

**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 **special** meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Tuesday, April 15, 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	<b>Board Supervisor, Chairman</b>
Denise Rae-Herrera	<b>Board Supervisor, Assistant Secretary</b>
William Horner	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joseph Andrews	<b>Board Supervisor, Vice Chairman</b> <i>(via conference call)</i>
Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Jeremy Crawford	<b>Club Manager</b>
Craig Hotop	<b>Representative, Lennar Homes</b>
Joe Fulghum	<b>Representative, Lennar Homes</b>

**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 audience comments on agenda items.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on March 11, 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 March 11, 2014 as presented for Meadow Pointe IV Community Development District.

**FOURTH ORDER OF BUSINESS**

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

Discussion ensued regarding various invoices and the services they represent. Mr. Brizendine stated that he would follow up with Mr. Evans on the questions regarding Complete Landcare's invoices.

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 March 2014 totaling \$77,731.38 as discussed for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-06, Redesignating an Assistant Secretary**

Mr. Brizendine presented and reviewed Resolution 2014-06, Redesignating an Assistant Secretary. He stated that the resolution would be removing Cordell Matthews as an Assistant Secretary and adding Eric Dailey for signature purposes.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2014-06, Redesignating an Assistant Secretary as presented for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Special Assessments**

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

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

Mr. Brizendine stated that there were a couple members of the general audience present.

Mr. Brizendine stated Leah Johnson, with Lerner Real Estate Advisors, has requested that the public hearing be continued until the Board's June 10<sup>th</sup> meeting. He stated that there is still some discussion with Standard Pacific Homes regarding the real estate transaction. Mr. Brizendine stated that they want to have everything taken care of before the Board finalizes any of the assessment reports. Mr. Brizendine reviewed the timeline for the bond hearing and closing. There were no questions or comments.

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

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors continued the Public Hearing on Special Assessments to June 10, 2014 at 12:00 p.m. at the Meadow Pointe Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543 for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

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

This item was tabled until the continued public hearing on June 10, 2014 at 12:00 p.m.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Street Light Agreement  
for Parcel I**

Mr. Brizendine presented the Street Light Agreement for Parcel I, stating that it is the standard streetlight agreement with Withlacoochee River Electric Company "WREC". Mr. Brizendine stated that the agreement allows WREC to install the streetlights. The District will be responsible for the monthly payment to cover the electrical usage as well as the maintenance program. He stated that the agreement is for 13 poles and fixtures. Mr. Brizendine reviewed the monthly cost for each pole as well as the fixtures for a total of \$4,397.04 a year. He stated that a 3% increase for streetlight maintenance was included in this year's budget to account for additional streetlights that might come online. Mr. Brizendine stated that through February the District is \$2,074 under budget for streetlight electric. Discussion ensued regarding the electric deposit. Mr. Hotop stated that the streetlights have already been installed and there should be no bond or deposit required. Discussion ensued.

On a Motion by Ms. Andrews, seconded by Mr. Andrews, with all in favor, the Board of Supervisors approved the Street Light Agreement for Parcel I for Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Request for Conveyance  
of Parcel I Roads and Drainage Facilities**

Mr. Brizendine stated that Lennar currently owns the roads and drainage facilities in Parcel I and would like to convey them to the District for maintenance. Mr. Hotop stated that Lennar is seeking approval of the Meadow Pointe Parcel I plat as well as authorization for the Chairman to execute the mylar outside of a Board meeting. He stated that they expect County staff will approve the plat on May 15<sup>th</sup> and be placed on the Board of County Commissioners May 20<sup>th</sup> agenda. Mr. Brizendine stated he discussed with Lennar allowing Ms. Stewart to inspect the existing stormwater facilities prior to final acceptance from the Board. He stated that the conveyance would include three or four large ponds, three or four small sump ponds, stormwater maintenance, roadway, streetlight and gate system maintenance, and common area

landscaping at the entrance. Mr. Brizendine stated that Mr. Straley will be reviewing the plat. He entertained the Board members' questions.

On a Motion by Ms. Andrews, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Request for Conveyance of Parcel I Roads and Drainage Facilities and authorized District Chairman to execute the mylar subject to District Counsel and District Engineer's review and approval for Meadow Pointe IV Community Development District.

