



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors'  
Regular Meeting  
November 9, 2022**

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

[www.meadowpointe4cdd.org](http://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.

<b>District Board of Supervisors</b>	Megan McNeil Liane Sholl Susan Fischer Scott Page Michael Scanlon	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Attorney</b>	Mark Straley/ Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	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**

November 7, 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, November 9, 2022 at 5:00 p.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**
- 4. STAFF REPORTS**
  - A. Deputy Report
  - B. Amenity Management
    1. Review of October Amenities Report ..... Tab 1
    - 2. Consideration of the CRT Maintenance Agreement For Camera ..... Tab 2**
    3. Update on Pool Resurfacing
    4. Discussion of Amenity Signs and Policies
    - 5. Consideration of Amenity Sign Proposals ..... Tab 3**
  - C. Aquatic Maintenance
    1. October Waterway Inspection ..... Tab 4
  - D. Landscape Inspection Services Manager
    1. October Field Inspection Report ..... Tab 5
    2. Juniper Response to the Filed Inspection Report  
**(under separate cover)**
    3. Consideration of December Annual  
Changeout Proposal ..... Tab 6
    4. Consideration of Cutback Proposals ..... Tab 7
    - 5. Ratification of Juniper Controller Diagnostic Proposal ..... Tab 8**
    6. Update on Duke Energy
    7. Update on Street Trees
  - E. District Counsel
  - F. District Engineer
    1. Update on Pond Erosion
  - G. District Manager
    - 1. Review of October District Manager Report ..... Tab 9**

- 5. **BUSINESS ITEMS**
  - A. Consideration of Amended Budget for FY 2021-2022.....Tab 10
  - B. Discussion of HOA/CDD Landscaping Agreement
- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 12, 2022.....Tab 11
  - B. Consideration of Operation and Maintenance Expenditures for August & September 2022.....Tab 12
- 7. **SUPERVISORS FORUM**
- 8. **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*

Daryl Adams  
District Manager

# Tab 1



# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543



## Operations/Maintenance October 2022

**CLEAN SWEEP SUPPLY: 10/12/2022** Inv 5106 \$139.05

**ROMANER GRAPHICS:**

**9/15/2022** Playground gate - new, latches Inv 21354 \$1,400.00

**9/29/2022** – Playground rocker toy repair, repair light fixture in men's restroom.  
Inv 21359 \$155.00

**9/29/2022** – Street signs for Enclave Inv 21366.1 \$2,550.00

Street signs for Meridian Inv 21366.2 \$6,725.00

Street signs for Provence Inv 21366.3 \$6,525.00

TOTAL \$15,800.00

**9/29/2022** – Prepare playground sail shades for storm lan. Inv 21367 \$200.00



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## **FIELD MAINTENANCE:**

**Advanced Aquatic** treated ponds on 10/4, 10/6, 10/11, 10/13, 10/18, 10/20, 10/25, 10/27, 10/31

## **Gate Repairs by Southern Automated:**

**10/5/2022** MP North (storm lan): Replaced 2 damaged Viking limit cam assemblies. One for exit island and one for entrance island. Inv 11844 \$257.00

## **Clubhouse Maintenance:**

### **Fitness Logic (Gym):**

**10/4/2022** Treadmill Repair (D Pad Sticker replaced – electronic)

Inv 109265 \$146.10

**10/17/2022** All gym equipment - Quarterly Maintenance (check, clean, lube)

Inv 109486 \$155.00

**Airite Air Conditioning** - Quarterly Maintenance. Inv C109546 \$280.00

**Electrical Work in Clubhouse-** Mr. Electric Repaired 3 light fixtures in kitchenette, Repaired 4 of 6 ceiling fixtures (thermal coupler issues)

Inv 30576253 \$540.99

Work to be addressed ASAP: 9 emergency egress lights are inoperable. (possible safety violation) Proposal to follow.

Work to be addressed: two fans closest to kitchenette are not working properly – need to be replaced (replace all 4 fans/lights to match?)

**Event:** “It’za Pizza Social” We had approximately 60 people participate in our fall event for October. There was much camaraderie, as the residents interacted and ate together at tables and the children made their craft projects. Cheese pizza, tossed salad with fresh parmesan cheese and croutons, a variety of cookies and lemonade and iced tea were served. Our staff enjoyed the time as much as the residents did. **Guessing Contest:** Maksim Kovtun won the pumpkin with a guess of 19 pounds and Megan McNeil won the jar of candy corn, with a guess of 350 pieces of candy. Congratulations!!



# October 2022 Monthly Deputy's Report for Meadow Pointe IV

I was on vacation for two weeks at the beginning of this month, as I made my annual trek to North Carolina.

During the time I was away, multiple units covered Meadow Pointe. I am reporting the calls I was involved in for seven working days:

I conducted 31 Directed Patrols throughout the villages.

I responded to the following:

1 Juvenile runaway

6 Vehicle accidents

2 Welfare Checks

2 Juvenile disturbances

Issued 13 Traffic Citations (Speed)

Issued 9 Illegal Parking warnings and one citation (repeat offender)

I also spoke with the Paving project manager at Meadow Pointe Blvd. and State Road 54. We should expect the new 5 lane entry point to MP4 to be completed by November 30 2022!!

Regards, Buddy

## Meadow Pointe IV Payment Log

10-1-2022 through 10-29-2022

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
10/1/2022	Rm Deposit Refund	10/1/2022			-\$200.00		-\$200.00
10/2/2022	1 Tag						\$12.00
10/2/2022	2 Tags						\$24.00
10/3/2022	1 Tag						\$12.00
10/4/2022	1 Tag						\$12.00
10/4/2022	1 Tag						\$12.00
10/4/2022	2 Tags						\$24.00
10/6/2022	3 Tags						\$36.00
10/7/2022	1 Tag						\$12.00



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10/8/2022	1 Tag						\$12.00	
10/8/2022	Refund Rm. Dep.	10/8/2022				-\$200.00	-\$200.00	
10/9/2022	1 Tag						\$12.00	
10/9/2022	Refund Rm. Dep.	10/9/2022				-\$200.00	-\$200.00	
10/9/2022	Rm Rental and Dep	11/26/2022				\$200.00	\$100.00	\$300.00
10/10/2022	Rm Rental and Dep	12/11/2022				\$200.00	\$50.00	\$250.00
10/10/2022	1 Tag						\$12.00	
10/10/2022	Rm. Rental and Dep.	10/14/2022				\$200.00	\$200.00	\$400.00
10/11/2022	Canx. Rm. Rental, Dep.	10/14/2022				-200.00	-200.00	-\$400.00
10/11/2022	1 Tag						\$12.00	
10/13/2022	1 Tag						\$12.00	
10/15/2022	1 Tag						\$12.00	
10/16/2022	1 Tag						\$12.00	
10/17/2022	1 Tag						\$12.00	
10/17/2022	1 Tag						\$12.00	
10/17/2022	1 Tag						\$12.00	
10/19/2022	2 Tags						\$24.00	
10/20/2022	Refund Rm. Dep.	10/15/2022				-\$200.00	-\$200.00	
10/21/2022	1 Tag						\$12.00	
10/21/2022	Rm Rental and Dep	1/14/2023				\$200.00	\$100.00	\$300.00
10/22/2022	3 Tags						\$36.00	
10/25/2022	2 Tags. 2 Fobs						\$74.00	
10/25/2022	Refund Rm. Dep.	9/24/2022				-\$200.00	-\$200.00	
10/25/2022	1 Tag, 1 Fob						\$37.00	
10/27/2022	1 Fob						\$25.00	
10/28/2022	1 Tag						\$12.00	
10/29/2022	1 Tag						\$12.00	
						-\$400.00	\$250.00	\$346.00

Respectfully submitted,

*Lori Stanger*  
Clubhouse Manager



## **Tab 2**



## **Annual Preventative Maintenance Service Agreement**

LIC. 13000520

**THIS AGREEMENT** ("Agreement") is hereby entered into between (CRT Services Inc.). ("Contractor") and (Meadow Point North). ("Customer") on the following terms and conditions:

1. **General Undertaking.**

- a. **Scope of Coverage.** During the Term, Contractor shall perform the Preventive Maintenance, Remedial Maintenance and On-Call Maintenance described in Section 2 ("System Maintenance Services") with respect to the items of "Covered Software," "Covered Hardware" and associated devices specifically described in the attached Schedule of Covered System Components and located at the site identified therein (the "Covered System") according to the specifications supplied by Contractor or by the applicable vendor or manufacturer ("Specifications").
- b. **Changes in Covered System.** The Schedule of Covered System Components may from time to time be modified by mutual agreement of the parties and a signed amendment to this Agreement. Such changes may result from additions or deletions of Covered System Components occasioned by Customer's ongoing business requirements or by applicable vendor releases or manufacturer engineering changes. Any change (upgrade) in Covered System Components shall include a price adjustment or other surcharge under Section 5 ("Prices & Payment"), or a notation that no adjustment or surcharge is required.
- c. **Exclusions from Covered System.** The Covered System subject to this Agreement includes only those items of hardware identified on the Schedule of Covered System Components and such items of hardware and related devices identified by serial number (to the extent so imprinted) or otherwise specifically listed on the Schedule of Covered System Components. Unless so specified, the Covered System does not include any cabling, or any wiring external to the Covered System, telecommunications devices (including modems), peripheral equipment, software (whether applications, network or operating systems, and whether or not "bundled" with the Covered System). In no event shall the Covered System include removable magnetic or optical media, ink ribbons, toner cartridges, paper or other supplies, expendables or services (including telecommunications services).

2. **System Maintenance Services.** During the Term hereof, and in consideration of the payments set forth in Section 5 ("Prices & Payment"), the Contractor shall provide the following "Maintenance Services" with respect to the Covered System:

- a. **Preventive Maintenance Service.** The Contractor shall, from time to time during the Term hereof, conduct scheduled Preventive Maintenance Service for the Covered System during the period seven (7) days per week, excluding Contractor holidays, 8 am to 5 pm ("Regular Work Hours"). Unless otherwise agreed, all Preventive Maintenance for Covered Hardware shall be performed on-site at Customer's location identified on the Schedule of Covered System Components at a minimum of (1) site visit per 30 calendar days (Excluding Contractor holidays). Preventive Maintenance Service includes the installation of software updates or releases to Covered Software, and the cleaning, lubricating, inspecting, testing and adjusting of Covered Hardware, the replacement of warranted defective parts and other parts expected by Contractor to fail before the next scheduled Preventive Maintenance Service
- b. **On-Site Remedial Maintenance Services.** During the Term, Contractor shall be available seven (7) days per week, twenty four (24) hours per day to provide on-site Remedial Maintenance Service in response to "Major Alarms" reported by Customer ("Emergency On-Call Hours"). For these purposes, a Major Alarm means a request for Remedial Maintenance Service prompted by a malfunction in the Covered System preventing it from operating substantially in accordance with the Specifications, and causing an immediate and significant disruption of an important business activity of Customer which cannot reasonably be avoided by relatively minor operational adjustments known to Customer or recommended by Contractor. Problems other than Major Alarms shall be addressed under Subsection (a) ("Preventive Maintenance Service") during Regular Work Hours.
  - i. **Notice & Acknowledgment of Major Alarms.** Customer shall notify Contractor of Major Alarms by telephone and awaiting Contractor's return telephone call during Emergency On-Call Hours. Contractor shall contact Customer and acknowledge Major Alarms received during Regular Work Hours within one (1) hour after receipt of the Major Alarm and, for Major Alarms received during other times during Emergency On-Call Hours, within one (1) hour after receipt of such notice. At the time of Contractor's acknowledgment, the Customer shall forward or provide information contained on Contractor's standard "trouble report" procedures to assist Contractor in diagnosing the reported problem. Customer shall cooperate with Contractor's reasonable requests for assistance to determine the cause of the reported problem and whether an on-site Remedial Maintenance Service visit is required.

- ii. Response to Major Alarms. If Contractor cannot reasonably determine from the Trouble Report that a Major Alarm received during Regular Work Hours was caused by something other than a malfunction in the Covered System, Contractor shall within four (4) hours after receiving the Major Alarm (a) in the case of Covered Software, dispatch a programmer for on-site service (or, if only off-site service is needed, commence remote diagnosis and error correction efforts) or (b) in the case of Covered Hardware, dispatch a service technician to the Customer site location specified in the Schedule of Covered System Components; provided, that for Major Alarms received at other times during Emergency On-Call Hours, the foregoing deadline shall be twenty-four (24) hours. Upon arrival, Contractor's technician shall with the reasonable cooperation and assistance of Customer be given access to the premises and the Covered System and shall promptly commence diagnosis and repair efforts.
        - iii. Diagnosis and Correction Efforts. Once Contractor's programmer or technician commences diagnosis and error correction efforts, such efforts shall continue until (a) the Major Alarm is temporarily or permanently corrected or otherwise "worked around," (b) any on-site technician is relieved by the arrival of a replacement technician, (c) the Contractor reasonably determines that the reported problem was not caused by a malfunction in the Covered System or (d) Contractor concludes that further diagnosis or repair efforts must be postponed until the arrival of replacement parts or the occurrence of some other contingency.
      - c. Other Billable Maintenance Service. The Contractor may from time to time agree at the rates referenced in Section 5(b) ("Surcharges"), to assist Customer with additional services outside the scope of Preventive and Remedial Maintenance Services. Subject to Contractor's availability, such services might include additional site preparation, installation or relocation of software, equipment, associated devices or cabling (including work required to implement changes to the Schedule of Covered System Components) and functional enhancements to the Covered Software. For these purposes, a "functional enhancement" is a change to Covered Software that materially exceeds or is different from the functionalities documented in the Specifications. Unless clearly erroneous, the Contractor's characterization of requested service as a "functional enhancement" shall be dispositive.
- 3. Spare Parts and Certain Temporary Use Equipment.
  - a. Inventory of Spare Parts & Equipment. Contractor shall maintain in its possession an inventory of spare parts, components and certain complete items of Covered Hardware (identified on the Schedule of Covered System Components as eligible for temporary loan to Customer) that the Contractor's experience or parties to this Agreement indicate are necessary to maintain the Covered System as contemplated herein and which cannot otherwise be obtained on short notice. Contractor does not guarantee that it will in every case have necessary spare parts or components in inventory. Contractor may use functionally equivalent spare parts, components or "loaner" equipment in performing the maintenance services contemplated herein. Contractor's performance is conditioned upon the availability of spare parts for Covered System Components.
  - b. Ownership of Spare Parts, Components. The Contractor shall be deemed the owner of spare parts and other components of Covered Hardware held in inventory until they are physically incorporated into the Covered Hardware. Once incorporated into the Covered Hardware, such parts and components shall be deemed owned by the owner of such Covered Hardware. Defective parts and components removed from Covered Hardware shall become the property of Contractor at the time they are removed. Unless otherwise noted, ownership of spare parts and components incorporated into or removed from Covered Hardware shall be conveyed free and clear of all liens and encumbrances. Any license to underlying computer software, firmware or other intellectual property rights embodied in spare parts or components shall be deemed transferred along with the spare parts and components, subject to all terms, conditions and restrictions imposed by the owner of such intellectual property rights. Customer shall have no ownership interest in any equipment temporarily loaned to Customer and Customer's use of such "loaner" equipment shall be limited to the period of time reasonably needed to correct or work around any Major Alarm malfunction. Customer shall bear all risk of loss and damage to "loaner" equipment while such equipment is in its possession.
- 4. Certain Customer Responsibilities.
  - a. Generally. Customer shall ensure that: (i) the Covered System, any associated software and equipment are installed and operated according to applicable manufacturer specifications and recommendations; (ii) all upgrades and releases to Covered Software or engineering changes to Covered Hardware, associated software and equipment specified or recommended by the applicable manufacturer have been procured by Customer and properly installed; (iii) a continuous, uninterrupted and suitable power supply and temperature, humidity and other environmental conditions recommended by the manufacturer or Contractor have been implemented and maintained; (iv) suitable surge protection devices have been implemented; (v) no other equipment or software having an adverse impact on the Covered System have been introduced; (vi) no repair attempts or other changes have been made to Covered System Components, other than by or with the express approval of Contractor or the applicable manufacturer, (vii) the Covered Hardware has not been mishandled, neglected, abused, vandalized, dropped, jolted, transported to another location, damaged by fire, lightning or water (especially including damage caused by spilled

beverages), or otherwise subjected to unusual electrical or physical stress beyond the manufacturer's specified operating capabilities, (viii) Customer removes or takes other precautions to protect all software, data and removable storage media prior to commencement of Maintenance Services, and (ix) Customer periodically makes and stores in a safe place archival copies of all Covered Software and all valuable data and software residing on or affected by the operation or malfunction of Covered System Components.

- b. Failure to Comply. To the extent any Preventive or Remedial Maintenance Service is required because of Customer's failure to comply with the requirements of Subsection (a), the Contractor may refuse to provide Maintenance Service or may treat any such work as Other Billable Maintenance Service under Section 2(c), subject to the prices referenced in Section 5(b)("Surcharges").

5. Prices and Payment.

- a. Annual Maintenance Fee. Subject to Subsection (b), the Annual Maintenance Fee set forth in the Schedule of Service Charges compensates Contractor for providing the Maintenance Services. The Annual Maintenance Fee includes loaner equipment on an (as needed basis). All other work is subject to Subsection (b)("Surcharges"). Unless otherwise agreed, the Contractor shall receive (or shall provide appropriate credit for) the pro-rated amount of any adjustment to the Annual Maintenance Fee on account of changes to the Schedule of Covered System Components implemented in accordance with Section 1(b) ("Changes in Covered System"). Any resulting increase in the Annual Maintenance Fee shall be paid by Customer within thirty (30) days after such equipment is added.
- b. Surcharges. To the extent Contractor provides services subject to a specific surcharge authorized hereunder (including Section 2(c) ("Other Billable Maintenance Service") or provides other services beyond the scope of what is covered by Section 5(a) ("Annual Maintenance Fee"), the Customer shall pay Contractor the "Surcharge Rate" set forth in the Schedule of Service Charges (or Contractor's then prevailing rates if not specified therein).
- c. Price Changes. Unless otherwise agreed in writing, the same Annual Maintenance Fee and Surcharge Rates in effect upon expiration of the Initial Term of this Agreement shall also apply during any Renewal Term.
- d. Out-of-Pocket Costs & Certain Taxes. Except as otherwise specifically set forth herein, prices quoted do not include and Customer shall reimburse Contractor for its cost of travel (air and cab fare, lodging, auto rental or local mileage, per diem, etc.) and out-of-pocket costs for photocopying, regular and expedited shipping, long distance telephone and the like, which shall be invoiced at cost plus ten (10) percent. Customer shall pay, indemnify and hold Contractor harmless from all sales, use, gross receipts, value-added, personal property or other tax or levy (including interest and penalties) imposed on the services, software or spare parts provided hereunder.
- e. Invoices & Payment. The Annual Maintenance Fee shall be invoiced in monthly, upon execution of this Agreement and at the beginning of each month thereafter during the Term. Any other amounts due hereunder, including the applicable Surcharge Rate and any reimbursable out-of-pocket costs, shall be invoiced monthly as services are rendered. Customer shall pay amounts invoiced under the terms of this Agreement within thirty (30) days after receipt of invoice. Customer may not withhold or "setoff" any amounts due hereunder. Contractor reserves the right to stop work without prejudice until all amounts determined by Contractor to be due are paid in full. Any late payment shall be subject to any costs of collection (including reasonable legal fees) and shall bear interest at the rate of one and one-half (1.5) percent per month or fraction thereof until paid.

6. Term, Termination. The term of this Agreement ("Term") shall commence on the date last below written and shall continue in full force and effect for a period of one (1) year or prorated "year to date" if initiated prior or post fiscal calendar year, unless terminated earlier on account of either party's default which remains uncorrected after following the procedures set forth in Section 14 ("Default"). Termination shall have no effect on the parties' rights and obligations under Section 7 ("Proprietary Rights"), Section 8 ("Confidential Information"), Section 9 ("No solicitation") or Section 20 ("Compliance with Export Regulations").

7. Proprietary Rights.

- a. Third Party Software. Any releases, updates or other software provided by third parties and incorporated into or used in conjunction with the Covered System ("Third Party Software") shall be governed by the terms and conditions of the license agreement accompanying or otherwise applicable to such Third Party Software.
- b. Custom Work Product Defined. "Custom Work Product" means, solely with respect to this Agreement, the resulting software updates, releases, corrections and enhancements, if any, (including all functional and technical designs, programs, modules, code, algorithms, flowcharts, data diagrams, documentation and the like) created by Contractor after the effective date of this Agreement on behalf of Customer and in the course of rendering Maintenance Services hereunder. Custom Work Product does not include any Third Party Software, Covered Software, or any pre-existing software owned by Contractor or by any third party and incorporated or "embedded" into the Custom Work Product ("Embedded Software"). The provisions of this Agreement have no bearing on the ownership or use of any Covered Software.

- c. Ownership of Custom Work Product. Customer shall own all right, title and interest to all Custom Work Product. Contractor expressly acknowledges and agrees that all such Custom Work Product constitutes "work made for hire" under the Federal copyright laws (17 U.S.C. Sec. 101) owned exclusively by Customer and, alternatively, hereby irrevocably assigns to Customer all ownership rights and irrevocably waives all other rights (including moral rights) it might have in Custom Work Product. Upon termination hereof, Contractor shall turn over to Customer or destroy all copies of Custom Work Product.
  - d. License to Embedded Software. This Agreement conveys no ownership rights to Customer with respect to Embedded Software, and Customer is granted a paid-up, perpetual, nonexclusive license to use the Embedded Software strictly as an integral part of, and in conjunction with, Customer's use of the Custom Work Product and for no other purpose.
8. Confidential Information.
- a. Acknowledgment of Confidentiality. Each party hereby acknowledges that it may be exposed to confidential and proprietary information of the other party including, without limitation, technical information (including functional and technical specifications, designs, drawings, analysis, research, processes, computer programs, methods, ideas, "know how" and the like), business information (sales and marketing research, materials, plans, accounting and financial information, personnel records and the like) and other information designated as confidential expressly or by the circumstances in which it is provided ("Confidential Information"). Confidential Information does not include (i) information already known or independently developed by the recipient; (ii) information in the public domain through no wrongful act of the recipient, or (iii) information received by the recipient from a third party who was free to disclose it.
  - b. Covenant Not to Disclose. With respect to the other party's Confidential Information, the recipient hereby agrees that during the Term and at all times thereafter it shall not use, commercialize or disclose such Confidential Information to any person or entity, except to its own employees having a "need to know" (and who are themselves bound by similar nondisclosure restrictions), and to such other recipients as the other party may approve in writing; provided, that all such recipients shall have first executed a confidentiality agreement in a form acceptable to the owner of such information. Neither party nor any recipient may alter or remove from any hardware, software or associated documentation owned or provided by the other party any proprietary, copyright, trademark or trade secret legend. Each party shall use at least the same degree of care in safeguarding the other party's Confidential Information as it uses in safeguarding its own confidential information.
9. No solicitation. During the Term and for a period of one (1) year thereafter, Customer agrees not to hire, solicit, nor attempt to solicit, the services of any employee or subcontractor of Contractor without the prior written consent of Contractor. Violation of this provision shall entitle Contractor to assert liquidated damages against the Customer equal to one hundred fifty (150) percent of the solicited person's annual compensation.
10. Injunctive Relief. The parties acknowledge that violation by one party of the provisions of Section 7 ("Proprietary Rights"), Section 8 ("Confidential Information") or Section 9 ("No solicitation") would cause irreparable harm to the other party not adequately compensable by monetary damages. In addition to other relief, it is agreed that injunctive relief shall be available without necessity of posting bond to prevent any actual or threatened violation of such provisions.
11. Warranties.
- a. Assignment of Manufacturers' Warranties. With respect to all spare parts and to the extent, if any, that Covered System Components manufactured by a third party was purchased or leased by or through the Contractor, and with respect to all releases or updates to Third Party Software Products provided hereunder, the Contractor hereby assigns to Customer (to the extent assignable) all manufacturers' and vendors' warranties pertaining to the Covered System Components. To the extent coverage under any such assignable warranty exceeds Contractor's obligation to provide Maintenance Services hereunder, the Customer shall look solely to the applicable manufacturer or vendor for performance of such additional service.
  - b. Limited Warranty on Maintenance Services. Subject to the terms and conditions of this Agreement (including Customer's compliance with Section 4 ("Certain Customer Responsibilities")), Contractor represents and warrants during the Term hereof that it will use its best efforts to perform Maintenance Services in a competent and workmanlike manner. Contractor does not warrant that the Covered System, spare parts or loaner equipment (if any) will be entirely free from malfunction or that Maintenance Services will always be successful. EXCEPT AS SPECIFICALLY PROVIDED IN THIS SECTION ("WARRANTIES") THE CONTRACTOR HEREBY DISCLAIMS WITH RESPECT TO ALL SERVICES, SPARE PARTS & COMPONENTS AND LOANER EQUIPMENT (IF ANY) PROVIDED HEREUNDER, ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE OR FITNESS FOR A PARTICULAR PURPOSE.
  - c. Certain Customer Assurances. Except to the extent otherwise disclosed in the Schedule of Covered System Components, Customer represents and warrants that on the effective date of this Agreement the Covered System functions substantially in accordance with the Specifications.
12. Limitation of Remedies & Liabilities. The parties acknowledge that the following provisions have been negotiated by them and reflect a fair allocation of risk:

- a. Remedies. Except for certain injunctive relief authorized under Section 10 ("Injunctive Relief"), Customer's sole and exclusive remedies for Contractor's default hereunder shall be (I) to obtain the repair, replacement or correction of the defective services or spare parts to the extent warranted under Section 11 ("Warranties") or, if Contractor reasonably determines that such remedy is not economically or technically feasible, (ii) to obtain an equitable partial or full refund of amounts paid with respect to the defective services or spare parts.
  - b. Liabilities. EXCEPT FOR DAMAGES ARISING FROM BODILY INJURY CAUSED SOLELY BY THE NEGLIGENCE OF CONTRACTOR, CONTRACTOR SHALL NOT BE LIABLE FOR ANY AMOUNT EXCEEDING THE TOTAL PORTION OF THE CONTRACT PRICE ACTUALLY PAID BY CUSTOMER. IN NO EVENT SHALL EITHER PARTY BE LIABLE, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING LOST SAVINGS, PROFIT OR BUSINESS INTERRUPTION EVEN IF NOTIFIED IN ADVANCE OF SUCH POSSIBILITY) ARISING OUT OF OR PERTAINING TO THE SUBJECT MATTER OF THIS AGREEMENT.
13. Notices. Legal notices sent to either party shall be effective when delivered in person or transmitted by telecopier ("fax") machine, one (1) day after being sent by overnight courier, or two (2) days after being sent by first class mail postage prepaid to the address set forth above, or at such other address as the parties may from time to time give notice. A facsimile of this Agreement and notices generated in good form by a fax machine (as well as a photocopy thereof) shall be treated as "original" documents admissible into evidence unless a document's authenticity is genuinely placed in question.
  14. Default. Either party may be declared in default of this Agreement if it breaches any material provision hereof and fails within ten (10) days after receipt of notice of default to correct such default or to commence corrective action reasonably acceptable to the other party and proceed with due diligence to completion. Either party shall be in default hereof if it becomes insolvent, makes an assignment for the benefit of its creditors, a receiver is appointed or a petition in Bankruptcy is filed with respect to the party and is not dismissed within thirty (30) days.
  15. Disputes, Choice of Law. Except for certain emergency judicial relief authorized under Section 10 ("Injunctive Relief") which may be brought at any time, the parties agree that all disputes between them shall first be subject to the procedures in Section 14 ("Default") and then shall be submitted for informal resolution to their respective chief operating officers. Any remaining dispute shall be submitted to a panel of three (3) arbitrators, with each party choosing one (1) panel member and the third member chosen by the first two (2) panel members. The proceedings shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association. The award of the arbitrators shall include a written explanation of their decision, shall be limited to remedies otherwise available in court and shall be binding upon the parties and enforceable in any court of competent jurisdiction. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE SUBSTANTIVE LAWS OF THE UNITED STATES AND PENNSYLVANIA, AND ANY ACTION SHALL BE INITIATED AND MAINTAINED IN A FORUM OF COMPETENT JURISDICTION IN SUCH DESIGNATED STATE.
  16. Independent Contractor Status. Each party and its people are independent contractors in relation to the other party with respect to all matters arising under this Agreement. Nothing herein shall be deemed to establish a partnership, joint venture, association or employment relationship between the parties. Each party shall remain responsible, and shall indemnify and hold harmless the other party, for the withholding and payment of all Federal, state and local personal income, wage, earnings, occupation, social security, unemployment, sickness and disability insurance taxes, payroll levies or employee benefit requirements (under ERISA, state law or otherwise) now existing or hereafter enacted and attributable to themselves and their respective people.
  17. Security, No Conflicts. Each party agrees to inform the other of any information made available to the other that is classified or restricted data, agrees to comply with the security requirements imposed by any state or local government, or by the United States Government, and shall return all such material upon request. Each party warrants that its participation in this Agreement does not create any conflict of interest prohibited by the United States government or any other domestic or foreign government and shall promptly notify the other party if any such conflict arises during the Term.
  18. Insurance, Indemnity. Each party shall maintain adequate insurance protection covering its workers and their respective activities hereunder, including coverage for statutory workers' compensation, comprehensive general liability for bodily injury and property damage, as well as adequate coverage for vehicles. Each party shall indemnify and hold the other harmless from all liability for bodily injury, death, tangible property damage or other costs and expenses (including attorneys' fees) resulting from the acts or omissions of its own officers, agents, employees or representatives.
  19. Government Contract Special Provisions. If this Agreement is in support of a contract with the United States Government, Contractor agrees to provide all services or spare parts in accordance with the following special provisions (check those that apply):

\_\_\_ Supplemental Terms and Conditions

\_\_\_ Quality Control

\_\_\_ Certifications and Representations

\_\_\_ Ethics Certification

\_\_\_ Supplemental Statement of Work

\_\_\_ Special Conditions

20. Compliance with Export Regulations. Customer has or shall obtain in a timely manner all necessary or appropriate licenses, permits or other governmental authorizations or approvals; shall indemnify and hold Contractor harmless from, and bear all expense of, complying with all foreign or domestic laws, regulations or requirements pertaining to the importation, exportation, or use of the spare parts or other technology to be developed or provided herein. Customer shall take no action, nor omit to take any required action, which would cause either party to violate the Foreign Corrupt Practices Act of 1977 or the U.S. Export Administration Regulations.
21. Miscellaneous. This document, any applicable provisions under Section 19 ("Government Contract Special Provisions"), and the accompanying Schedules constitute the entire agreement between the parties with respect to the subject matter hereof and supersede all other communications, whether written or oral. This Agreement may be modified or amended only by a writing signed by the party against whom enforcement is sought. Except as specifically permitted herein, neither this Agreement nor any rights or obligations hereunder may be transferred or assigned without the other party's prior written consent and any attempt to the contrary shall be void. Neither party shall be liable for delays caused by events beyond its reasonable control, including the inability of Contractor to secure adequate supplies of spare parts or components. Any provision hereof found by a tribunal of competent jurisdiction to be illegal or unenforceable shall be automatically conformed to the minimum requirements of law and all other provisions shall remain in full force and effect. Waiver of any provision hereof in one instance shall not preclude enforcement thereof on future occasions. Headings are for reference purposes only and have no substantive effect.



## Schedule of Covered System Components

A. Street Address of Site for Covered System: (Meadow Pointe North)

### Description of Covered Systems:

- Surveillance DVR or NVR and monitoring cameras provided by and installed by contractor
- All internal Monitors & surveillance production equipment provided by and installed by contractor
- All Network equipment (POE switches, baluns & patch cables) provided by and installed by contractor
- Alarm System control boards & Photo Electric Beams provided by and installed by contractor
- All Surge protection equipment provided by and installed by contractor
- All CCTV monitors, joysticks, key controllers and viewing / control apparatus provided by and installed by contractor

### Covered Software Support Description: \_\_\_\_\_ Operating Platform

- |  |                           |
|--|---------------------------|
| • Cortex / Multi Channel DVR / NVR Platform      | Linux                     |
| • Cortex / Hi Definition IP Surveillance Cameras | CTZ                       |
| • All equipment drivers, updates & firmware      | Integrated                |
| • Local monitoring servers & controllers         | MS Windows (All Versions) |

### Scheduled Preventative Maintenance Service

Scheduled Preventative Maintenance Service visits will begin from the date of signed agreement and continue for (1) year or pro-rated calendar year as described in Section 6. Preventative Maintenance servicing will be performed in 90-day increments (4 per year) Each visit will entail the following:

- Clean and maintain existing DVR's / NVR
- Upgrade DVR / NVR firmware if applicable
- Clean all connected camera's lens, inner & outer dome
- Review local logs for device errors
- Verify connectivity from source to term point
- Perform diagnostics on all attached equipment and report fault findings for remediation
- Provide training to authorized staff in applications / process of Surveillance systems
- Perform Focus adjustments as needed to connected camera's
- Perform PTZ calibration to applicable PTZ cameras as needed
- Apply DVR IP / DDNS connectivity updates on all remote devices
- Check Systems logs and correct any issues discovered
- Verify Backups – (Optional backup platform)
- Replace damaged equipment as needed (Equipment included in Schedule of service charges, option 1)

**Schedule of Service Charges**

Option 1: Annual (All inclusive) Maintenance - Complete Infrastructure coverage with Equipment Replacement.  
Preventative Maintenance Fee of \$1,800.00 payable in quarterly increments of \$450.00.

Option 2: Annual (Ala Carte) Maintenance - Complete Infrastructure coverage without Equipment Replacement.  
Preventative Maintenance Fee of \$1,500.00 payable in quarterly increments of \$375.00.

**Surcharge Rate** (any additional work performed outside the scope of this agreement):  
\$160.00 Per hour 1st technician / \$95.00 Per hour, per additional technician.

**Overtime Rate** (any additional work performed outside the scope of this agreement):  
\$210.00 Per hour 1st technician / \$125.00 Per hour, per additional technician.

Any additional work performed out of maintenance work scope must be approved by both parties prior to commencement.

IN WITNESS WHEREOF, for adequate consideration and intending to be legally bound, the parties hereto have caused this Agreement to be executed by their duly authorized representatives.

**CRT Services Inc.**

**Meadow Pointe North**

By \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_




# CRT Services Inc sent you an estimate

We look forward to working with you.

## Customer

Meadow Pointe W CCD

Meadow Pointe W CCD

Show full details 

## Meadow Pointe North Dumpster Camera Addition

### Cortex Medallion 5/50 Zoom Camera

\$675.00

*Cortex Medallion 5MP 50mm Bullet camera with mechanical zoom*

### Installation & Programming

\$812.50

*(\$125.00/hr) x 6.50*

*Run CAT6 cable from NVR demarcation box to camera location (On exit fence post)*

*Install Cortex 5/50 zoom camera angled towards dumpster and set mechanical zoom to cover dumpster and surrounding access area*

*Program camera to record 24/7 and setup remote access*

### Subtotal

\$1,487.50

### 501c Tax Exemption

\$0.00

### Total

**\$1,487.50**

## **Tab 3**



# Tab 4



# **Meadow Pointe IV Community Development District Waterway Inspection Report**

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

10/13/2022

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto: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



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**Site Assessments**

**Pond 1**

**Comments:**

Site Looks Good

Trace amounts of desirable native aquatic plant growth observed.



**Pond 2**

**Comments:**

Site Looks Good

Robust amount of desirable native aquatic plant growth thriving!

Spot spraying of non native and invasive Torpedograss utilizing selective aquatic herbicide was performed in October.



**Site Assessments**

**Pond 3**

**Comments:**

Site Looks Good

Significant amount of desirable native aquatic plant growth thriving!

Spot spraying of non native & invasive Torpedograss utilizing selective aquatic herbicide was performed in October.



**Pond 4**

**Comments:**

Site Looks Good

Trace amounts of shoreline non native invasive grasses treated in October.



**Site Assessments**

**Pond 5**

**Comments:**

Site Looks Good

Significant amount of desirable native aquatic plant growth observed.



**Pond 6**

**Comments:**

Site Looks Good

Spot spraying of non native & invasive species performed within this native planted zone.



**Site Assessments**

**Pond 7**

**Comments:**

Site Looks Good

Water level near normal.

Trace amounts of desirable native aquatic plant growth observed.

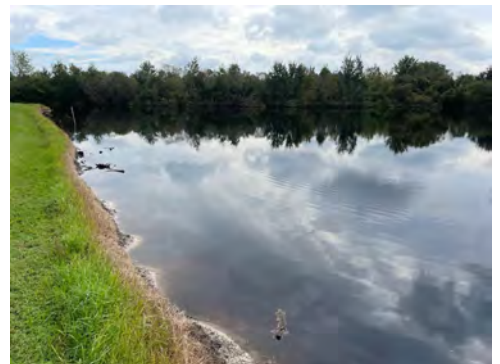


**Pond 8**

**Comments:**

Site Looks Good

Trace amounts of shoreline non native invasive grasses treated in October.



**Site Assessments**

**Pond 9**

**Comments:**

Site Looks Good

Trace amounts of shoreline non native  
invasive grasses treated in October.



**Pond 10**

**Comments:**

Site Looks Good

All algae under control!



**Site Assessments**

**Pond 11**

**Comments:**

Site Looks Good

All algae under control!



**Pond 12**

**Comments:**

Site Looks Good

Normal growth observed on conservation area shoreline of pond. Utilized one of our boats to treat this growth.

All algae under control.



**Site Assessments**

**Pond 13**

**Comments:**

Site Looks Good

Previous Planktonic Algae bloom treated and has improved following treatment application.



**Pond 14**

**Comments:**

Site Looks Good

Trace amounts of Tannin noted within this pond.





**Site Assessments**

**Pond 15**

**Comments:**

Site Looks Good

Grass clippings and minimal algae observed. Treatment performed in late October. Positive results will be evident by 1st week of November.



**Pond 16**

**Comments:**

Site Looks Good

Shoreline area free of non native invasive grass.  
Will utilized one of our boats to treat growth located on pond shoreline bordering the Conservation area.

All algae under control.



**Site Assessments**

**Pond 17**

**Comments:**

Site Looks Good

All algae under control.



**Pond 18**

**Comments:**

Site Looks Good

Robust amount of desirable native aquatic plant growth thriving!

Spot spraying of non native and invasive Torpedograss utilizing selective aquatic herbicide was performed in October.



**Site Assessments**

**Pond 19**

**Comments:**

Site Looks Good

Native Aquatic Lily grouping observed within cove area.



**Pond 20**

**Comments:**

Site Looks Good

Grass clippings and tennis balls present in pond. Tennis balls removed by our crew.



**Site Assessments**

**Pond 21**

**Comments:**

Site Looks Good

Because of recurring Planktonic Algae, a slight amount of Blue Pond shading was utilized in this pond.



**Pond 22**

**Comments:**

Site Looks Good

Normal growth observed on conservation area shoreline of pond. Utilized one of our boats to treat this growth in October.

All algae under control.

Trace amounts of desirable native aquatic plant growth.



**Site Assessments**

**Pond 23**

**Comments:**

Treatment In Progress

Trace amount of Alligator Weed observed and treated in October.

Murky water clarity observed. No reason for concern; clarity should stabilize over the next few months.



**Pond 24**

**Comments:**

Site Looks Good

Invasive shoreline grasses and Primrose treated in October.

Trace amounts of desirable native aquatic plant growth observed.



**Site Assessments**

**Pond 25**

**Comments:**

Site Looks Good

Trace amounts of shoreline invasive grasses and Primrose being treated in October.



**Pond 26**

**Comments:**

Site Looks Good

Treated Pennywort via a boat application in October.

Moderate amounts of desirable native aquatic plant growth observed.



**Site Assessments**

**Pond 27**

**Comments:**

Site Looks Good

Trace amounts of desirable native aquatic plant growth observed.



**Pond 28**

**Comments:**

Normal Growth Observed

Pond level still low. Limited erosion occurring on portions of the exposed bank.





## Management Summary and Recommendations

As we transition out of the Summer season, the majority of the ponds within the CDD are in excellent condition. Advanced Aquatic's PRO-active strategies have been successful in controlling all algae, aquatic weed and invasive shoreline growth.

It's important to note that as Advanced Aquatic has controlled undesirable plant & algae species, we have done so without negatively impacting the desirable native aquatic plant growth.

That being expressed, we hope to have boat access to pond #64 so that we can perform the appropriate treatment applications to keep this pond in excellent condition.

