

# **MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**MEADOW POINTE V  
COMMUNITY  
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
AUGUST 12, 2014**

# MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT AGENDA AUGUST 12, 2014 at 11:30 a.m.

Meadow Pointe IV Clubhouse  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543.

<b>District Board of Supervisors</b>	Lee Arnold Alan Logan Steve Lannon Jennifer Gardner Michael Delp	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
<b>District Attorney</b>	Mark Straley	Straley & Robin

**All Cellular phones and pagers must be turned off while in the clubhouse.**

## **The District Agenda is comprised of six different sections:**

The meeting will begin promptly at **11:30 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544**

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August 4, 2014

Board of Supervisors  
**Meadow Pointe V Community  
Development District**

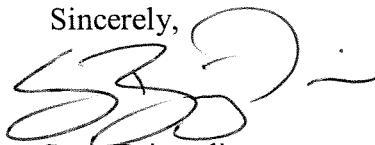
Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe V Community Development District will be held on **Tuesday, August 12, 2014 at 11:30 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on June 10, 2014.....Tab 1
  - B. Consideration of Operation & Maintenance Expenditures for May and June 2014.....Tab 2
- 3. BUSINESS ITEMS**
  - A. Consideration of Bayshore Solutions' Proposal for Website
  - B. Public Hearing on Fiscal Year 2014/2015 Final Operating Budget....Tab 3
    1. Consideration of Resolution 2014-02, Adopting Fiscal Year 2014/2015 Final Budget.....Tab 4
    2. Consideration of Developer Funding Agreement.....Tab 5
  - C. Consideration of Resolution 2014-03, Setting the Meeting Schedule for Fiscal Year 2014/2015.....Tab 6
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
    1. Announcement Regarding Landowner Election
- 5. AUDIENCE COMMENTS**
- 6. SUPERVISOR COMMENTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,



Scott Brizendine  
District Manager

cc: Mark Straley, Straley & Robin

# Tab 1

**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 V  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe V Community Development District was held on **Tuesday, June 10, 2014 at 11:40 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Lee Arnold	<b>Board Supervisor, Chairman</b>
Alan Logan	<b>Board Supervisor, Vice Chairman</b>
Michael Delp	<b>Board Supervisor, Assistant Secretary</b>
Steve Lannon	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
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**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Arnold called the meeting to order and Mr. Brizendine performed the roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS** **Consideration of Minutes of the Board of Supervisors' Meeting on August 13, 2013**

On a Motion by Mr. Delp, seconded by Mr. Lannon, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting on August 13, 2013 as presented for Meadow Pointe V Community Development District.

**THIRD ORDER OF BUSINESS** **Consideration of Operation and Maintenance Expenditures for July 2013 through April 2014**

On a Motion by Mr. Logan, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July (\$833.33), August (\$1,270.83), September (\$833.33), October (\$833.33), November (\$1,008.33), and December 2013 (\$950.08) and January (\$833.33), February (\$833.33), March (\$833.33), and April 2014 (\$833.30) as presented for Meadow Pointe V Community Development District.

**FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2014/2015 Proposed Budget**

40 Mr. Brizendine presented and reviewed the proposed budget for fiscal year 2014/2015. He  
41 stated that the total general fund budget was \$17,675 with an administrative subtotal of \$17,308 and  
42 a field operations subtotal of \$367. He stated that it represents a \$3,931 increase. Mr. Brizendine  
43 stated one of the new legislative requirements is that all special districts have websites by October 1,  
44 2015 so he has included proposed costs for this in the budget. He stated that he would be obtaining  
45 some proposals for the Board's consideration at their August meeting.

46  
47 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-01,  
Approving Fiscal Year 2014/2015  
Proposed Budget and Setting the Public  
Hearing on the Final Budget**

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51  
52 Mr. Arnold presented Resolution 2014-01, Approving Fiscal Year 2014/2015 Proposed  
53 Budget and Setting the Public Hearing on the Final Budget.  
54

On a Motion by Mr. Lannon, seconded by Mr. Delp, with all in favor, the Board of Supervisors approved Resolution 2014-01, Approving Fiscal Year 2014/2014 Proposed Budget (\$17,675) and Setting the Public Hearing on the Final Budget (August 12, 2013 at 11:30 at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543) for Meadow Pointe V Community Development District.

55  
56 Mr. Arnold stated that he would like to appoint Mr. Lannon to assist Mr. Brizendine with  
57 obtaining the proposals for the required website.

58  
59 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

- 60  
61 A. District Counsel  
62 Not present.

63  
64 Mr. Arnold state that he spoke to Mr. Straley prior to the meeting regarding the  
65 new legislative requirement for the website and didn't feel it was necessary for  
66 him to attend today's meeting.

- 67  
68 B. District Manager

69 Mr. Brizendine announced that per the Supervisor of Elections as of April 15, 2014  
70 there were no registered voters in Meadow Pointe V.

71  
72 Mr. Brizendine stated that the Board has a meeting scheduled for July 8, 2014 at  
73 11:30 a.m. if they would need to meet again prior to the public hearing on August  
74 12<sup>th</sup>.

75  
76 **SEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

77  
78  
79 Mr. Arnold noted that there were no members of the general audience in attendance and  
80 asked if there were any Supervisor requests. There were none.  
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82 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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On a Motion by Mr. Delp, seconded by Mr. Lannon, with all in favor, the Board of Supervisors adjourned the meeting at 11:50 a.m. for the Meadow Pointe V Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

DRAFT

# Tab 2



# MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operation and Maintenance Expenditures May 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2014 through May 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,935.21**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Meadow Pointe V Community Development District

## Paid Operation & Maintenance Expenses

May 1, 2014 Through May 31, 2014

*10101 - Cash-Operating Account*

<u>Vendor Name</u>	<u>Check Number</u>	<u>Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Auto Owners Insurance	082	010927826	Policy 092312 20721223 06/03/14 - 06/03/15	\$ 319.00
Rizzetta & Company, Inc.	080	16647	District Management Fees 05/14	\$ 833.33
Stahl & Associates Insurance	081	32065	Public Officials Liability 06/02/14 to 06/03/15	\$ 1,782.88
<b>Report Total</b>				<b><u>\$ 2,935.21</u></b>

STAHL & ASSOCIATES INSURANCE  
3939 TAMPA RD  
OLDSMAR, FL 34677-3104



P.O. Box 30315, LANSING, MICHIGAN 48909-7815

(727) 784-8554

05-14-2014

RECEIVED  
MAY 19 2014

Date Rec'd Dist Office MAY 20 2014

DM Approval [Signature] Date \_\_\_\_\_

Date Entered MAY 22 2014

Fund 001 GL 53900 OC 4502

Check: # \_\_\_\_\_

MEADOW POINTE V CDD  
C/O RIZZETTA & CO  
5844 OLD PASCO RD # 100  
WESLEY CHAPEL, FL 33544-4010

Billing Plan	Account Number	Due Date	Minimum Due	Account Balance
FULL PAY	010927826	06-03-2014	\$319.00	\$319.00

Enroll at [www.auto-owners.com](http://www.auto-owners.com) to make a payment, view your premium invoice, or view your policy information. A separate Personal ID (PID) Code is required to enroll each policy. The PID Code(s) are located on the back of this invoice for each enrollable policy.

Payment of your premium via check to Auto-Owners Insurance or your agency authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.

A fee of up to \$15.00 will be charged if a cancellation notice is issued. A fee of up to \$25.00 will be charged for checks returned due to insufficient funds. If your check is returned for non-sufficient funds (NSF), we may re-present the check as an electronic ACH transaction. An \$8.00 convenience fee will be charged when making a payment by phone.

\*\*\*\*\* SEE THE REVERSE SIDE OF THIS PAGE FOR DETAILS OF YOUR ACCOUNT BALANCE \*\*\*\*\*

012158



Account/Policy Information	Previous Balance	New Charges	New Credits	Payments Applied	Current Balance	Minimum Due
CASUALTY Policy: 092312 20721223 Effective: 06-03-2013 PID: 4T3 P48 G3C Expiration: 06-03-2014 Current Policy Balance					0.00	0.00
CASUALTY Policy: 092312 20721223 Effective: 06-03-2014 PID: 4T3 P48 G3C Expiration: 06-03-2015 Renewal 04-21-2014 Premium Change 04-21-2014 Current Policy Balance		315.00 4.00			319.00	319.00
<b>Total</b>	0.00	319.00	0.00	0.00	319.00	319.00

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2014	16647

BILL TO
MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	846 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p><b>PROFESSIONAL FEES:</b></p> <p>District Management Services</p> <p>Services for the period May 1, 2014 through May 31, 2014</p> <p>APR 28 2014</p> <p>Approved by Rizzetta &amp; Co., in APR 28 2014</p> <p>Client approval <u>SB</u> Date _____</p> <p>Invoice entered MAY 05 2014</p> <p>Invoice # 001 GL 51300 OC 3101</p>		833.33	833.33

<b>Total</b>	<b>\$833.33</b>
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**Stahl & Associates Insurance**  
 3939 Tampa Road  
 Oldsmar, FL 34677  
 Phone : 727-784-8554 Fax : 727-789-2823

<b>INVOICE # 32065</b>		<b>Page 1</b>
ACCOUNT NO. <b>MEADO-3</b>	OP <b>PP</b>	DATE <b>05/05/14</b>
<b>Public Officials Liability</b>		
POLICY # <b>02021998</b>		
COMPANY <b>Darwin Select Insurance Co.</b>		
EFFECTIVE <b>06/03/14</b>	EXPIRATION <b>06/03/15</b>	BALANCE DUE ON <b>06/03/14</b>

**Meadow Pointe V CDD**  
 c/o Rizzetta & Co  
 5844 Old Pasco Rd #100  
 Wesley Chapel, FL 33544

Itm #	Eff Date	Trn	Type	Description	Amount
565716	06/03/14	RENL	PUBL	2014-15 PUBLIC OFF LIAB RENEW	\$ 1,782.88
<b>Invoice Balance:</b>					<b>\$ 1,782.88</b>

Date Rec'd Dist Office MAY 20 2014  
 DM Approval  Date \_\_\_\_\_  
 Date Entered MAY 20 2014  
 Fund 001 GL 51300 OC 4501  
 Check. # \_\_\_\_\_

Audit premiums are due and payable in full upon receipt.  
 Please call us with any questions you may have.

# MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operation and Maintenance Expenditures June 2014 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2014 through June 30, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$833.33**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Meadow Pointe V Community Development District

## Paid Operation & Maintenance Expenses

June 1, 2014 Through June 30, 2014

*10101 - Cash-Operating Account*

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	083	16756	District Management Fees 06/14	\$ 833.33
<b>Report Total</b>				<b><u>\$ 833.33</u></b>



**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue


Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
6/1/2014	16756

BILL TO
MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	846 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p><b>PROFESSIONAL FEES:</b></p> <p>District Management Services</p> <p>Services for the period June 1, 2014 through June 30, 2014</p> <p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. <u>MAY 28 2014</u></p> <p>DM approval <u></u> Date _____</p> <p>Date entered <u>MAY 29 2014</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3101</u></p> <p>Check # _____</p>		833.33	833.33

<b>Total</b>	<b>\$833.33</b>
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# Tab 3



# Tab 4

## **RESOLUTION 2014-02**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2014, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Meadow Pointe V Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 12, 2014 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Pasco County for posting on its website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2014 and/or revised projections for Fiscal Year 2015.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Meadow Pointe V Community Development District for the Fiscal Year Ending September 30, 2015,” as adopted by the Board of Supervisors on August 12, 2014.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Meadow Pointe V Community Development District, for the fiscal year beginning October 1, 2014, and ending September 30, 2015, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL ALL FUNDS	\$_____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 12th day of August, 2014.

ATTEST:

**MEADOW POINTE V COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2014-2015 Budget  
Developer Funding Agreement

**EXHIBIT A**



# Tab 5

**Meadow Pointe V Community Development District  
Fiscal Year 2014/2015 Developer Funding Agreement**

This Agreement is made and entered into this 5th day of August 2014, by and between:

**Meadow Pointe V Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (hereinafter “District”), and

**Clearwater Bay Associates**, whose mailing address is 311 Park Place Boulevard, Suite 600, Clearwater, FL 33731-0262 (hereafter “Developer”)

Recitals

WHEREAS, the District was established by an ordinance of the Pasco County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a storm water management system, roadways, water distribution and sewer collection systems, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year 2014-2015, which year commences on October 1, 2014, and concludes on September 30, 2015; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit “A”; and

WHEREAS, the District has or will be levying non ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit “A”; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary

to allow the District to proceed with its operations as described in Exhibit "A" so long as payment is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2014-2015 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the assessment roll attached hereto and incorporated herein as Exhibit "B". The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in Exhibit "B". Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Pasco County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

3. In the event the District is required to certify non ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this

Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2014 and ending September 30, 2015. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. This Agreement and the provisions contained herein shall be construed,

interpreted and controlled according to the laws of the State of Florida.

12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. The Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**Meadow Pointe V Community  
Development District**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:

**Clearwater Bay Associates**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

- Exhibit A:** Fiscal Year 2014-2015 Budget
- Exhibit B:** Property Description

**EXHIBIT A**

**EXHIBIT B**

MEADOW POINTE V  
COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 22 and 27, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the South boundary of said Section 22, S.89°55'43"E., 269.99 feet to the POINT OF BEGINNING; thence along a line lying East of and parallel to the West boundary of said Section 22, N.00°09'44"E., 495.00 feet; thence S.89°55'43"E., 726.50 feet; thence S.00°04'17"W., 495.00 feet to a point on the North boundary of the aforesaid Section 27; thence along said North boundary of Section 27, S.89°55'43"E., 525.20 feet to a point on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 5882, Page 1627, and Official Records Book 6330, Page 1471, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line of MEADOW POINTE BOULEVARD, S.10°00'00"E., 274.90 feet; thence N.54°32'40"E., 465.79 feet to a point on the aforesaid North boundary of Section 27; thence along said North boundary of Section 27, S.89°55'43"E., 564.33 feet; thence S.30°00'00"W., 445.11 feet; thence S.15°00'00"E., 712.54 feet to a point on a curve; thence Easterly, 326.78 feet along the arc of a curve to the right having a radius of 4175.00 feet and a central angle of 04°29'05" (chord bearing S.84°09'25"E., 326.70 feet); thence S.08°03'23"W., 147.67 feet; thence S.34°30'00"E., 357.73 feet; thence S.40°00'00"W., 450.00 feet; thence S.82°00'00"W., 1143.14 feet to a point on a curve on the aforesaid Westerly right-of-way line of MEADOW POINTE BOULEVARD; thence along said Westerly right-of-way line of MEADOW POINTE BOULEVARD, Southerly, 693.12 feet along the arc of a curve to the left having a radius of 3170.00 feet and a central angle of 12°31'40" (chord bearing S.03°07'09"E., 691.74 feet); thence WEST, 745.00 feet; thence S.77°00'00"W., 891.22 feet to a point on the West boundary of the aforesaid Section 27; thence along said West boundary of Section 27, N.00°16'39"E., 2131.23 feet; thence S.89°54'25"E., 269.99 feet; thence along a line lying East of and parallel to said West boundary of Section 27, N.00°16'39"E., 814.97 feet; thence N.00°09'44"E., 0.10 feet to the POINT OF BEGINNING.

Containing 149.296 acres, more or less.

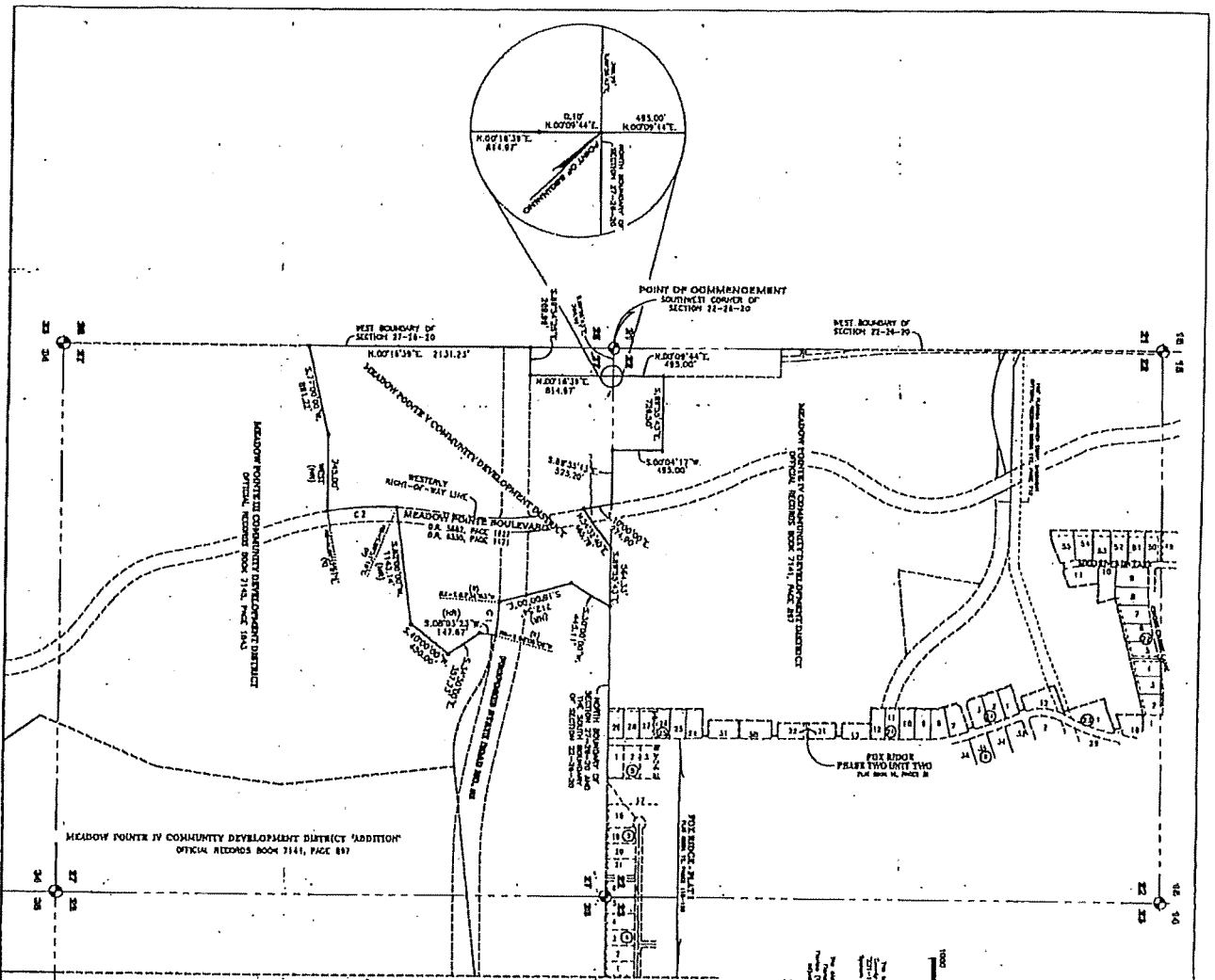
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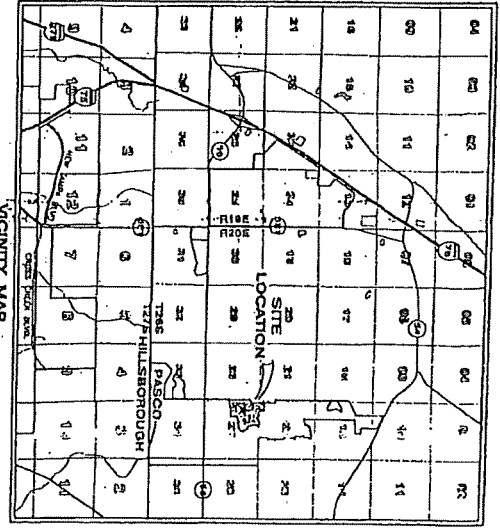
November 1, 2007





**LEGEND**

- 1. Proposed boundary line
- 2. Existing boundary line
- 3. Proposed easement
- 4. Existing easement
- 5. Proposed right-of-way
- 6. Existing right-of-way
- 7. Proposed utility
- 8. Existing utility
- 9. Proposed street
- 10. Existing street
- 11. Proposed subdivision
- 12. Existing subdivision
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- 99. Proposed subdivision
- 100. Existing subdivision



VICINITY MAP  
PASCO COUNTY, FLORIDA  
SECTION 16, TOWNSHIP 28 SOUTH, RANGE 20 EAST

**GENERAL NOTES:**

1. This plan is based on the survey of the land shown on the attached plat of the Survey of the Meadow Pointe V Community Development District, recorded in Public Record Book 1111, Page 187, Pasco County, Florida.
2. The boundaries shown on this plan are based on the survey of the land shown on the attached plat of the Survey of the Meadow Pointe V Community Development District, recorded in Public Record Book 1111, Page 187, Pasco County, Florida.
3. The boundaries shown on this plan are based on the survey of the land shown on the attached plat of the Survey of the Meadow Pointe V Community Development District, recorded in Public Record Book 1111, Page 187, Pasco County, Florida.
4. The boundaries shown on this plan are based on the survey of the land shown on the attached plat of the Survey of the Meadow Pointe V Community Development District, recorded in Public Record Book 1111, Page 187, Pasco County, Florida.
5. The boundaries shown on this plan are based on the survey of the land shown on the attached plat of the Survey of the Meadow Pointe V Community Development District, recorded in Public Record Book 1111, Page 187, Pasco County, Florida.
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MEADOW POINTE V  
COMMUNITY DEVELOPMENT DISTRICT

**PREPARED FOR:** MEADOW POINTE V, LLC  
**PREPARED BY:** [Signature]  
**DESCRIPTION:** MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT  
**DATE:** [Date]

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	11/11/11	REVISED
3	11/11/11	REVISED
4	11/11/11	REVISED
5	11/11/11	REVISED
6	11/11/11	REVISED
7	11/11/11	REVISED
8	11/11/11	REVISED
9	11/11/11	REVISED
10	11/11/11	REVISED

**EFFECT OF REVISIONS:**

[Signature]

ENCLOSURE

**Proposed Budget**  
**Meadow Pointe V Community Development District**  
**General Fund**  
**Fiscal Year 2014/2015**

Chart of Accounts Classification	Actual YTD through 07/31/14	Projected Annual Totals 2013/2014	Annual Budget for 2013/2014	Projected Budget variance for 2013/2014	Proposed Budget for 2014/2015	Budget Increase (Decrease) vs 2013/2014	Comments
1							
2	<b>REVENUES</b>						
3							
4	<b>Contributions &amp; Donations from Private Sources</b>						
5	Developer Contributions	\$ 13,744	\$ 13,744	\$ 13,744	\$ -	\$ 14,775	\$ 1,031
6	<b>TOTAL REVENUES</b>	<b>\$ 13,744</b>	<b>\$ 13,744</b>	<b>\$ 13,744</b>	<b>\$ -</b>	<b>\$ 14,775</b>	<b>\$ 1,031</b>
7							
8	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9							
10	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 13,744</b>	<b>\$ 13,744</b>	<b>\$ 13,744</b>	<b>\$ -</b>	<b>\$ 14,775</b>	<b>\$ 1,031</b>
11							
12							
13	<b>EXPENDITURES - ADMINISTRATIVE</b>						
14							
15	<b>Legislative</b>						
16	Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	<b>Financial &amp; Administrative</b>						
18	District Management	\$ 8,333	\$ 10,000	\$ 10,000	\$ 0	\$ 10,000	\$ - no requested change
19	Public Officials Liability Insurance	\$ 1,631	\$ 1,631	\$ 1,555	\$ (76)	\$ 1,783	\$ 228 based on new renewal premium
20	Legal Advertising	\$ 117	\$ 400	\$ 1,000	\$ 600	\$ 500	\$ (500)
21	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ - Annual Dept. of Economic Opportunity fee
22	Website Fees & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200 Proposal from Bayshore Solutions to create a website.
23	<b>Legal Counsel</b>						
24	District Counsel	\$ 209	\$ 500	\$ 750	\$ 250	\$ 750	\$ -
25							
26	<b>Administrative Subtotal</b>	<b>\$ 10,465</b>	<b>\$ 12,706</b>	<b>\$ 13,480</b>	<b>\$ 774</b>	<b>\$ 14,408</b>	<b>\$ 928</b>
27							
28	<b>EXPENDITURES - FIELD OPERATIONS</b>						
29							
30	<b>Other Physical Environment</b>						
31	General Liability Insurance	\$ 319	\$ 319	\$ 264	\$ (55)	\$ 367	\$ 103 2014 premium plus 15%
32							
33	<b>Field Operations Subtotal</b>	<b>\$ 319</b>	<b>\$ 319</b>	<b>\$ 264</b>	<b>\$ (55)</b>	<b>\$ 367</b>	<b>\$ 103</b>
34							
35	<b>TOTAL EXPENDITURES</b>	<b>\$ 10,784</b>	<b>\$ 13,025</b>	<b>\$ 13,744</b>	<b>\$ 719</b>	<b>\$ 14,775</b>	<b>\$ 1,031</b>
36							
37	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 2,960</b>	<b>\$ 719</b>	<b>\$ -</b>	<b>\$ 719</b>	<b>\$ -</b>	<b>\$ -</b>
38							

# Tab 6

**RESOLUTION 2014-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Meadow Pointe V Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2014**

**MEADOW POINTE V COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**MEADOW POINTE V COMMUNITY DEVELOPMENT DISTRICT**  
**REMAINDER OF FISCAL YEAR 2014/2015**

October 14, 2014  
November 11, 2014  
December 9, 2014  
January 13, 2015  
February 10, 2015  
March 10, 2015  
April 14, 2015  
May 12, 2015  
June 9, 2015  
July 14, 2015  
August 11, 2015  
September 8, 2015

All meetings will convene at 11:30 a.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.