Discussion ensued regarding construction in Parcel I. Mr. Fulghum stated that the marketing name is Meadow Pointe North.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-08,  
Adopting a Trespass Policy**

Mr. Brizendine presented and reviewed Resolution 2014-08, Adopting a Trespass Policy. He stated that there have been some complaints from residents regarding fishing in the ponds. Mr. Brizendine stated that this resolution is identical to Meadow Pointe III's trespass resolution and it would enable the Sheriff's office to trespass people fishing in the ponds or encroaching in the wetlands. He stated that he will provide the resolution to the Sheriff's office and follow-up with them regarding signage for the ponds and wetlands. Discussion ensued.

On a Motion by Ms. Rae-Herrera, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved Resolution 2014-08, Adopting a Trespass Policy for Meadow Pointe IV Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Complete Landcare's  
Proposal for Drip Irrigation Replacement  
in Whinsenton**

Mr. Brizendine reviewed Complete Landcare's proposal for drip irrigation replacement in Whinsenton. He stated that the total cost was \$6,350, however Edward Evans stated that if the Board is willing to move forward with the replacement prior to his busy season he will take \$1,000 off of the proposal. He entertained Board members' questions. Mr. Crawford stated that he believes it is imperative that the District begin replacing the drip line irrigation before the plants and mulch is installed. A brief discussion ensued regarding the irrigation budget.

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Complete Landcare's proposal for drip irrigation replacement in Whinsenton (\$5,350.00) for Meadow Pointe IV Community Development District.

**TWELFTH ORDER OF BUSINESS**

**District Counsel and District Engineer  
Reports**

- A. District Counsel  
No report.

B. District Engineer

Not present.

C. Amenity Management

Mr. Crawford gave the Board an update on the pressure washing of the pool deck. He reviewed some items for the Board's consideration. Mr. Crawford stated that he would like to move forward with two TVs for the fitness room (\$800), entrance gate motors for Parkmonte and Shellwood (\$4,428), license plate cameras for Windsor (\$8,816), trash cans for the entrances along Meadow Pointe Blvd.(\$1,800), two swings and a tetherball rope for the playground, painting of the entry signs, and awnings for the pool (\$10,000).

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the purchase of entrance gate motors for Parkmonte and Shellwood (\$4,428.00) for Meadow Pointe IV Community Development District.

The Board directed Mr. Crawford to bring back proposals for the license plate cameras at Windsor, painting of the entry signs, and the awnings for the pool to the May meeting for the Board's review.

A brief discussion ensued regarding the pool stains.

D. District Manager

Mr. Brizendine reviewed the Financial Status Report dated February 28, 2014. He reviewed a cash flow projection through the end of the year. Mr. Brizendine stated that the Board is in much better financial standing then they have been in years past.

Mr. Brizendine distributed a proposal from Complete Landcare for the new entry into the passive park. He stated that they would be removing a section of fence and laying gravel to build up the path. Discussion ensued.

On a Motion by Ms. Andrews, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the removal of a section of fence and the building of a land bridge for the new Passive Park Access (\$1,050.00) for Meadow Pointe IV Community Development District.

Mr. Brizendine stated that he had proposals for fertilizer applications from Complete Landcare and John Deere Landscapes. He stated that Complete Landcare came in the lowest at \$3,084. Mr. Brizendine stated that Mr. Evans will give the District a savings of \$1,050 for the bulk purchase of three applications for a total of \$8,202. He stated that when he talked to Mr. Evans today he stated that he would also be willing to take another \$250 off of each application. Mr. Brizendine

stated that fertilizer applications have not been done for a few years now and are definitely needed. He stated that he has also asked Mr. Smith to obtain a proposal for some herbicide for the weed issue along the roadways as well as the entries. Mr. Brizendine entertained the Board members' questions. The Board decided to table this proposal until the next meeting. They also requested that Mr. Evans attend the next meeting. Ms. Sholl requested that Mr. Evans provide a proposal for the drip line irrigation for the other neighborhoods.

Mr. Brizendine stated that the Board's next regular meeting was scheduled for May 13<sup>th</sup> at noon and he would be presenting a draft proposed budget for the Board's review.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**FOURTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

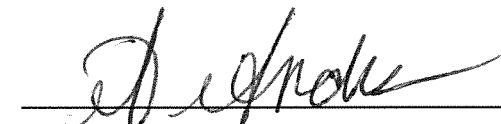
Mr. Brizendine asked if there were any Supervisor requests. The Board requested that Mr. Crawford submit an article regarding the fishing in the ponds to the newsletter.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Andrews, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adjourned the meeting for the Meadow Pointe IV Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman