pointe HOA. Mr. Straley stated that he District wants to be sure that it doesn't accept any mitigation areas that are not approved by the ACOE.

Mr. Brown stated that Standard Pacific is developing Parcel E/F and there will be future mitigation areas there. He noted that Parcel NOP will have a 1.3 acre mitigation area as well.

Mr. Straley stated that he didn't have any issues with the transaction. Ms. Stewart stated that dealing with ACOE can be very complicated but the process is required. She stated that it is the typical operating system for the ACOE and there will probably be a few unknowns that will get ironed out with time. Mr. Brown entertained the Board members' questions. He stated that he still has to approach Meadow Pointe III CDD and the HOA. Discussion ensued.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the District being the Grantor of the conservation easements for AA North, Phase I and II, mitigation area M-K1, mitigation area M-4, M-5 and M-6 wetlands (contingent on the title showing that Meadow Pointe IV CDD owns the land), and to be the recipient of the permits after all work relative to the permit has been completed, and authorized District Chairman to execute the easements for Meadow Pointe IV Community Development District.

(Mr. Brown and Mr. Goolsby left the meeting in progress)

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 10, 2014

On a Motion by Mr. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 10, 2014 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2014

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

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June 2014 totaling \$71,391.75 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Smith presented the Field Inspection Report dated June 17, 2014. Mr. Evans entertained the Board members' questions. He gave the Board an update on the residence on Whinsenton. Mr. Evans stated that the issues the resident is having with her yard have nothing to do with the mowing of the common area next to her home.

He suggested installing a two to three foot buffer between her home and the common area. Mr. Evans stated that for the time being he is turning the mowers the other way. Discussion ensued. The Board thanked Mr. Evans for his efforts.

Mr. Evans gave the Board a brief update on completed and ongoing landscape maintenance items. He entertained the Board members' questions.

Mr. Evans gave the Board an update on the landscape issues in Windsor. He reviewed the drainage issues by the fence. Mr. Evans stated that he submitted a drainage repair proposal to Standard Pacific a couple of months ago. He stated that on the right hand side of the Windsor entry the Blue Pacific Juniper is yellowing because there is no drainage in that area. Mr. Evans stated that there is another section in the same area that is just holding water and the St. Augustine won't survive. He stated that the clay situation is also an issue for the sod. Mr. Evans stated that the grading needs to be changed, white sand installed, and then sod installed on top. He stated this will create some more drainage in the area. Mr. Brizendine stated that he had a follow-up conversation with Standard Pacific as they were looking for the District to pay Mr. Evan's proposal. He stated that Mr. Smith obtained another proposal for the area and he provided both proposals to Standard Pacific and let them know that the Board feels that it is an obligation of Standard Pacific to improve the drainage in the area. Mr. Brizendine stated that Standard Pacific indicated that they might want an engineer to design the area but he has not heard anything more from them. Discussion ensued. Mr. Evans stated that the right hand side near the monument also has a drainage issue. Mr. Brizendine stated that he would follow-up with Standard Pacific and reiterate that they will lose all the landscaping that they paid for at Windsor due to the drainage issues.

Mr. Evans stated that he is still having issues with the drip line and that he submitted a proposal last month for the repairs. He stated that he has been having a difficult time trying to splice the drip line together to keep it working. Mr. Evans recommended replacing the drip line before the Board does any further landscape improvements. He entertained the Board members' questions. Discussion continued regarding the replacement of the drip line.

On a Motion by Ms. Sholl, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the completion of the drip line replacement from State Road 54 to 56 including the clubhouse (\$11,320) for Meadow Pointe IV Community Development District.
--

SIXTH ORDER OF BUSINESS

Discussion Regarding Parcel I
Maintenance of Common Areas

Mr. Brizendine presented the proposal from Complete Landcare for the landscape maintenance for Parcel I. He stated that Lennar has finished the installation. Mr. Brizendine stated that the cost would be \$650.00 per event which includes fertilization as well as the irrigation inspections. He stated that the total cost would be \$23,400 annually. Mr. Brizendine stated that he informed Lennar that the District did not budget for any maintenance of this parcel because the District was never told when the maintenance would be coming online. He stated that some estimated numbers were put into the budget for next year.

Mr. Brizendine stated that Lennar has agreed to maintain the parcel through the month of July and have asked that the District start the maintenance on August 1st. He stated that a walk-thru will need to take place and any deficient items be addressed prior to the District accepting the maintenance. Mr. Brizendine entertained the Board members' questions. He reviewed a map of the area with the Board. Mr. Brizendine stated that his thought was that since the maintenance wasn't budgeted for, the District should wait until October 1st to take over the maintenance of Parcel I. Mr. Evans recommended that the walk-thru take place before the rainy season ends.

On a Motion by Mr. Horner, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Complete Landcare's Proposal for landscape maintenance for Parcel I starting October 1, 2014 (\$23,400 annually) with a walk-thru as soon as possible for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Chairman's Approval for
Pond Vegetation Removal**

Mr. Brizendine stated that the Chairman approved the removal of pond vegetation from some ponds in Windsor. He stated that he was contacted by Standard Pacific requesting that the ponds be cleaned up. Mr. Brizendine stated that Standard Pacific contacted Aquagenix who provided a proposal in the amount of \$5,945 for cattail removal as well as the cutting of some Wax Myrtles. He stated that he has a signed letter from Barry Karpay that Standard Pacific will cover the cost if the District would be willing to execute the proposal from Aquagenix so that they could get started.

On a Motion by Mr. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors ratified the Chairman's approval of Aquagenix's Proposal for pond vegetation removal in Windsor for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

Mr. Babbar stated that he would be working with Mr. Brizendine on the special warranty deed from Lennar before the District takes over the maintenance of Parcel I.

Mr. Brizendine stated that the Board would like to know what Parcel K consists of and asked Mr. Babbar if anyone from District Counsel's office had spoken to Lennar. Mr. Babbar stated that he had not but could have that discussion with Lennar and follow-up with Mr. Brizendine.

B. District Engineer

Ms. Stewart presented the construction plans for the widening of State Road 54. She reviewed the changes to the entrance at State Road 54. Ms. Stewart stated that the construction will have some impact on the monument and it looks like some of the landscaping will be removed. Ms. Andrews stated that the Board would not want to make any landscape improvements in the area until the construction is completed.

Ms. Stewart stated that the construction work will be bid out in 2016 and will take several years to complete.

(Ms. Sholl left the meeting in progress)

Mr. Brizendine stated that Wesley Chapel Lakes owns the monument but the District has been maintaining it.

(Ms. Stewart left the meeting in progress)

C. Amenity Management

Mr. Crawford presented his amenity management report for June 2014. He reviewed completed and ongoing items. Mr. Crawford gave the Board an update on the painting. He stated that the painting is completed and the awnings are scheduled to be installed the end of next week.

Mr. Crawford stated that he is waiting on a proposal to repair the cracked drains in the pool. He stated that he would follow-up on the proposal for the replacement of the pipes in the pool equipment. Mr. Crawford stated that the Board might want to consider having someone inspect the sinking pavers as they were noted on the pool inspection.

Mr. Crawford stated that he did obtain a proposal for the "No Trespassing" signage for the ponds along the boulevard. He stated that the signage should be installed within the next couple of weeks. Mr. Crawford stated that the Board might want to consider a trespassing agreement with the Pasco County Sheriff's office for enforcement of the signage.

D. District Manager

Mr. Brizendine presented the Financial Status Report dated May 31, 2014. There were no questions.

Mr. Brizendine stated that the next meeting was scheduled for August 12, 2014 at 12:00 p.m. and the Board would be adopting their final budget.

Mr. Brizendine introduced Ms. Suit to the Board.

NINTH ORDER OF BUSINSS

Audience Comments

There were no audience members present.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Brizendine asked if there were any Supervisor requests. There were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 2:00 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman