

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, March 11, 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
Joseph Andrews	Board Supervisor, Vice Chairman
Denise Rae-Herrera	Board Supervisor, Assistant Secretary
William Horner	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Robbie Cox	Financial Consultant, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting <i>(via conference call)</i>
Scott Smith	Operations Manager
Jeremy Crawford	Club Manager
Jamos Beierle	Representative, Aquagenix
Leah Johnson	Representative, Lerner Real Estate Advisors
Scott Campbell	Representative, Lerner Real Estate Advisors

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

There were no members of the general audience present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Special Meeting held on January 29, 2014

On a Motion by Mr. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting held on January 29, 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 February 11, 2014

On a Motion by Ms. Rae-Herrera, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 11, 2014 as presented for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2014

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 January 2014 totaling \$50,670.58 as presented for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2014

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2014 totaling \$48,051.65 as presented for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation by Lerner Real Estate Advisors Regarding Bond Restructure for Parcel E/F

Mr. Brizendine opened the floor to Leah Johnson and Scott Campbell from Lerner Real Estate Advisors. Ms. Johnson gave the Board some background information on her firm. She gave a presentation on the bond restructure for Parcel E/F. Ms. Johnson reviewed where the District stands today and the purpose of the bond restructure. She stated that the Board also had the option of an assessment foreclosure and explained the process. Mr. Campbell and Mr. Brizendine entertained Board member's questions. Ms. Johnson reviewed the bond restructure process for the Board. She stated that if the Board would approve the bond restructuring, her firm would facilitate the bond exchange, and the Board would recognize a modified assessment lien via the District's assessment methodology report. Ms. Johnson stated that it is important to note that there is no impact to the existing landowners. She reviewed the benefits of the restructuring. Ms. Johnson stated that her firm is hired by the trustee so none of the professional fees associated with the transaction are felt by the District. She reviewed the key dates of the bond restructure for the Board. Ms. Johnson recommended that the Board hold a special meeting for the public hearing on the special assessments on April 15th to allow enough time to notice the landowners.

Mr. Brizendine stated that the Board could just cancel their April 8th meeting and reschedule it for April 15th. Mr. Campbell entertained the Board members questions.

Mr. Cox presented the Preliminary Assessment Report. He reviewed the report and explained the bond structure for the Board. Mr. Cox reviewed the assessment tables in the report. Mr. Cox and Mr. Brizendine entertained the Board member's questions. Mr. Brizendine reminded the Board that these were just preliminary numbers to start the bond restructure process.

Mr. Straley presented Resolution 2014-04, Declaring Special Assessments and Resolution 2014-05, Setting a Public Hearing on Special Assessments. He briefly reviewed the resolutions for the Board.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2014-04, Declaring Special Assessments as presented for Meadow Pointe IV Community Development District.

On a Motion by Ms. Rae-Herrera, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Resolution 2014-05, Setting a Public Hearing on Special Assessments (April 15, 2014 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543) for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Complete Landcare's
Proposal for Landscape Replacement**

Mr. Brizendine presented Complete Landcare's proposal for landscape replacement in Windsor. He reviewed the proposal for the Board. Mr. Brizendine stated that the cost for the landscape replacement would come out of the monies owed Standard Pacific. Mr. Smith further reviewed the details of the proposed landscape replacement. Discussion ensued. Mr. Brizendine stated that the District would be responsible for the ongoing maintenance of the landscaping as it is on District property.

On a Motion by Mr. Andrews, seconded by Ms. Andrews, with all in favor, the Board of Supervisors approved Complete Landcare's proposal for landscape replacement in Windsor (\$14,135.00) contingent on letter of understanding with Standard Pacific for Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Initial
Clearing of Alternate Access to Park Site**

Mr. Brizendine distributed a sketch of the alternate access that Ms. Stewart had provided. He gave the Board some history on the need of the alternate access. Ms. Stewart stated that the first step was to get the path cleared and they have since found that the path is already cleared. Ms. Stewart stated that the only thing that needs to be done is the installation of a gate. Discussion ensued on whether a gate was necessary or if creating an opening in the fence would suffice.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved making an opening in the fence instead of installing a gate for the alternate access to the Passive Park site for Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Contract Addendum
from Aquagenix**

Mr. Brizendine presented the contract addendum from Aquagenix. He stated that the addendum adds the additional ponds in Windsor Phases 1 and 2. Mr. Smith stated that Standard Pacific had the ponds cleaned up so that they are now manageable. He stated that Aquagenix had the best rate for the ongoing maintenance of the ponds. Mr. Beierle from Aquagenix entertained the Board members questions.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Contract Addendum from Aquagenix adding the additional ponds in Windsor Phases 1 and 2 (\$4,200.00) as presented for Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel
No report.

B. District Engineer
No report.

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 Whinsenton gate that was damaged. He stated that the person responsible for the damage to the gate is paying for the repairs. Mr. Crawford stated that Southern Automated installed new gate motors at Whinsenton at no cost to the District including installation and warranty. He stated that he would like to talk to the Board about possibly installing new gate motors in Shellwood and Parkmonte at the entrance gates. Mr. Crawford stated that it would be approximately \$5,000 to install the two new motors. He stated that they could take the existing motors that are there and still working and use them for the parks. Mr. Crawford distributed a proposal from Southern Automated to the Board members for their consideration. The Board decided to table this item for now.

Discussion ensued regarding the damaged landscape improvements. Mr. Crawford stated that he would follow up with Mr. Smith and Complete Landcare.

Discussion ensued regarding speeding in the community. The Board requested that something be put in the community newsletter regarding the speeding. Mr. Crawford stated that he would follow-up on this.

D. District Manager

Mr. Brizendine reviewed the Financial Status Report dated January 31, 2014. He stated that the District is in much better financial standing than it has been in previous years.

Mr. Brizendine stated that he would be presenting the District's proposed budget for next fiscal year at the Board's June 10th meeting. He stated that the Board could hold a budget workshop or work on some budget planning at their May meeting.

Mr. Brizendine reminded the Board that their April 8th meeting was being moved to April 15th.

TWELFTH ORDER OF BUSINSS

Audience Comments

Mr. Brizendine stated for the record that there were no audience members present to comment.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Brizendine asked if there were any Supervisor requests. Mr. Horner asked when the Board could expect the audited financial statements. Mr. Brizendine stated that he believed the District's audit was due by the end of March and he would check on it. He stated that he would probably have it to present to the Board at their April meeting.

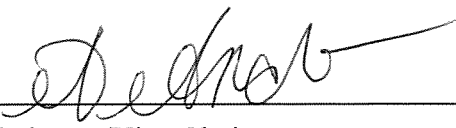
Ms. Sholl asked when the construction for parcels N, O, and P was going to be started. She stated that she received notification but it does not include a start date. Ms. Sholl stated that the notice says that the plans for 117 houses are available for review. Ms. Stewart stated that it is probably zoning related. She stated that she spoke to the design engineer a few weeks ago and she thinks that there is some activity going on. Ms. Stewart stated that she would obtain more information from the design engineer.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors adjourned the meeting at 1:15 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman