

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, September 9, 2014 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:

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.
Vivek Babbar	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec <i>(via conference call)</i>
Jeremy Crawford	Club Manager
Ted Brown	Representative, Holland & Knight for Standard Pacific Homes <i>(joined the meeting in progress)</i>
David Sumpter	Representative, Wildlands Conservation Inc.

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 for the record that there were no members of the general audience present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 12, 2014

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 12, 2014 as presented for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2014**

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2014 totaling \$64,198.94 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Field Inspection Report

Mr. Brizendine presented the Field Inspection Report. Discussion ensued. The Board directed Mr. Crawford to draft a letter to the HOA regarding mowing.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-14,
Setting the Meeting Schedule for Fiscal
Year 2014/2015**

Mr. Brizendine presented Resolution 2014-14, Setting the Meeting Schedule for Fiscal Year 2014/2015. The Board decided to keep their meetings the second Tuesday of the month at 12:00 p.m.

On a Motion by Ms. Andrews seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2014-14, Setting the Meeting Schedule for Fiscal Year 2014/2015 as presented for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Agent of Record Letter

Mr. Brizendine presented and reviewed the Agent of Record Letter. He stated that it would designate Bricklemyer Law Group to represent the District during the process to amend the Construction Escrow Agreement for Wesley Chapel Lakes. He reminded the Board that this is in regards to the construction of the Eastern segment of State Road 56.

On a Motion by Ms. Rae-Herrera seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Agent of Record as presented for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Update Regarding Meadow Pointe North
Landscaping**

Mr. Brizendine gave the Board an update on the Meadow Pointe North landscaping. He stated that he informed Lennar that the District would start maintaining the landscaping in October.

NINTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel
No report.

B. District Engineer
Ms. Stewart updated the Board on the Windsor entrance. She stated that she has been having landscape discussions with Standard Pacific. Ms. Stewart stated that she recommended removing 1” to 2” of soil, replacing with a better soil and regrading the slope.

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

Mr. Crawford gave the Board an update on the pool. He stated that the drains have been replaced and the stains have been removed. Mr. Crawford stated that the pavers are coming loose in some areas and he is repairing them as needed.

Mr. Crawford gave the Board an update on the pressure washing. He stated that he is waiting on two more proposals.

Ms. Rae-Herrera stated that “No Soliciting” signage is needed at the Shellwood entrance. Mr. Crawford stated that he would follow-up on this. Discussion ensued regarding the enforcement of no soliciting signage. It was recommended that residents place signage on their private property.

Mr. Crawford asked Ms. Stewart to look at some erosion on the pond bank in Whinsenton.

Discussion ensued regarding putting something in the newsletter to let homeowners know that they are responsible to mow down to the pond. It was stated that the resident at 31139 Creekridge has planted Banana trees and is clearing into the conservation area. Mr. Brizendine stated that he will reach out to SWFWMD to put the resident on notice.

(Mr. Brown joined the meeting in progress)

D. District Manager
Mr. Brizendine presented the Financial Status Report dated July 31, 2014. There were no questions.

Mr. Brizendine presented an insurance proposal from Stahl & Associates as well as one from Egis.

Mr. Brizendine informed the Board that Rizzetta & Company was able to obtain multiple proposals this year after their discovery of another agent that has access to the governmental insurance market. He entertained the Board member's questions.

On a Motion by Mr. Horner seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Stahl & Associates insurance proposal with hurricane coverage for Meadow Pointe IV Community Development District.

Mr. Brizendine presented and reviewed a proposal for Jayman Enterprises for pressure washing.

On a Motion by Ms. Andrews seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Jayman Enterprises proposal for pressure washing (\$4,715.32) for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience members present to comment.

Mr. Brown addressed the Board and gave them an update regarding his actions for the conservation easements since the last Board meeting. He stated that Wildlands Conservation Inc. was approached to serve as the grantee of the easements and provide for the inspections. Mr. Brown stated that Tampa Conservatory was also contacted but didn't feel it was a good fit. He stated that Standard Pacific will pay the start up costs and the first baseline report and the District would be responsible for the next two years, per this agreement, but the need for inspections of these easements will be a requirement of the District for perpetuity. Mr. Sumpter gave the Board a summary of Wildlands Conservation's experience. Mr. Brown stated that ACOE would need to approve any change from using Wildlands Conservation.

Mr. Brizendine stated that Standard Pacific submitted a letter to the Board assuring that they would be responsible for the initial inspection and the cost to bring any deficiencies into compliance.

Mr. Brown presented and reviewed the Interlocal Agreement between Meadow Pointe III and Meadow Pointe IV for the Board, in relation to the inspection requirements or the conservation easements.

On a Motion by Ms. Rae-Herrera seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Interlocal Agreement between Meadow Pointe III and Meadow Pointe IV and authorized District Chairman to execute (subject to final review and approval by District Counsel and the date of the Tri-Party Agreement being added) for Meadow Pointe IV Community Development District.

Mr. Brown presented and reviewed the Tri-Party Agreement between the District, the ACOE and Wildlands Conservation Inc.

On a Motion by Ms. Rae-Herrera seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved the Tri-Party Agreement between Meadow Pointe IV CDD, Army Corps of Engineers, and Wildlands Conservation Inc., not-to-exceed \$2,500 for Wildlands Conservation Inc. and authorized District Chairman to execute (subject to final review and approval by District Counsel) for Meadow Pointe IV Community Development District.

Mr. Brown presented the conservation easements for the Board's approval.

On a Motion by Ms. Rae-Herrera seconded by Ms. Andrews, with all in favor, the Board of Supervisors accepted the Conservation Easements and authorized District Chairman to execute (subject to final review and approval by District Counsel) for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

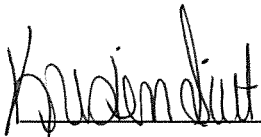
Mr. Brizendine asked if there were any Supervisor requests. There were none.

TWELFTH ORDER OF BUSINESS

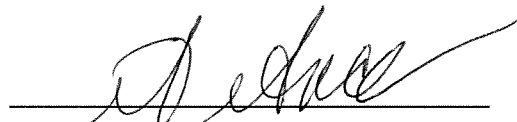
Adjournment

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 1:50 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman