

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, August 12, 2014 at 12:10 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.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
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

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 comments from the audience comments regarding agenda items. The Board entertained audience comments regarding the common areas not being completely mowed along Balmoral Ct. in the Whinsenton neighborhood, the two white fences leading into Whinsenton needing to be cleaned, and an Oak Tree at the entrance that doesn't look like it was trimmed.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Continued Meeting held on June 18, 2014

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' continued meeting held on June 18, 2014 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on July 8, 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 July 8, 2014 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July 2014

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2014 totaling \$77,317.02 as presented for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Smith presented and reviewed the Field Inspection Report dated July 24, 2014. He stated that the drainage proposal for the Windsor entrance may be approved by Standard Pacific around August 20th. Mr. Smith entertained the Board members' questions.

Mr. Evans stated that he would like to address the fertilization program and incorporate it into the contract. He stated that he would like to start in October. Mr. Evans stated that the Flax Lilies will be replaced at his cost when he starts the plant install in October. He entertained the Board members' questions.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2014/2015 Final Operating Budget

Mr. Brizendine asked for a motion to open the public hearing on the fiscal year 2014/2015 final budget.

On a Motion by Ms. Rae-Herrera seconded by Ms. Andrews, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2014/2015 final operating budget for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that the public hearing had been duly advertised in a local paper and there were members of the general audience present.

Mr. Brizendine presented and reviewed fiscal year 2014/2015 final operating budget. He stated that the total budget was \$687,017 with an administrative subtotal of \$141,905 and a field operations subtotal of \$545,112. Mr. Brizendine reviewed the internal road reserves budget, debt service and the assessment schedules. Discussion ensued.

Mr. Brizendine asked for a motion to close the public hearing on the fiscal year 2014/2015 final budget.

On a Motion by Ms. Andrews seconded by Mr. Horner, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2014/2015 final operating budget for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-11,
Adopting Fiscal Year 2014/2015 Final
Budget**

Mr. Brizendine presented Resolution 2014-11, Adopting Fiscal Year 2014/2015 Final Budget.

On a Motion by Ms. Andrews seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2014-06, Adopting Fiscal Year 2014/2015 Final Budget (\$687,017) as presented for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-12,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Brizendine presented Resolution 2014-12, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Ms. Andrews seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2014-12, Imposing Special Assessments and Certifying an Assessment Roll as presented for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

Mr. Straley presented and reviewed Resolution 2014-13, Authorizing Approval of the Proposed Plat for AA South and authorizing Chair to Execute.

On a Motion by Ms. Rae-Herrera seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2014-13, Authorizing Approval of the Proposed Plat for AA South and Authorizing Chair to Execute (subject to final review and approval by District Counsel and District Engineer) for Meadow Pointe IV Community Development District.

Ms. Andrews asked for an update on the conservation easement. Mr. Straley stated that the Army Corps of Engineers doesn't want the HOA to be the grantee, and they're looking for an alternative solution..

B. District Engineer
No report.

C. Amenity Management
Mr. Crawford presented his amenity management report for July 2014. He reviewed completed and ongoing items.

Mr. Crawford stated that he received a request from Standard Pacific to activate 600 bar codes. Discussion ensued, with various options considered. The Board decided to pre-register homeowners only when Mr. Crawford is notified by the title company or Standard Pacific Homes of an impending home closing. The Board also authorized an universal code to be used which would be changed on a monthly basis.

D. District Manager
Mr. Brizendine presented the Financial Status Report dated June 30, 2014. There were no questions.

Mr. Brizendine stated that the next meeting was scheduled for September 9, 2014 at 12:00 p.m.

Mr. Brizendine gave the Board an update on the Meadow Pointe North landscaping. Lennar Homes has requested that the CDD enter into an agreement with Complete Landcare and Lennar would pay the cost for the services. The Board stated that they did not want to accept that offer and requested Lennar to enter into the agreement directly with Complete and the CDD would take over maintenance of the common areas on October 1, 2014.

ELEVENTH ORDER OF BUSINESS

Audience Comments

The Board entertained an audience comment regarding the Balmoral-Whinsenton wall that faces the road being stained.

TWELFTH ORDER OF BUSINESS

Supervisor Requests


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

THIRTEENTH 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. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors adjourned the meeting at 1:20 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman