



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors'
Regular Meeting
October 12, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

| | | |
|--------------------------------------|---|--|
| District Board of Supervisors | Megan McNeil Liane Sholl Susan Fischer Scott Page Michael Scanlon | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Daryl Adams | Rizzetta & Company, Inc. |
| District Attorney | Mark Straley/ Vivek Babbar | Straley, Robin & Vericker |
| District Engineer | Tonja Stewart | Stantec Consulting Services Inc |

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

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

October 11, 2022

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, October 12, 2022 at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. STAFF REPORTS**
 - A. Deputy Report
 - B. Landscape Inspection Services
 1. September Landscape Inspection Report.....Tab 1
 2. Update on Street Trees and Duke Energy
 3. Update on Conservation Cutbacks
 - C. Landscaping
 1. Discussion of New Account Manager
 - D. Aquatic Maintenance
 1. September Waterway Inspection.....Tab 2
 - E. District Counsel
 - F. District Engineer
 - G. Amenity Management
 1. Review of September Amenities Report.....Tab 3
 - H. District Manager
 1. Review of September District Manager Report.....Tab 4
 2. Review of 3rd Quarter Website Audit Report.....Tab 5

5. **BUSINESS ITEMS**
 - A. Discussion of Audience Comments
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Revised Minutes of the Board of Supervisors Regular Meeting held on August 10, 2022.....Tab 6
 - B. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 14, 2022...Tab 7
7. **AUDIENCE COMMENTS ON OTHER ITEMS**
8. **SUPERVISORS FORUM**
9. **ADJOURNMENT**

We 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) 933-5571.

Sincerely,



Daryl Adams
District Manager

Tab 1

MEADOW POINTE IV

FIELD INSPECTION REPORT



September 30, 2022
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❖ Detail throughout the property needs to improve.
- ❖ Make sure that all areas that are on the maintenance map are being serviced.
- ❖ Complete the red items on the report.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. Provide the district a date on when the palm trees throughout the community will be completed. They are starting to get to the point of needing to be done. (Pic 1)



6. **Eradicate the bed weeds in the center island at the Parkmonte entrance.(Pic 6)**



7. Remove the low hanging branches from both crape myrtles and the Ligustrum trees at the parkmonte entrance.
8. Did juniper treat the Fakahatchee grass on Meadow Pointe Blvd for Spider mites?
9. Treat the Fakahatchee grass along the frontage at Whinsenton Place for spider mites.
10. **Remove the tall weeds in the Parsoni Juniper at the Whinsenton entrance.**
11. Improve the detail at the Whinsenton place entrance. Remove vines from plant material and treat the bed weeds.

2. **Treat the bed weeds between the basketball court and the parking lot.**
3. Diagnose and treat the decline the Elaeagnus hedge around the tennis court. Could be whitefly possibly?
4. **Treat the bed weeds in the bed spaces around the tennis court to include the bottlebrush to the west of the tennis court.**
5. Diagnose and treat the spotting on the Crinum Lillie's at the Parkmonte entrance center island.

Meadow Pointe Boulevard

12. Improve the soft edging in the Whinsenton frontage it seems the crews are only doing the main entrance but not down the frontage beds.(Pic 12)



13. During monthly irrigation inspection make sure we are return the valve box covers over the valve sites. This one is to the south of the Whinsenton place entrance near the frontage bed.



14. Treat the ant mounds throughout the Whinsenton Place entrance.

15. Juniper to make sure they are servicing everything on the provided maintenance map weekly until biweekly services stop. If any issues arise with wet conditions, please notify district staff.

16. Provide a price to flush cut the dead Hollie tree on the inbound side of Whinsenton Place entrance.

17. Treat the bed weeds and improve the soft edging on the Northside frontage of the Whinsenton place entrance.

18. Improve the vigor throughout the Loropetalum at the Meadow Pointe North entrance.

19. Remove the growth growing through the last railing fence on Meadow Pointe Blvd heading towards state road 54 on the west side.

20. During my inspection it was clear that services are not being performed at the Haven community.(Pic 20,20a,20b,20c)



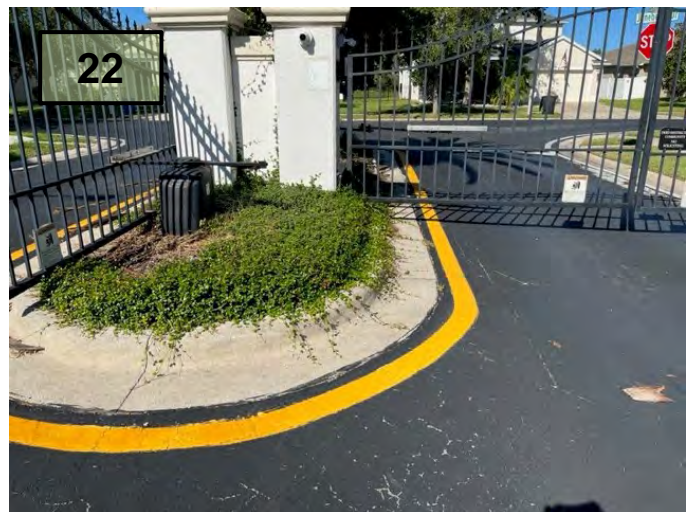
Meadow Pointe Boulevard



21. The detail throughout the Shellwod entrance needs to improve. Remove the vines from the plan material it is need of trimming also.

22. Make sure crews are hard edging the Jasmine Minima beds during the detail cycles. This was on last months report at the Shellwood entrance.(Pic 22>)

23. Make sure the crews continue to detail the fence line going down the front of the meridian entrance. This are need to be treated with round-up.



Tab 2



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

9/15/2022

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



TABLE OF CONTENTS

Site Assessments

| | |
|-------------------|----|
| Ponds 86-87 | 15 |
| Ponds 88-89 | 16 |
| Ponds 90-91 | 17 |

| | |
|---------------------------------|-----------|
| Management Summary | 18 |
|---------------------------------|-----------|

| | |
|---|-----------|
| Recommendations/Action Items | 19 |
|---|-----------|

| | |
|-----------------------------|-----------|
| North Site Map | 20 |
|-----------------------------|-----------|

| | |
|-----------------------------|-----------|
| South Site Map | 21 |
|-----------------------------|-----------|



TABLE OF CONTENTS

Site Assessments

| | |
|-------------------|----|
| Ponds 62-63 | 3 |
| Ponds 64-65 | 4 |
| Ponds 66-67 | 5 |
| Ponds 68-69 | 6 |
| Ponds 70-71 | 7 |
| Ponds 72-73 | 8 |
| Ponds 74-75 | 9 |
| Ponds 76-77 | 10 |
| Ponds 78-79 | 11 |
| Ponds 80-81 | 12 |
| Ponds 82-83 | 13 |
| Ponds 84-85 | 14 |

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Site Assessments

Pond 62

Comments:

Site Looks Good

Water level back up to normal.

Outflow growth previously treated to help ensure proper discharge/flow.

Native Gulf Spikerush growing well around the perimeter of the pond.



Pond 63

Comments:

Site Looks Good

Beneficial Native Aquatic plant species Water Lily and Canna still growing nicely within small cove area of pond.

Continual treatment of Invasive grasses & Primrose occurring around pond shoreline areas.



Site Assessments

Pond 64

Comments:

Requires Attention

Trash around dock area scheduled to be removed in October.

The algae and aquatic weed growth is under control throughout this pond.



Pond 65

Comments:

Site Looks Good

Water level back up to normal.

Baby gator lives in this pond.



Site Assessments

Pond 66

Comments:

Site Looks Good

Water level back up to normal.

Outflow growth previously treated to help ensure proper discharge/flow.



Pond 67

Comments:

Site Looks Good

Water level back up to normal.



Site Assessments

Pond 68

Comments:

Normal Growth Observed

Water Lily growth needs to be monitored to ensure that this growth doesn't occupy more of the pond area.

Boat treatments will be employed in October to reach the conservation area side of the pond.



Pond 69

Comments:

Site Looks Good

Turf is not being cut 2-3 feet from waterline in some spots. Is this for erosion prevention?



Site Assessments

Pond 70

Comments:

Site Looks Good

Boat treatments will be employed in October to reach the conservation area side of the pond.



Pond 71

Comments:

Site Looks Good

Outflow growth previously treated to help ensure proper discharge/flow.

7-8 ft. long Alligator observed in pond.



Site Assessments

Pond 72

Comments:

Site Looks Good

Boat treatments will be employed in October to reach the conservation area side of the pond.



Pond 73

Comments:

Normal Growth Observed

Selective herbicide (TIGR) used for invasive grasses growing within native beneficial plant growth.

Grasses & weeds filling in where erosion occurred.



Site Assessments

Pond 74

Comments:

Site Looks Good

Water level back up to normal.



Pond 75

Comments:

Site Looks Good

Water level back up to normal.

Beneficial native aquatic plant species continue to thrive.



Site Assessments

Pond 76

Comments:

Site Looks Good

Although pond is in excellent condition, we noticed excessive grass clippings and pollen can be seen on water surface.



Pond 77

Comments:

Site Looks Good

Treatment in progress spraying shoreline invasive grasses and invasive primrose growth.



Site Assessments

Pond 78

Comments:

Site Looks Good

Although the open water area of the pond is being maintained in excellent condition, the eroded pond bank areas have grown in with grass & weeds.

We are avoiding spraying these pond shoreline areas where there is bank erosion.



Pond 79

Comments:

Requires Attention

Water level back up to normal. Although the open water area of the pond is being maintained in excellent condition, the eroded pond bank areas surrounding the control structure indicates significant erosion.

Also, excessive grass clippings observed floating on pond surface.



Site Assessments

Pond 80

Comments:

Site Looks Good

Beneficial native aquatic plant species continue to develop.



Pond 81

Comments:

Site Looks Good

Outflow growth previously treated to help ensure proper discharge/flow.



Site Assessments

Pond 82

Comments:

Site Looks Good

Coloration in water column is indicative of the presence of Tannins in the pond.



Pond 83

Comments:

Site Looks Good

Bacopa (native aquatic beneficial species) noted in photo on the right.



Site Assessments

Pond 84

Comments:

Site Looks Good

Abundance of small native sport fish thriving in this pond.

Outflow growth previously treated to help ensure proper discharge/flow.



Pond 85

Comments:

Site Looks Good

Beneficial native aquatic plant species continue to thrive. Selective aquatic herbicide applications of TIGR to be performed in October. This strategy is intended to target invasive grasses without harming the native aquatic plant growth.



Site Assessments

Pond 86

Comments:

Site Looks Good

Beneficial native aquatic plant species continue to develop. Selective aquatic herbicide applications of TIGR to be performed in October. This strategy is intended to target invasive grasses without harming the native aquatic plant growth.



Pond 87

Comments:

Site Looks Good

Water level back up to normal.



Site Assessments

Pond 88

Comments:

Treatment In Progress

Algae present and will be treated in future applications in early October.



Pond 89

Comments:

Site Looks Good

Water level back up to normal.



Site Assessments

Pond 90

Comments:

Normal Growth Observed

Invasive shoreline growth treated in September.



Pond 91

Comments:

Site Looks Good

Invasive shoreline growth treated in September. Landscape contractor should be able to cut down this decomposing growth on the bank area near shoreline.





Management Summary

Previously exposed banks throughout Spring & early Summer were treated by Advanced Aquatic with pre-emergent aquatic herbicide. This is one of the reasons why the shoreline areas are in such excellent condition. Great example of a PRO-active strategy.

Invasive vegetation around and beyond control structures continues to be treated by Advanced Aquatic crews. The end result of this strategy helps to contribute to proper flow and drainage from the ponds.

Erosion of portions of the shorelines of pond #'s 73,78 &79 continues to be a concern.

Installation of the native aquatic plants within pond #'s 34,35,37 & 76,77 & 78 is scheduled for late October.

www.AdvancedAquatic.com
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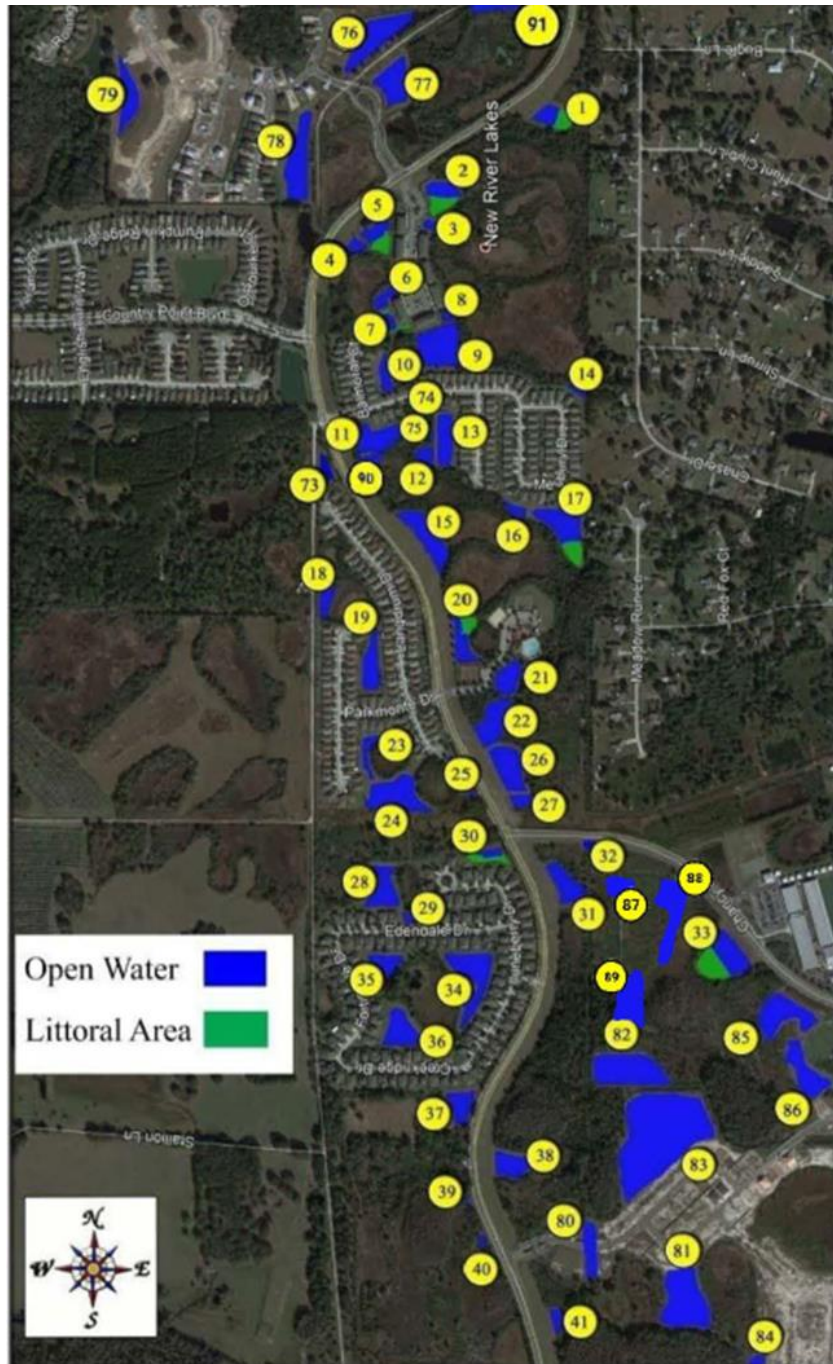
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1-800-491-9621



Recommendations/Action Items

North Site Map

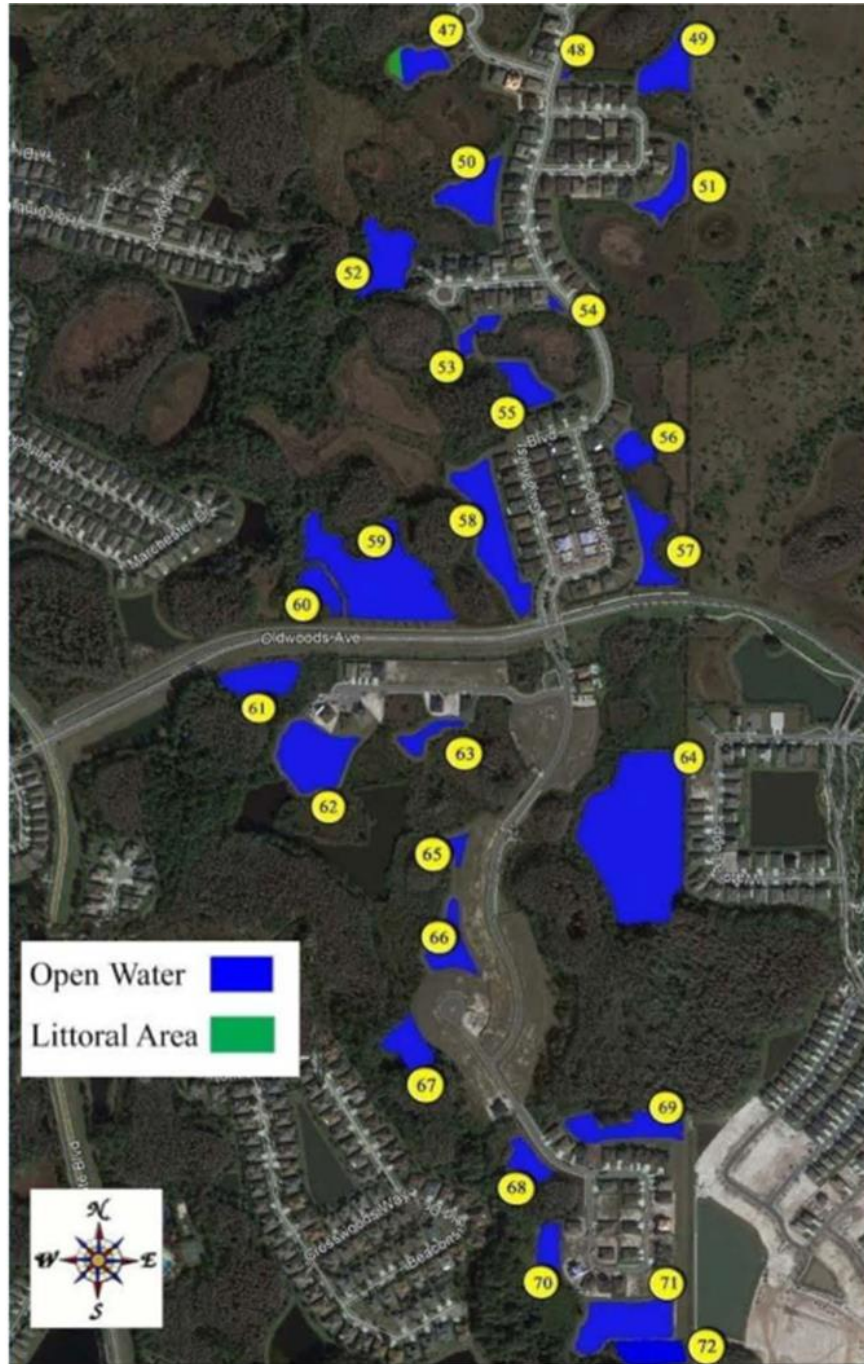


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South Site Map



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 3



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

**3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543**



Operations/Maintenance September 2022

CLEAN SWEEP SUPPLY 9/8/2022 Inv 4811 \$198.20

ROMANER GRAPHICS:

8/26/2022 – Playground gate replaced (not invoiced yet)

9/1/2022 – Business Cards for Lori and Carmen Inv 21327 \$196.00

9/1/2022 – Installed 4 swings, painted dumpster enclosure (vandals), repaired basketball nets (vandals) Inv 21328 \$340.00

TRUTECH EXTERMINATORS –9/13/2022 Exterminate bee nest in Enclave
Inv 2998915 \$698.00



Rizzetta & Company

FIELD MAINTENANCE

Advanced Aquatic treated ponds on 9/2, 9/6, 9/8, 9/13, 9/15, 9/20, 9/22

Gate Repairs by Southern Automated

MP NORTH 8/29/2022 Request from fire Dept to check SOS and increase hold open to 15 minutes. Inv 11642 \$105.00

WINDSOR 9/9/2022 Curb side operator's manual release engaged in wrong direction. The operator was reversing when closed too far. Inv 11673 \$105.00

PROVENCE: 9/20/2022 Installation of new CAPXL service Inv 11775
\$4926.60

ALL GATES:

9/2/2022 Increase the SOS hold open time to 15 minutes in 8 communities. Test sirens. Inv 11660 \$105.00

9/30/2022 Storm Ian: all gates back in service. Meridian- replaced damaged limit switch. Also, MPN will need 2 limit cam assemblies. Inv 11794 \$335.00

DECORATING ELVES: 9/16/2022 Deposit paid for holiday lights for 2022
Inv 1231822531 \$3757.60

September 2022 Monthly Deputy's Report for Meadow Pointe IV

Meadow Pointe 4 Deputy Report for September 2022

Conducted 47 Directed Patrols of the villages.

Issued 21 Traffic Citations for speed on Meadow Pointe Blvd.

Issued 20 Illegal Parking notices

Responded to the following calls for service

2 Accidental overdoses

5 Juvenile Disturbances

2 Domestic Battery



6 Trespassing calls

1 Death investigation

I spent the week of September 12 attending a Federal Bureau of Investigations Negotiation Course.

I will be on vacation starting October 4, 2022 until October 16, 2022 and will be out of state. I will be covered by another unit during this time frame.

Regards, Buddy

Meadow Pointe IV Payment Log

9-1-2022 through 9-26-2022

| Date | Purpose | Event Date | Chk # | Chk Amt | Rm Dep | Rm Amt | Card Amt |
|-----------|----------------------|------------|-------|---------|-----------|----------|-----------|
| 9/1/2022 | CAN. RM & DEP Refund | 9/24/2022 | | | -\$200.00 | -\$50.00 | -\$250.00 |
| 9/2/2022 | 1 Tag | | | | | | \$12.00 |
| 9/2/2022 | 1 Tag & 1 Fob | | | | | | \$37.00 |
| 9/2/2022 | 1 Fob | | | | | | \$25.00 |
| 9/2/2022 | 2 Tags | | | | | | \$24.00 |
| 9/2/2022 | 1 Tag | | | | | | \$12.00 |
| 9/3/2022 | RM RENTAL & DEP | 9/10/2022 | | | \$200.00 | \$50.00 | \$250.00 |
| 9/3/2022 | 1 Tag | | | | | | \$12.00 |
| 9/3/2022 | 1 Fob | | | | | | \$25.00 |
| 9/4/2022 | 1 Tag | | | | | | \$12.00 |
| 9/6/2022 | 1 Tag | | | | | | \$12.00 |
| 9/6/2022 | 1 Tag | | | | | | \$12.00 |
| 9/7/2022 | 1 Tag | | | | | | \$12.00 |
| 9/10/2022 | 1 Tag | | | | | | \$12.00 |
| 9/11/2022 | RM DEP. REFUND | 9/10/2022 | | | -\$200.00 | | -\$200.00 |
| 9/12/2022 | 1 Tag | | | | | | \$12.00 |
| 9/12/2022 | RM RENTAL & DEP | 10/15/2022 | | | \$200.00 | \$100.00 | \$300.00 |
| 9/12/2022 | 2 Tags | | | | | | \$24.00 |
| 9/12/2022 | 2 Tags | | | | | | \$24.00 |
| 9/13/2022 | 1 Tag | | | | | | \$12.00 |
| 9/13/2022 | 1 Tag | | | | | | \$12.00 |
| 9/13/2022 | 1 Tag | | | | | | \$12.00 |
| 9/13/2022 | 1 Tag | | | | | | \$12.00 |
| 9/14/2022 | RM RENTAL & DEP | 10/9/2022 | | | \$200.00 | \$50.00 | \$250.00 |



Rizzetta & Company

| | | | | | | | |
|-----------|--------------------------|------------|--|--|--|-----------|-----------|
| 9/16/2022 | 2 Tags | | | | | | \$24.00 |
| 9/16/2022 | CAN. RM RENTAL & DEP | 10/22/2022 | | | | -\$200.00 | -\$250.00 |
| 9/16/2022 | CAN. XTRA TIME RM REFUND | 10/22/2022 | | | | | -\$50.00 |
| 9/17/2022 | 2 Tags | | | | | | \$24.00 |
| 9/18/2022 | 2 Tags | | | | | | \$24.00 |
| 9/18/2022 | 1 Fob | | | | | | \$25.00 |
| 9/19/2022 | 2 Tags; 2 Fobs | | | | | | \$49.00 |
| 9/19/2022 | 1 Tag | | | | | | \$12.00 |
| 9/19/2022 | 2 Tags | | | | | | \$24.00 |
| 9/19/2022 | 2 Tags, 1 Fob | | | | | | \$49.00 |
| 9/20/2022 | 2 Tags | | | | | | \$24.00 |
| 9/21/2022 | 1 Tag | | | | | | \$12.00 |
| 9/23/2022 | 1 Tag | | | | | | \$12.00 |
| 9/23/2022 | 1 Tag | | | | | | \$12.00 |
| 9/24/2022 | 1 Tag | | | | | | \$12.00 |
| 9/26/2022 | 2 Tags | | | | | | \$24.00 |
| 9/26/2022 | 2 Tags | | | | | | \$24.00 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | \$0.00 | \$50.00 |
| | | | | | | | \$716.00 |



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Tab 4



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 09, 2022, at 5:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4-Susan) Opposed; Term 11/18-11/22 (Seat 5-Megan) Unopposed

District
Manager's
Report

October 12

2022

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| <u>FINANCIAL SUMMARY</u> | | <u>7/31/2022</u> |
|--|--|--------------------|
| General Fund Cash & Investment Balance: | | \$838,490 |
| Reserve Fund Cash & Investment Balance: | | \$720,526 |
| Debt Service Fund Investment Balance: | | <u>\$450,863</u> |
| Total Cash and Investment Balances: | | \$2,009,879 |
| General Fund Expense | | Under |
| Variance: \$60,551 | | Budget |



Supervisor Request Updates

Budget- The General Fund is under budget by \$60,551. Overall, the District is under budget. The Board is trending in the right direction.

Supervisor Requests –

- **Juniper Account Manager-** Ted Katina resigned as the Account Manager with Juniper. Josh Burton will discuss the transition at the next meeting.
- **Hurricane Recap-**With the permission of the Chair, I executed the Hurricane Action Plan. We will discuss this at the next meeting.
- **Law Enforcement Inventory-** We will discuss this at the next meeting.
- **Meadow Pointe IV-** Meadow Pointe IV insurance application was completed. The District paid the insurance for the fiscal year which keeps the District in compliance.
- **Amended Budget-**There will need to be an amended budget if the District is over budget at the end of FY 2022. I will go into more detail at the meeting.
- **Discussion of Audience Comments-** We will discuss this at the next meeting.
- **3rd Quarter Compliance Audit -** The Campus Suite will send over the 3rd Quarter compliance audit in the next couple of days. We will add the audit to the agenda once we receive the audit.
- **Duke Project-**Jason will provide an update at the meeting.
- **Waste Connections-**Counsel, Chair, and I had a conference call regarding the contract. The contract that was presented to the Board was correct.

Tab 5



Quarterly Compliance Audit Report

Meadow Pointe IV

Date: September 2022 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

| | |
|----------------------------|---|
| Overview | 2 |
| <i>Compliance Criteria</i> | 2 |
| <i>ADA Accessibility</i> | 2 |
| Florida Statute Compliance | 3 |
| Audit Process | 3 |

Audit results

| | |
|--|---|
| ADA Website Accessibility Requirements | 4 |
| Florida F.S. 189.069 Requirements | 5 |

Helpful information:

| | |
|----------------------------|----|
| Accessibility overview | 6 |
| ADA Compliance Categories | 7 |
| Web Accessibility Glossary | 11 |

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

| Passed | Description |
|--------|---|
| Passed | Website errors* 2 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | Keyboard navigation The ability to navigate website without using a mouse |
| Passed | Website accessibility policy A published policy and a vehicle to submit issues and resolve issues |
| Passed | Color contrast Colors provide enough contrast between elements |
| Passed | Video captioning Closed-captioning and detailed descriptions |
| Passed | PDF accessibility Formatting PDFs including embedded images and non-text elements |
| Passed | Site map Alternate methods of navigating the website |

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

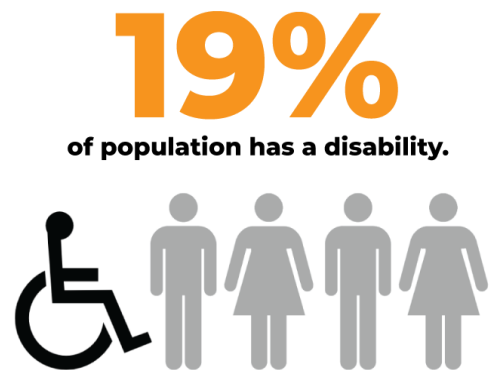
Compliance Criteria

| Passed | Description |
|--------|---|
| Passed | Full Name and primary contact specified |
| Passed | Public Purpose |
| Passed | Governing body Information |
| Passed | Fiscal Year |
| Passed | Full Charter (Ordinance and Establishment) Information |
| Passed | CDD Complete Contact Information |
| Passed | District Boundary map |
| Passed | Listing of taxes, fees, assessments imposed by CDD |
| Passed | Link to Florida Commission on Ethics |
| Passed | District Budgets (Last two years) |
| Passed | Complete Financial Audit Report |
| Passed | Listing of Board Meetings |
| Passed | Public Facilities Report, if applicable |
| Passed | Link to Financial Services |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

| | |
|-----------------------|---|
| Assistive technology | Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader) |
| WCAG 2.0 | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled |
| 504 | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people |
| 508 | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled |
| ADA | American with Disabilities Act (1990) |
| Screen reader | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities |
| W3C | World Wide Web Consortium – the international body that develops standards for using the web |

Tab 6

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 **Wednesday, August 10, 2022 at 5:01 p.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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| Megan McNeil | Board Supervisor, Chairman |
| Liane Sholl | Board Supervisor, Vice-Chairman |
| Susan Fischer | Board Supervisor, Assistant Secretary |
| Scott Page | Board Supervisor, Assistant Secretary |
| Michael Scanlon | Board Supervisor, Assistant Secretary |

Also present were:

| | |
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| Darryl Adams | District Manager, Rizzetta & Co. Inc. |
| Matthew Huber | Regional District Manager, Rizzetta & Co (via conference call) |
| Lori Stanger | Clubhouse Manager |
| Vivek Babbar | District Counsel, Straley, Robin, & Vericker |
| Tonja Stewart | District Engineer, Stantec (via conference call) |
| Josh Burton | Juniper Landscape |
| Jason Liggett | Landscape Inspection Manager |
| Doug Agnew | Advanced Aquatics |
| Greg Woodcock | Cardno |

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| Audience | Present |
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

The Board received the Deputy report.

B. Field Inspection Report

The Board received the June & July Field Services Reports from Mr. Liggett.

Mr. Liggett briefly talked about wetland cutbacks. The Board asked that he obtain a proposal for these cutbacks.

Mr. Page asked which organization is responsible to maintain landscaping of the electrical power line easement in Provence, in the area where Duke Energy had recently installed new poles and lines. Counsel advised that the utilities are responsible.

The Board asked Mr. Liggett for an update on the landscaping project to conceal the Duke Energy poles, lines, and substation, and asked that Mr. Scanlon, as the Board's liaison, be included on this coordination.

Mr. Page requested that two old and decrepit signs be removed at the intersection of MP Blvd and SR56: a CalAtlantic sign and a Union Park sign.

Mr. Burton from Juniper introduced Ted Katina as the new account manager handling Meadow Pointe IV CDD.

C. Aquatic Maintenance

The Board received the Aquatic Maintenance Report from Mr. Agnew.

Mr. Liggett noted that Advanced Aquatics will have access to Pond 18 by the end of the month.

Mr. Agnew informed the Board that his team is still waiting for the water levels to rise in the ponds before they start planting. He said they will be inspecting it this month and will have an update at the next meeting.

D. District Counsel

The Board received the District Counsel report from Mr. Babbar.

Mr. Babbar informed the Board that he will be out of town in September, so he will not be able to attend the meeting.

The Board asked about the oil spill invoice. He explained the reasoning behind it and the Board was ok with it.

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E. District Engineer Report

Mr. Woodcock presented his engineer report to the Board.

Mr. Woodcock presented a proposal from Romaner Graphics in the amount of \$4,000 to bring street signs to compliance. The Board would like Mr. Babbar to draft a formal agreement for this proposal.

On a Motion by Ms. McNeil, seconded by Mr. Page, the Board of Supervisors approved the Romaner Graphics Proposal to bring street signs to compliance in the amount of \$4,000.00 for Meadow Pointe IV Community Development District.

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Ms. Sholl asked about the erosion issues at Ponds 36 and 37 and asked when they would be complete. Mr. Woodcock will assess the areas and report back at the next meeting.

The Board discussed homeowners who have installed, or who desire to install a fence which would block an Access/Drainage Easement. Counsel verified that homeowner(s) must enter into an Easement Agreement with the District and must also obtain HOA/ARB approval prior to installing. Retroactive agreements/approval must be processed if this protocol was not followed. In a particular case on Hilliard Drive (Enclave), an alternative route to access the pond is agreed to by the HOA and CDD, i.e., through the common area by the boardwalk.

On a Motion by Ms. McNeil, seconded by Mr. Page, the Board of Supervisors approved for four lots along two Access/Drainage Easements, on Hilliard Drive in Enclave, to enter into an Easement Agreement with the District; homeowners also would have to obtain HOA approval to install fences.

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Mr. Scanlon asked about the road striping project and asked what date they would be completed by. Mr. Adams will work with Ms. Stewart to make sure this issue is resolved.

The Board requested that Mr. Adams no longer pay invoices for contracts until all the work has been completed.

F. Amenity Management

The Board received the Amenity Report from Ms. Stanger.

Ms. Carmen Torres introduced herself as the new Assistant Manager.

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The Gate Call Box at Provence no longer works because it relies on 3G cellular technology. The Board previously approved replacing the system with a CAPXL Call Box in such circumstances and provided Ms. Stranger with clearance to proceed. There also was a brief discussion regarding use of VOIP in lieu of cell phones at all the gates. Wi-Fi was installed at the gates months ago.

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145 Ms. Stanger will work with Robert on getting this issue resolved.
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147 **G. District Manager**

148 The Board received the District Manager Report from Mr. Adams.
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150 Mr. Adams reminded the Board that the next regular meeting will be held
151 on September 14, 2022 at 10:00 a.m.
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153 Mr. Adams reviewed the June 2022 Financial Statement with the Board.
154 There were no questions or concerns.
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156 **FIFTH ORDER OF BUSINESS**

**Discussion of District Landscape
Responsibilities**

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159 The Board discussed district landscape responsibilities and maintenance of the
160 plat book-designated drainage areas, based on a paper Mr. Page submitted prior to the
161 meeting. Ms. McNeil stated that changes would have budget implications, and thus will
162 have to be addressed in the budget cycle for 2023-2024. One issue, however, regarding
163 mowing of an open field south of Shellwood, might be addressed now and asked for Mr.
164 Liggett to assess current and/or potential use of this land.
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166 **SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year
2022/2023 Budget and Levying of
Assessments**

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| On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2022/2023 Budget and Levying of Assessments for Meadow Pointe IV Community Development District. |
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The Board heard audience comments regarding the formula to develop the Road Reserves, specifically questioning the length of roads; the accuracy of the data presented; the audit being posted on the website, and the plan for the \$50K landscape improvement project to conceal the work performed by Duke Energy in Provence

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| On a Motion by Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2022/2023 Budget and Levying of Assessments for Meadow Pointe IV Community Development District. |
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177 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05,
Adopting Fiscal Year 2022/2023
Budget**

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181 Mr. Adams presented Resolution 2022-05, Adopting Fiscal Year 2022/2023
182 Budget to the Board of Supervisors.
183

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors adopted Resolution 2022-05, Adopting Fiscal Year 2022/2023 Budget for the Meadow Pointe IV Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Levying O&M Assessments and
Certifying an Assessment Roll**

Mr. Adams presented Resolution 2022-06, Levying O&M Assessments and Certifying Assessment Roll to the Board of Supervisors.

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adopted Resolution 2022-06, Levying O&M Assessments and Certifying Assessment Roll for Meadow Pointe IV Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Setting the Meeting Schedule for
Fiscal Year 2022/2023**

Mr. Adams presented Resolution 2022-07, Setting the Meeting Schedule for Fiscal Year 2022/2023 to the Board of Supervisors.

The Board held a brief discussion regarding dates and times for next fiscal year. They agreed that they would like to change the night meetings to be changed to the months of February, May, August, and November. The rest of the meetings will be held in the morning.

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors adopted Resolution 2022-07, Setting the Meeting Schedule for Fiscal Year 2022/2023, as amended, for the Meadow Pointe IV Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Waste Connections
Agreement and Garbage Contract
Addendum**

The Board reviewed the revised Waste Connections Agreement. They had questions regarding the number of homes listed in the agreement and about weekly recycling. The Board did not make a motion to accept this agreement and asked that Mr. Babbar create a formal agreement and present it at the next meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fourth Addendum to
Rizzetta Professional District Services
Contract**

Mr. Page inquired as to when the District's management contract had last been competitively bid. Ms. Sholl explained that the latest contract was in 2016, to which this is an addendum, but that there has not been a competitive bid for District Management since inception.

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On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board of Supervisors approved the Fourth Addendum to the Rizzetta Professional District Services Contract for the Meadow Pointe IV Community Development District.

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TWELFTH ORDER OF BUSINESS

Consideration of WHCS Swim Team Proposal

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After review and discussion, the Board agreed to accept the WHCS Swim Team Proposal to conduct swim lessons at the Clubhouse. The Board asked Ms. Stanger to check with MPIO and see how the experience is with the WHCS Swim team and report back to the Board.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved the WHCS Swim Team Proposal to conduct swim lessons at the Clubhouse for the Meadow Pointe IV Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Discussion of Street Tree Removal and Replacement

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Mr. Page, liaison for the street tree project, presented the information he has gathered for this project. He suggested starting with Shellwood, then moving to Winsor, Provence and Enclave.

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Mr. Burton gave his feedback on the process and recommended having an arborist come out and do an inspection before starting any work.

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Mr. Page and Mr. Adams will collect proposals for respective landscaping companies over the next month and will present them at the next meeting.

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FOURTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 8, 2022

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Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held on June 8, 2022.

On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved the Minutes of the Board of Supervisor' Regular Meeting held on June 8, 2022 for the Meadow Pointe IV Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Consideration Operations & Maintenance Expenditures for April 2022

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The Board received the Operation and Maintenance Expenditures for May 2022 (\$189,572.89) & June 2022 (\$89,613.04).

On a motion from Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board approved the O&M Expenditures for May 2022 in the amount of \$189,572.89 & June 2022 in the amount of \$89,613.04 for the Meadow Pointe IV Community Development District.

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SIXTEENTH OF BUSINESS

Audience Comments on Other Items

There were no audience comments.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Forum

Mr. Scanlon would like to have a discussion regarding audience comments on the next meeting agenda.

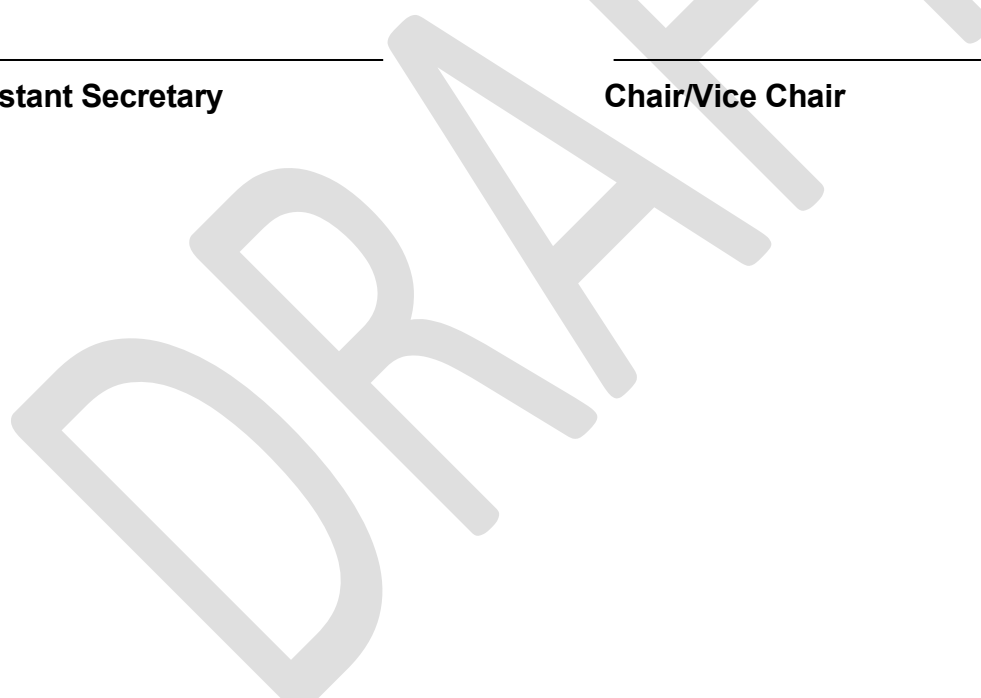
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved to adjourn the meeting at 8:12 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chair/Vice Chair



Tab 7

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 **Wednesday, September 14, 2022 at 10:01 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

| | |
|-----------------|--|
| Megan McNeil | Board Supervisor, Chairman |
| Liane Sholl | Board Supervisor, Vice-Chairman |
| Susan Fischer | Board Supervisor, Assistant Secretary |
| Scott Page | Board Supervisor, Assistant Secretary |
| Michael Scanlon | Board Supervisor, Assistant Secretary (via conference call) |

Also present were:

| | |
|---------------|---|
| Darryl Adams | District Manager, Rizzetta & Co. Inc. |
| Lori Stanger | Clubhouse Manager |
| Mark Straley | District Counsel, Straley, Robin, & Vericker |
| Tonja Stewart | District Engineer, Stantec (via conference call) |
| Josh Burton | Juniper Landscape |
| Ted Katina | Juniper Landscape |
| Jason Liggett | Landscape Inspection Manager (via conference call) |
| Doug Agnew | Advanced Aquatics |
| Greg Woodcock | Stantec |
| Audience | Present |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

51 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda**
52 **Items**
53

54 The Board heard audience comments regarding the HA5 work done in Shellwood;
55 a request for information on the Duke Energy/Provence landscape project; and questions
56 about trees growing from the conservation area in Meridian onto retaining wall fences,
57 and such fences covered in algae.
58

59 **FOURTH ORDER OF BUSINESS** **Presentation of Street Tree Proposals**
60

61 The Board reviewed proposals and discussed with vendors from Arborist Aboard,
62 Juniper Landscaping, Mid-Florida Tree Service, and O'Neil's Tree Service. Previously,
63 the Board interviewed Yellowstone Landscaping regarding its proposal.
64

On a Motion by Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors accept the O'Neil's Tree Service proposal to remove and to replace the Live Oak street-trees in Shellwood Place, as Phase One of a multi-year project to also remove Live Oak street-trees from Windsor, Meridian, Enclave, and Provence. Specific details on the type of replacement trees will be determined separately. The provision of ancillary services such as irrigation, sod, and soil requirements, will be provided on an as-needed basis, and planned for prior to the first tree removal. The Board approves an amount not to exceed \$100,000 for phase one of the operation, to be funded from the District's Reserve Account. Planning to execute successive phases will run concurrent with phase one. Mr. Page will work with O'Neil's Tree Service and the District's Landscape Manager Jason Liggett as the Board's Liaison for this project for Meadow Pointe IV Community Development District.

65 **FIFTH ORDER OF BUSINESS** **Consideration of Waste Connections**
66 **Agreement from District Counsel**
67
68

69 Mr. Adams presented the Waste Connections Agreement to the Board of
70 Supervisors for 846 homes to receive twice weekly garbage and once weekly recycle
71 pickup, effective Oct 1, 2022 at \$16.25 per home per month. Directors noted the contract
72 cost is \$164,970 while the annual budget is \$149,370.
73

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors accepted the Waste Connections Agreement for Meadow Pointe IV Community Development District.

74 **SIXTH ORDER OF BUSINESS** **Consideration of Fourth Addendum to**
75 **Rizzetta Professional Amenity**
76 **Services Contract**
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79 Mr. Adams presented the Fourth Addendum to the Rizzetta Professional Amenity
80 Services Contract to the Board of Supervisors.
81

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors accepted the Fourth Addendum to the Rizzetta Professional Amenity Services Contract for the Meadow Pointe IV Community Development District.

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83 **SEVENTH ORDER OF BUSINESS** **Consideration of Campus Suite**
84 **Website Addendum**
85

86 Mr. Adams presented the Campus Suite Website Addendum to the Board of
87 Supervisors.
88

On a Motion by Ms. Fischer seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the Campus Suite Website Addendum for Meadow Pointe IV Community Development District.

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90 **EIGHTH ORDER OF BUSINESS** **Consideration of Law Enforcement**
91 **Contract for FY 2022-2023**
92

93 Mr. Adams presented the Law Enforcement Contract for FY 2022-2023 to the
94 Board of Supervisors. Mr. Page requested District Management obtain an explanation
95 from the Sheriff's Office as to their methodology to determine annualized costs.
96

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board of Supervisors accept the Law Enforcement Contract for FY 2022-2023 for the Meadow Pointe IV Community Development District.

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98 **NINTH ORDER OF BUSINESS** **Discussion of Audience Comments**
99

100 The Board decided to table this discussion to the next regular meeting.
101

102 **TENTH ORDER OF BUSINESS** **Staff Reports**
103

104 **A. Deputy Report**

105 Written report provided by Club Manager
106

107 **B. District Counsel**

108 No Report.
109

110 **C. District Engineer**

111 Mr. Woodcock discussed the stripping of the roads and informed the
112 Board that this project is complete. The Board had no questions at this
113 time.

114 Mr. Woodcock explained plan to drain standing water from sidewalk at
115 2917 Hilliard Dr, in the amount of \$900 (no motion required).
116

117 The Board discussed pond erosion repairs at 4240 Balmoral Ct. Mr.
118 Woodcock recommended waiting until after the rainy season to repair this
119 pond.

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They also discussed erosion repairs for the pond at 31055 Edendale Dr. Mr. Woodcock presented a proposal from Site Masters to remediate the erosion at 31055 Edendale Drive in the amount of \$20,000.

On a Motion by Mr. Page, seconded by Ms. McNeil, the Board of Supervisors approved the Site Masters Proposal to remediate Pond Erosion at 31055 Edendale Drive in the amount of \$20,000 for Meadow Pointe IV Community Development District.

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D. Landscape Inspection Report

The Board received the Landscape Inspection Report from Mr. Liggett.

Mr. Liggett mentioned in his report that the Boulevard has not been mowed. Mr. Burton said it was not mowed due to the weather. Mr. Liggett asked Mr. Burton for an extra mow.

Mr. Liggett went on site to assess conservation areas for cutbacks, noting that some work was done and more work is required, which will be addressed at the next meeting.

Mr. Liggett and Mr. Scanlon will meet with the residents in Provence in September to discuss the Duke Energy project.

Mr. Page noted that Ponds 85 and 86 are not being mowed. He also asked that drainage options be examined along the MP Blvd right-of-way outside of Enclave.

E. Landscaping Proposals

1. Consideration of Juniper Hurricane Action Plan

The Board reviewed this proposal and agreed to table it until April or May of 2023.

2. Consideration of Juniper Proposal for Playground Mulch.

The Board reviewed and accepted the proposal for Playground Mulch in the amount of \$8,296.

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On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors accepted the Juniper proposal for Playground Mulch in the amount of \$8,296 for the Meadow Pointe IV Community Development District.

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3. Consideration of Juniper Proposal for Volleyball Court Renovation

The Board reviewed this proposal and asked for it to be revised to reflect monthly services. Juniper will revise this proposal and provide to Mr. Adams for the next meeting.

162 **4. Consideration of Juniper Proposal for Shellwood Clock**
163 **Replacement.**
164

165 The Board reviewed and accepted the proposal for the Shellwood Clock
166 Replacement in the amount of \$541.74. Mr. Page noted that such an
167 expenditure is not included in the annual assessment calculation for
168 neighborhood services and recommended that this and other
169 necessary/unplanned expenditures be captured and added to specific
170 neighborhood assessments in the next fiscal year.
171

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors accepted the Juniper proposal for the Shellwood Clock Replacement in the amount of \$541.74 for the Meadow Pointe IV Community Development District.

172
173 **F. Aquatics Maintenance Report**

174 The Board received the Aquatics Maintenance Report from Mr. Agnew.

175
176 Mr. Agnew recommended to hold off on planting around Ponds 36 and 79
177 because of the soil.

178
179 He plans to plant \$15,810 worth of plants around 6-8 ponds. He will send
180 an invoice with the plants he plans to use to Mr. Adams this week.

181
182 Mr. Page mentioned that the pond at the end of the Board Walk in Meridian
183 looks like a trash dump. Mr. Scanlon said he understands that the likely
184 group of offenders has been identified and the problem should not recur.
185 Mr. Agnew will provide a proposal to clean this area up.

186
187 The Board reviewed the Advanced Aquatics Contract renewal effective
188 1/1/2023 for 86 ponds at a monthly rate of \$4,604.00.
189

190 **G. Amenity Management**

191 Ms. Stanger presented her report to the Board. There were no questions at
192 this time.

193
194 Ms. Stanger informed the Board that they are \$200 under budget for the
195 Holiday Lights.

196
197 The Board asked Ms. Stanger to keep track of what is being spent on
198 activities for budget purposes.

199
200 The Board would like O'Neil's Tree Services to look at the tree near the
201 tennis court.
202

203 **H. District Manager**

204 The Board received the District Manager Report from Mr. Adams.

205
206 Mr. Adams reminded the Board that the next regular meeting will be held
207 on October 12, 2022 at 10:00 a.m.

208
209 Mr. Adams reviewed the July 2022 Financial Statement with the Board. The
210 Board would like a detailed list of income and expenses for the reserve
211 account, since 2018, in order to plan for future requirements.

212
213 Mr. Adams presented the LLS Tax Solutions Arbitrage Rebate Report to the
214 Board.

215
216 Mr. Adams presented the EGIS Insurance Renewal Proposal.
217

On a motion from Ms. Fischer, seconded by Ms. McNeil, the Board of Supervisors accepted the EGIS Insurance Renewal Proposal for the Meadow Pointe IV Community Development District.

218
219 **ELEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
220 **of Supervisors' Regular Meeting held**
221 **on August 10, 2022**
222

223 Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held
224 on August 10, 2022. The Board would like to table these minutes to the next agenda as
225 there were several amendments.

226
227 **TWELFTH ORDER OF BUSINESS** **Consideration Operations &**
228 **Maintenance Expenditures for July**
229 **2022**
230

231 The Board received the Operation and Maintenance Expenditures for July 2022 in
232 the amount of \$105,576.44. Mr. Page asked that the Hog Removal Trapper invoice
233 specify where hogs were found/captured to better inform the Board of where problems
234 exist.
235

On a motion from Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board approved the O&M Expenditures for July 2022 in the amount of \$105,576.44 for the Meadow Pointe IV Community Development District.

236
237 **THIRTEENTH OF BUSINESS** **Audience Comments on Other Items**
238

239 The Board heard audience comments regarding the expectation of the Duke Energy
240 Project and the lack of substance in the minutes.

241
242 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Forum**
243

244 The Board requested that Street Tree and Duke Energy updates be listed on the
245 agenda every month. They would also like a proposal for cameras on the courts.
246
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FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approved to adjourn the meeting at 1:10 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

Chair/Vice Chair

DRAFT