Installation of the native aquatic plants within pond #'s 34,35,37 & 76,77 & 78 is scheduled for planting on November 1st.

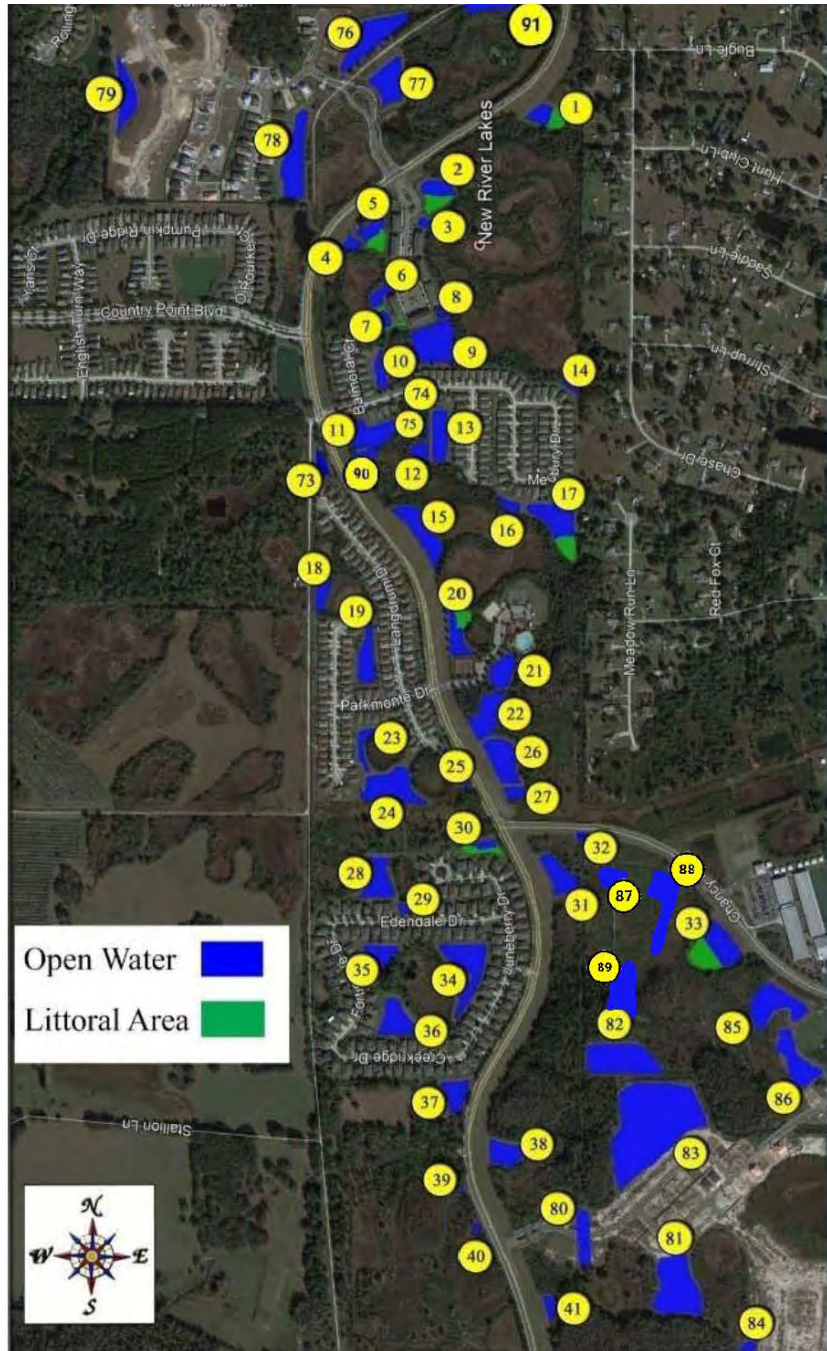
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North Site Map

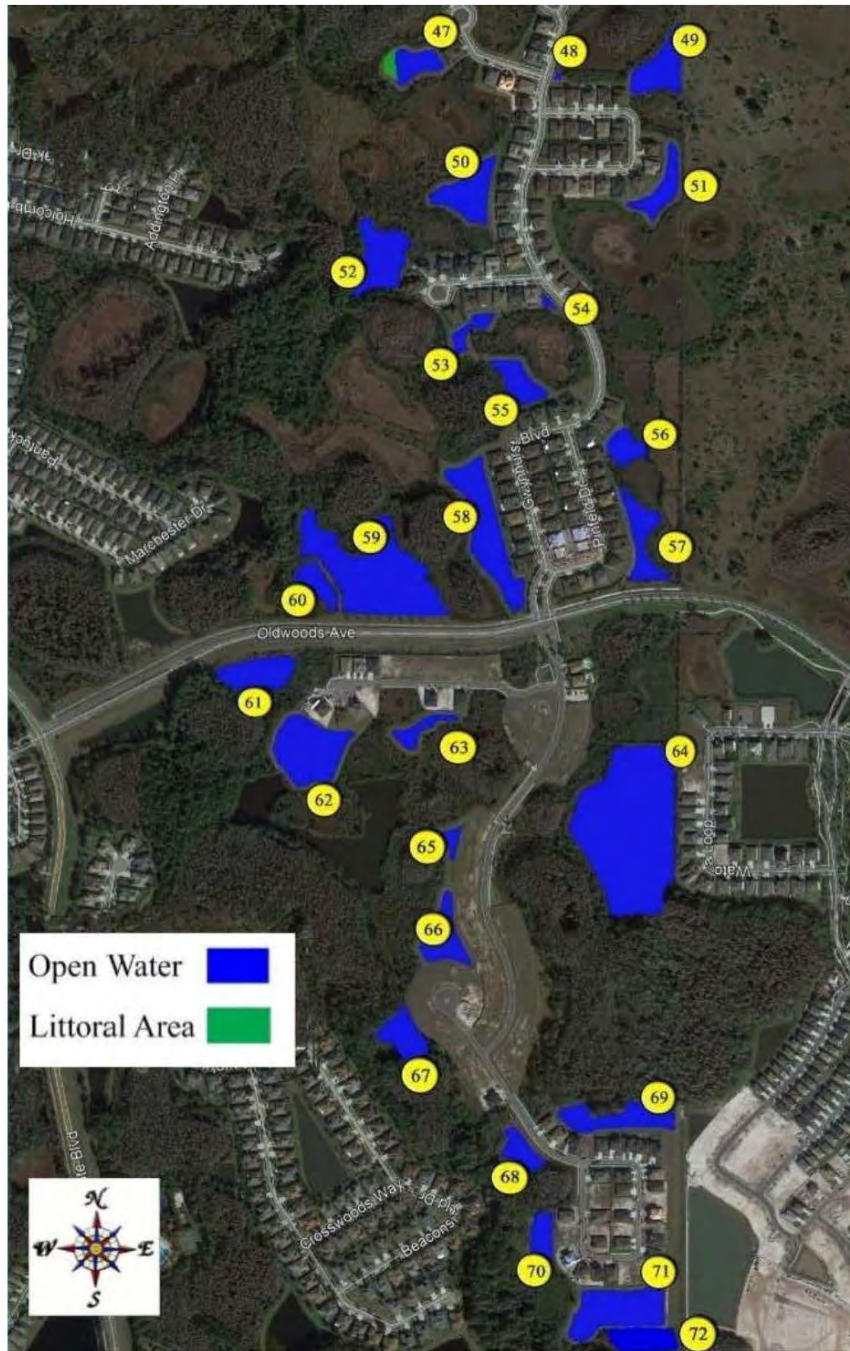


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South Site Map



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# Tab 5

# MEADOW POINTE IV

## FIELD INSPECTION REPORT



October 19, 2022  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Provide a date on when the Palms in the community will be completed.
- ❖ Improve the detail throughout the Meridian frontage along the White vinyl fence.

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)



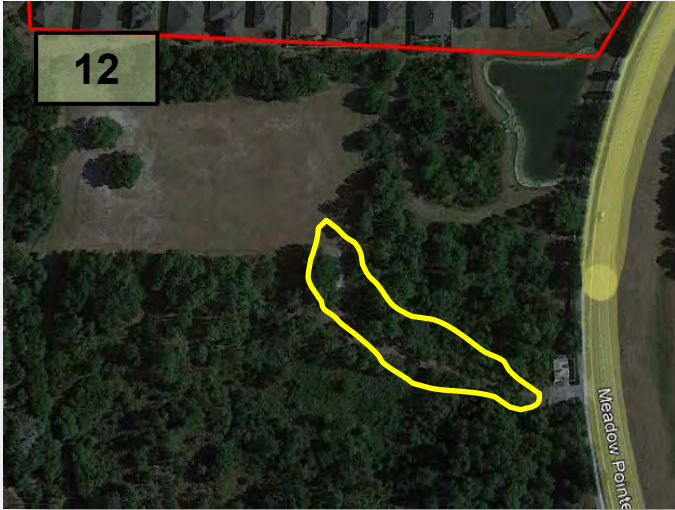
6. Treat the crack weeds at the lift station inside of whinsenton on Whinsenton drive.
7. Eradicate the crack weeds to the south of the main entrance to the clubhouse on the east side of Meadow Pointe Blvd.
8. Treat the Agapnthus at the Haven entrance with a fungicide. Monitor recovery of this plant material.
9. Improve the vigor in the drift roses at the haven entrance. These look to need fungicides as well.
10. **Make sure the irrigation at the Haven entrance is not overwatering the plant material.**

2. Have we treated the Crinum Lilies to the entrance to parkmonte?
3. The turf conditions are not improving on the outbound side of the Parkmonte Entrance. This needs to be addressed. (Pic 3>)
4. Provide the district a date on when the palms will be trimmed at each community entrance.
5. Remove the tall weeds from the backside bed behind the entrance to Whinsenton.



# Meadow Pointe Boulevard

- 11. Check for an irrigation leak on the outbound side of the Shellwood Place entrance.
- 12. Make sure the path going toward the open field on Meadow Pointe Blvd is being pushed back as much as we can with the mowers. Overtime we continue to lose turf in this area. Using the mower decks push this back.(Pic 12)



- 14. Replace the valve box covers along the meridian frontage white vinyl fence.(Pic 14)



- 13. During my inspection we still need more improvement in the detailing along the Meridian white vinyl fence line. Improve the soft edging and remove the tall weeds in the beds. The ornamental grasses also need to be cutback.(Pic 13)



## **Tab 6**



## Proposal

**Proposal No.:** 186411

**Proposed Date:** 11/02/22

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Q4 December Annual Change out

Remove and replace existing annual flowers

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>S - Annuals</b>					<b>\$1,875.00</b>
S-Flower Install	750.00	04"	\$2.50	\$1,875.00	
				<b>Total:</b>	<b>\$1,875.00</b>



Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

Dusty Miller



Red Petunias



White Snaps



# Tab 7



**TO:** Meadow Pointe IV – Rizzetta & Company

**DATE:** 10-7-2022

**PHONE:** 813-533-2950 **EMAIL:** [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com)

**ADDRESS:** 9428 Camden Field Parkway, Riverview, FL 33578

**JOB NAME:** Meadow Pointe IV CDD conservation Cutbacks

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

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:**

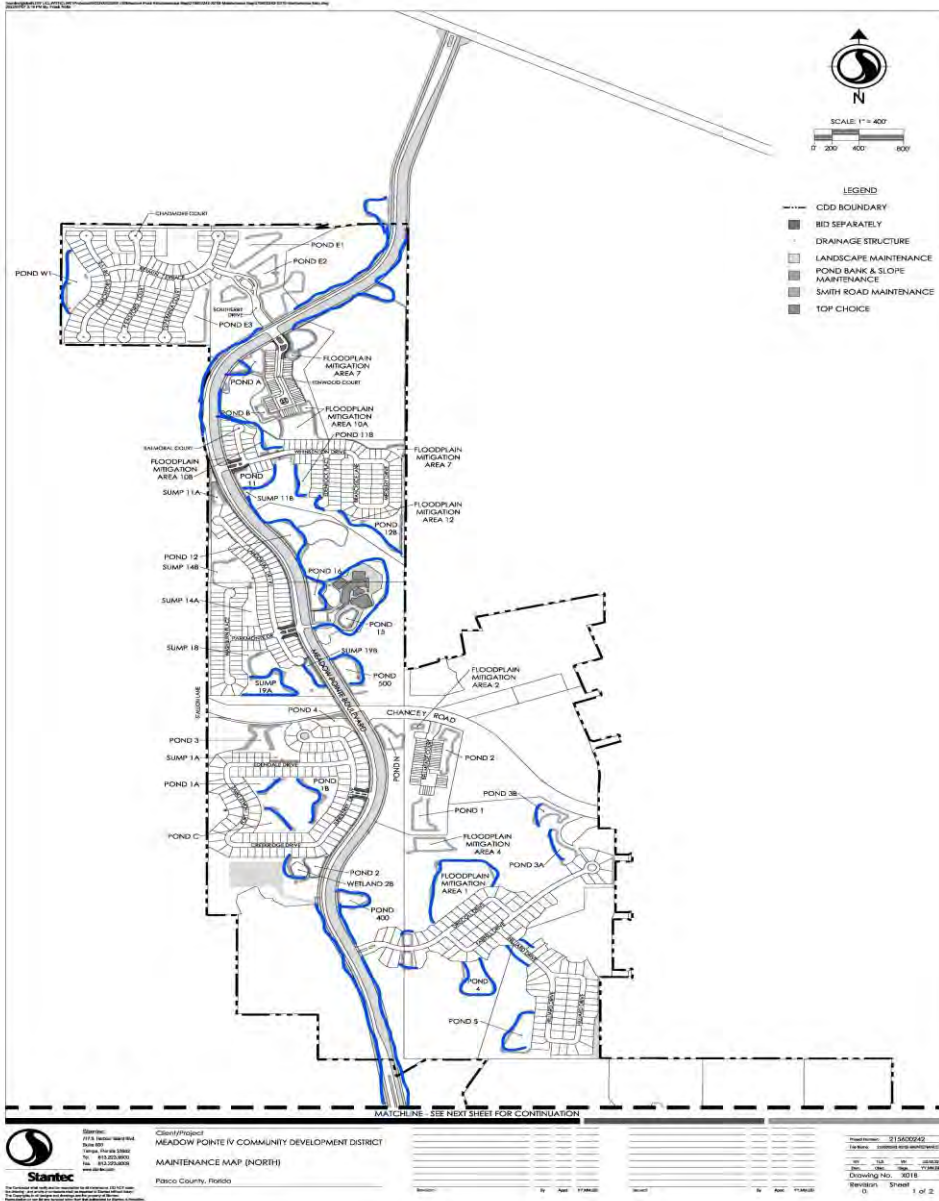
- Manual cutbacks of the wood line of the conservation areas listed on the map provided. Cutback distance will be 6 feet with the exception of areas too steep to achieve that width. Mature non invasive trees may be left, but anything up to 20 feet will be trimmed.
- Forestry mulching equipment will be used as well as chainsaws. Estimated time to completion is approximately 10 days.
  - SYTE will make a diligent effort to not disturb turf along the perimeter but will not be responsible for replacement of disturbed turf.

**TOTAL: \$24,600**

MULBERRY OFFICE:  
174 NW NINTH AVE  
MULBERRY, FL 33860  
PHONE: 863-943-6155

# SYTE

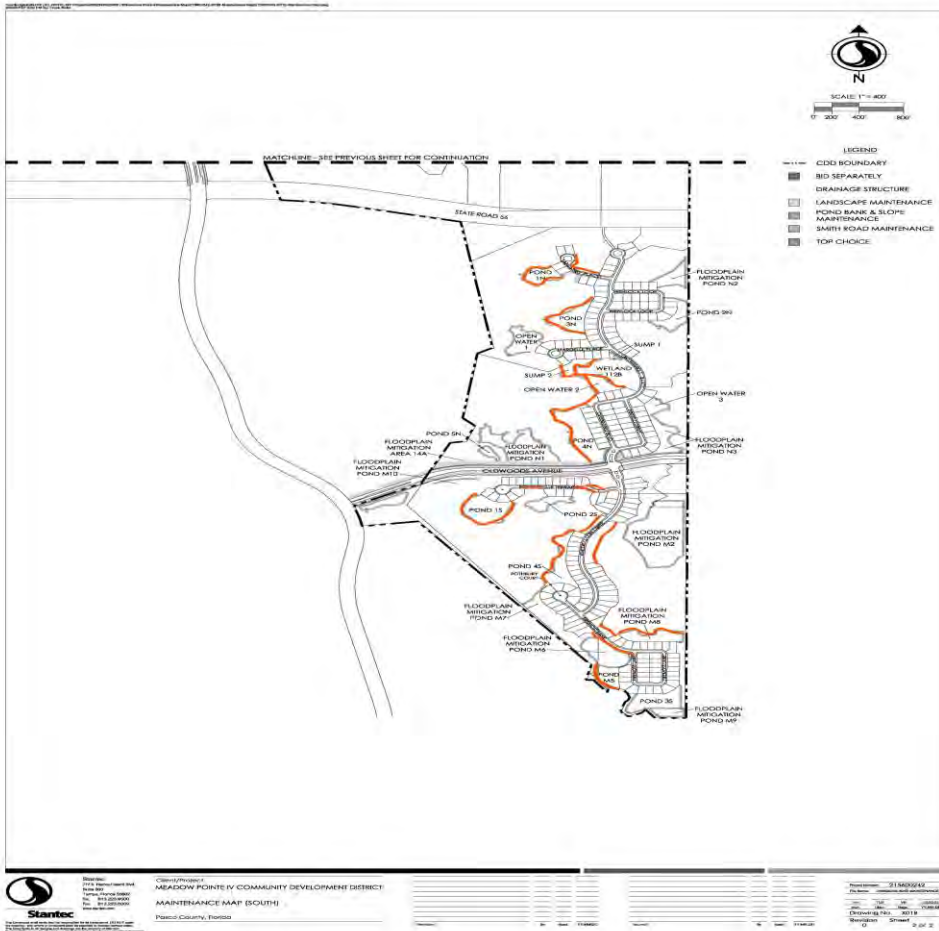
LAND MANAGEMENT



MULBERRY OFFICE:  
 174 NW NINTH AVE  
 MULBERRY, FL 33860  
 PHONE: 863-943-6155

# SYTE

## LAND MANAGEMENT



MULBERRY OFFICE:  
 174 NW NINTH AVE  
 MULBERRY, FL 33860  
 PHONE: 863-943-6155



**TERMS AND CONDITIONS OF PAYMENT**

**NET 15 DAYS**

**Prices quoted are valid for 20 days from the date of this proposal.**

Thank you for the opportunity to work with you on this project.

Sincerely,

James "PJ" Piney  
SYTE LAND MANAGEMENT  
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name / Title:** \_\_\_\_\_

**SYTE Land Management.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name / Title:** \_\_\_\_\_

MULBERRY OFFICE:  
174 NW NINTH AVE  
MULBERRY, FL 33860  
PHONE: 863-943-6155



#### General Terms and Conditions

**Estimate Approval:** The authorizing party automatically enters a contract with SYTE when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

**Scheduling:** Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. SYTE will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and SYTE will not be held responsible for being late or early.

**Cancellation of Work:** The customer shall provide at least 24 hours advance notice of any full or partial work cancellation. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of SYTE because of parked vehicles or other obstructions a \$300 fee will be assessed.

**Withdrawal of Proposal by SYTE:** Proposals for work expire within 90 days of estimate unless otherwise noted. SYTE reserves the right to withdraw a proposal for any reason. In cases where SYTE withdraws a proposal (before work has begun), all deposits and payments will be refunded.

**Completion of Contract:** SYTE agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

**Insurance by Contractor:** SYTE warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

**Safety & Tree Care Standards:** All SYTE arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

**Concealed Contingencies:** SYTE is not responsible for damages to underground sprinklers, drain lines, invisible fences or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

**Driveways/Sidewalks/Lawns:** SYTE will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, SYTE is not liable for any repairs or incurred costs.

**Tree Risk:** When prominent risk conditions in trees are detected by SYTE, we will make every effort to proceed with the work promptly. However, SYTE does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

**Site Preparation:** Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, ETC can be detrimental to clearing equipment. SYTE reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such event occurs, SYTE agrees to communicate with the client and work diligently to repair equipment in a timely manner.

MULBERRY OFFICE:  
174 NW NINTH AVE  
MULBERRY, FL 33860  
PHONE: 863-943-6155





Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. Customer is solely responsible for obtaining any required permitting to complete the work. SYTE is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permitting.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects last several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of SYTE to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

MULBERRY OFFICE:  
174 NW NINTH AVE  
MULBERRY, FL 33860  
PHONE: 863-943-6155

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# Clear Cut Heavy Brush Mulching

2105 North Jamaica Street  
Tampa, Florida 33607  
8136832988  
clearcutmulching@gmail.com | www.heavybrushmulching.com



**RECIPIENT:**

**Meadow Pointe IV CDD**

5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544

Phone: (813) 933-5571 Ext: 5763

**SERVICE ADDRESS:**

3902 Meadow Pointe Boulevard  
Wesley Chapel, Florida 33543

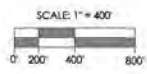
Estimate #332	
Sent on	Oct 07, 2022
<b>Total</b>	<b>\$48,483.50</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Forestry Mulching - Meadow Pointe (NORTH)	- Mulch highlighted preserve boundaries 6' back and cut/mulch all vegetation 20' overhead. (With the exception of mature trees.) - Blow mulch shavings back into the work area. - Use a chainsaw to make flush cuts on limbs coming from the preserve for aesthetic appeal.  Estimated time to complete: 3 Weeks	27535	\$1.30	\$35,795.50*
Forestry Mulching - Meadow Pointe (SOUTH)	- Mulch highlighted preserve boundaries 6' back and cut/mulch all vegetation 20' overhead. (With the exception of mature trees.) - Blow mulch shavings back into the work area. - Use a chainsaw to make flush cuts on limbs coming from the preserve for aesthetic appeal.  Estimated time to complete: 1.25 Weeks	9760	\$1.30	\$12,688.00

**Total** **\$48,483.50**

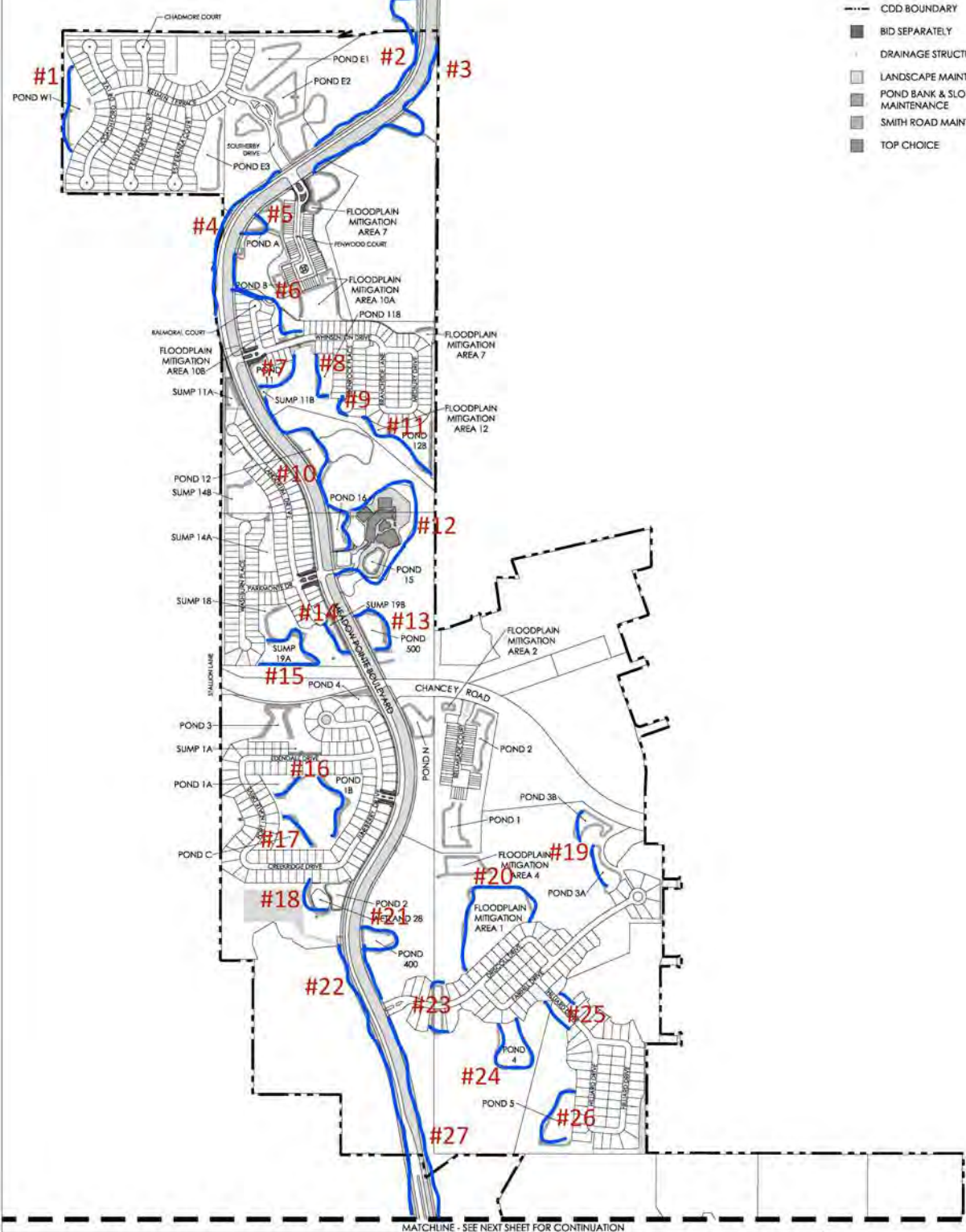
Thank you for your consideration and we look forward to completing this project beyond your expectations! Please note this quote is valid for the next 30 days.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**LEGEND**

- CDD BOUNDARY
- BID SEPARATELY
- DRAINAGE STRUCTURE
- LANDSCAPE MAINTENANCE
- ▨ POND BANK & SLOPE MAINTENANCE
- ▧ SMITH ROAD MAINTENANCE
- TOP CHOICE



MATCHLINE - SEE NEXT SHEET FOR CONTINUATION

**Stantec**  
 777 S. HAVENWAY BLVD.  
 SUITE 500  
 TAMPA, FLORIDA 33602  
 TEL: 813.223.3000  
 FAX: 813.223.0000  
 www.stantec.com

Client/Project  
 MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
 MAINTENANCE MAP (NORTH)  
 Pasco County, Florida

NO.	DATE	BY	CHKD.	APP'D.

Project Number	215600242
File Name	215600242-018 MAINTENANCE MAP
W. 118	W. 215600242
2nd	2nd
Drawing No.	2018
Revision	Sheet
0	1 of 2



SCALE: 1" = 400'



LEGEND

- CDD BOUNDARY
- BID SEPARATELY
- DRAINAGE STRUCTURE
- LANDSCAPE MAINTENANCE
- POND BANK & SLOPE MAINTENANCE
- SMITH ROAD MAINTENANCE
- TOP CHOICE



Stantec  
777 S. MILWAUKEE BLVD.  
SUN 800  
Tampa, Florida 33602  
Tel: 813.223.3500  
Fax: 813.223.0000  
www.stantec.com

Client/Project  
MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE MAP (SOUTH)  
Pasco County, Florida

DATE	BY	CHKD	APPD

Project Number: 215400242  
File Name: 210801838 MAINTENANCE MAP

NO.	DATE	BY	DESCRIPTION
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Revision: 0 Sheet: 2 of 2

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## Meadow Pointe Conservation Cutback Takeoffs

<b>Meadow Pointe (NORTH)</b>		<b>Meadow Pointe (SOUTH)</b>	
Zone #	Linear Feet	Zone #	Linear Feet
1	855	1	770
2	2,000	2	390
3	2,140	3	880
4	430	4	880
5	300	5	2,010
6	1,280	6	990
7	500	7.1	170
8	470	7.2	190
9	190	7.3	100
10	1,810	8	1,400
11	750	9	680
12	1,720	10	670
13	710	11	630
14	390	<b>TOTAL ft.</b>	<b>9,760</b>
15	1,160		
16	1,120		
17	450		
18	450		
19	1,270		
20	1,590		
21	1,160		
22	2,030		
23.1	110		
23.2	180		
24	1,120		
25.1	330		
25.2	110		
26	900		
27	2,010		
<b>TOTAL ft.</b>	<b>27,535</b>		

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## Proposal

**Proposal No.:** 181645

**Proposed Date:** 10/07/22

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Meadow Point IV Conservation Woodline Cutback

Juniper Landscaping proposes to complete the cutbacks of the conservation wood-lines per the maps below. Large debris will be chipped up back into the wood-line and smaller debris will be mulched up using our mowers. We will trim larger trees up to 20' high. Anything above 20' is not included in this scope of work.

We propose this work will take approximately five weeks to complete.





ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			\$86,094.46
Native Area Cutbacks	1.00	EA	
<b>Fuel Surcharge 3.0%</b>			\$2,582.83
Fuel Surcharge	86094.46	EA	
<b>Total:</b>			<b>\$88,677.29</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Tab 8



## Proposal

**Proposal No.:** 186852

**Proposed Date:** 11/03/22

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Controller diagnostic

Meadow North controller

Zone3,5 Not responding

Zone 1 replaced single station decoder do to short

Club house clock zone 16 no response

Shellwood place

zone 4 needs to be rebuild do to low pressure

whinsenton place

zone 13 no response

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Control Components</b>					<b>\$1,692.64</b>
Maintenance Division Labor	13.00	HR	\$75.00	\$975.00	
Rain Bird FD-101 Field Decoder 1 station 1 Solenoid	1.00	EA	\$374.79	\$374.79	
Irrigation valve	1.00	EA	\$342.85	\$342.85	
<b>Fuel Surcharge 3.0%</b>					<b>\$55.86</b>
Fuel Surcharge	1692.64	EA	\$0.03	\$55.86	

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**Total: \$1,748.50**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

<u><i>Darryl Adams</i></u> <b>Signature (Owner/Property Manager)</b>	<u>11-4-22</u> <b>Date</b>
<u>Darryl Adams</u> <b>Printed Name (Owner/Property Manager)</b>	
<hr/> <b>Signature - Representative</b>	<hr/> <b>Date</b>

# Tab 9



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** December 14, 2022, at 10:00am
- **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

November 9

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>
<b>Total Cash and Investment Balances:</b>		<b>\$2,009,879</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$60,551</b>		<b>Budget</b>



## Supervisor Request Updates

### Supervisor Requests –

- **Law Enforcement Inventory-** Pasco County provides a breakdown of their contract. Every piece of inventory is used during the fiscal year at a discounted cost to the District.
- **Meadow Pointe IV Property Inquiry-** I reached out to the Broker regarding their interest in buying NEQSR 56 and they will submit an offer. Once I receive the offer, I will forward it to the Board.
- **Accounting Software-**Meadow Pointe IV will receive training on how to use the new Intacct accounting system. Intacct will give the Board the ability to pull invoices remotely.
- **Amended Budget-** At the meeting, the Board will adopt an amended budget for FY21-22, thereby preventing a finding in the Audit Report.
- **Duke Project-**Jason Liggett, Michael Scanlon, and I had a meeting with the residents of Provence. The meeting went well, and the residents are looking forward to hearing about the updates at the next meeting.
- **Electrical Heating for the Pool-** I had a meeting with the Pool Works and Hawkins Services. They informed me that most pool projects are behind for months. Also, I'm waiting on a proposal for electrical heating from Hawkins Services.
- **Resignation of Seats-**In December, the Board will complete a redesignation of seats. This will ensure that the District stays in compliance.
- **Reserve Study-** With the Chair's consent, I executed the order for an updated Reserve Study for Meadow Pointe IV.



# Tab 10

**Amended Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Adopted Budget For 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
<b>REVENUES</b>			
Interest Earnings			
Interest Earnings	\$ -	\$ -	\$ -
Special Assessments			
Tax Roll*	\$ 1,278,479	\$ 1,278,479	\$ -
Balance Forward from Prior Year	\$ 23,417	\$ 63,417	\$ 40,000
<b>TOTAL REVENUES</b>	<b>\$ 1,301,896</b>	<b>\$ 1,341,896</b>	<b>\$ 40,000</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,301,896</b>	<b>\$ 1,341,896</b>	<b>\$ 40,000</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>			
Legislative			
Supervisor Fees	\$ 13,000	\$ 13,000	\$ -
Financial & Administrative			
Administrative Services	\$ 5,916	\$ 5,916	\$ -
District Management	\$ 31,977	\$ 31,977	\$ -
District Engineer	\$ 15,000	\$ 15,000	\$ -
Disclosure Report	\$ 7,000	\$ 7,000	\$ -
Trustees Fees	\$ 15,000	\$ 15,000	\$ -
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ -
Assessment Roll	\$ 5,100	\$ 5,100	\$ -
Financial & Revenue Collections	\$ 5,100	\$ 5,100	\$ -
Accounting Services	\$ 21,420	\$ 21,420	\$ -
Auditing Services	\$ 4,850	\$ 4,850	\$ -
Arbitrage Rebate Calculation	\$ 2,000	\$ 2,000	\$ -
Public Officials Liability Insurance	\$ 3,256	\$ 3,256	\$ -
Legal Advertising	\$ 1,000	\$ 1,000	\$ -
Miscellaneous Mailings	\$ 500	\$ 500	\$ -
Bank Fees	\$ 200	\$ 200	\$ -
Dues, Licenses & Fees	\$ 550	\$ 550	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 5,000	\$ 5,000	\$ -

**Amended Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Adopted Budget For 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
Legal Counsel			
District Counsel	\$ 20,000	\$ 20,000	\$ -
<b>Administrative Subtotal</b>	<b>\$ 157,019</b>	<b>\$ 157,019</b>	<b>\$ -</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>			
Law Enforcement			
Deputy	\$ 108,694	\$ 108,694	\$ -
Electric Utility Services			
Utility Services	\$ 11,000	\$ 11,000	\$ -
Utility - Recreation Facilities	\$ 12,000	\$ 12,000	\$ -
Street Lights	\$ 70,000	\$ 70,000	\$ -
Garbage/Solid Waste Control Services			
Garbage - Recreation Facility	\$ 1,000	\$ 1,000	\$ -
Solid Waste Assessment	\$ 2,000	\$ 2,000	\$ -
Garbage - Residential	\$ 88,420	\$ 88,420	\$ -

**Amended Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Adopted Budget For 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
Water-Sewer Combination Services			
Utility Services	\$ 25,000	\$ 25,000	\$ -
Stormwater Control			
Mitigation Area Monitoring & Maintenance	\$ 35,650	\$ 35,650	\$ -
Aquatic Maintenance	\$ 52,080	\$ 52,080	\$ -
Stormwater Assessment	\$ 2,444	\$ 2,444	\$ -
Stormwater System Maintenance	\$ 5,000	\$ 5,000	\$ -
Other Physical Environment			
General Liability Insurance	\$ 3,848	\$ 3,848	\$ -
Property Insurance	\$ 20,260	\$ 20,260	\$ -
Entry & Walls Maintenance	\$ 5,000	\$ 5,000	\$ -
Landscape Maintenance	\$ 173,780	\$ 173,780	\$ -
Landscape Maintenance - Neighborhood	\$ 30,133	\$ 30,133	\$ -
Lift Station Maintenance	\$ 5,000	\$ 5,000	\$ -
Irrigation Repairs	\$ 6,000	\$ 6,000	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 25,000	\$ 25,000	\$ -
Landscape Annuals Color Rotation	\$ 6,230	\$ 6,230	\$ -
Landscape - Mulch	\$ 24,360	\$ 24,360	\$ -
Landscape Fertilization	\$ 16,500	\$ 16,500	\$ -
Well Maintenance	\$ 5,000	\$ 5,000	\$ -
Landscape Pest Control	\$ 4,200	\$ 4,200	\$ -
Field Services	\$ 8,700	\$ 8,700	\$ -
Holiday Decorations Clubhouse	\$ 2,500	\$ 2,500	\$ -
Road & Street Facilities			
Gate Facility Maintenance Plan	\$ 7,680	\$ 7,680	\$ -
Gate Phone/Internet	\$ 8,782	\$ 8,782	\$ -
Roadway Repair & Maintenance	\$ 5,000	\$ 5,000	\$ -
Street Sign Repair & Replacement	\$ 1,500	\$ 1,500	\$ -
Sidewalk Repair & Maintenance	\$ 15,000	\$ 15,000	\$ -
Streetlight Deposit Bond	\$ 7,000	\$ 7,000	\$ -
Gate/Camera Repairs & Equipment	\$ 45,000	\$ 45,000	\$ -
Gate Security Camera Monitoring & Maintenance	\$ 14,000	\$ 14,000	\$ -
Parks & Recreation			
Management Contract	\$ 166,000	\$ 166,000	\$ -
Telephone Fax, Internet	\$ 5,500	\$ 5,500	\$ -
Pool Supplies and Repairs	\$ 2,500	\$ 2,500	\$ -

**Amended Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2021/2022**

Chart of Accounts Classification	Adopted Budget For 2020/2021	Amended Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021
Pool Service Contract	\$ 14,940	\$ 14,940	\$ -
Maintenance & Repairs	\$ 18,000	\$ 18,000	\$ -
Fitness Equipment Lease Maint & Repairs	\$ 5,000	\$ 5,000	\$ -
Facility Supplies	\$ 12,800	\$ 12,800	\$ -
Wildlife Management Services	\$ 14,500	\$ 14,500	\$ -
Pest Control & Termite Bond	\$ 600	\$ 600	\$ -
Security Monitoring Services at Clubhouse	\$ 15,276	\$ 15,276	\$ -
Athletic/Park Court/Field Repairs	\$ 1,000	\$ 1,000	\$ -
Special Events			
Special Events	\$ 5,000	\$ 5,000	\$ -
Contingency			
Capital Improvement Projects	\$ 25,000	\$ 65,000	\$ 40,000
Miscellaneous Contingency	\$ 5,000	\$ 5,000	\$ -
<b>Field Operations Subtotal</b>	<b>\$ 1,144,877</b>	<b>\$ 1,184,877</b>	<b>\$ 40,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,301,896</b>	<b>\$ 1,341,896</b>	<b>\$ 40,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ -</b>

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**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, October 12, 2022 at 10:00 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	<b>Board Supervisor, Chairman</b>
Liane Sholl	<b>Board Supervisor, Vice-Chairman</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary (via conference call)</b>

Also present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Carmen Torres	<b>Assistant Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec (via conference call)</b>
Josh Burton	<b>Juniper Landscape</b>
Angel Rivera	<b>Juniper Landscape</b>
Jason Liggett	<b>Landscape Inspection Manager (via conference call)</b>
Doug Agnew	<b>Advanced Aquatics</b>
Greg Woodcock	<b>Stantec</b>

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.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

During audience comments, a resident requested assistance on procedures to modify his driveway; this requires a notarized agreement with the CDD and approval by the HOA/ARB. He was provided contact information and procedures.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Inspection Report**

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

Mr. Burton from Juniper introduced Mr. Angel Rivera as the new account manager for Meadow Pointe IV. He informed the Board that Ponds 85 & 86 were not mowed because they were not on the map. They will get mowed moving forward.

A resident on Pond 36 – Shellwood put up a fence on the easement, so the mow crew is having a hard time accessing it. The Meadow Pointe III/Meadow Pointe IV HOA handles ARB issues, so the Board asked Mr. Adams to reach out to the HOA to have them rectify this issue.

Mr. Page gave an update on the Street Tree project and let the Board know that the vendor is focused on Hurricane Ian damage for the next two weeks. Mr. Page will give an update on this at the next meeting.

Mr. Liggett will be meeting with Provence homeowners on October 24<sup>th</sup> at 4:00 p.m. The Board would like Mr. Scanlon to attend this meeting as well. Mr. Adams will be there to record the meeting.

Mr. Liggett discussed the conservation cutbacks and reviewed with the Board 3 proposals. Due to costs, the Board asked Mr. Liggett to obtain proposals to perform cutbacks of one-third of the District per year on a continuing basis. He will send the Board a map for their review and new proposal will be added to the next agenda, to include from High Trim.

Mr. Page asked when the playground mulch approved at the last meeting will be installed. Juniper is to follow-up.

**B. Aquatics Maintenance Report**

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

He informed the Board that there are erosion issues at Ponds 73 and 78.

There is resident that is not allowing access on to his property, so they are not able to treat that area. Mr. Agnew will get the correct address and provide it to Mr. Adams so he can reach out to the resident.



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**C. District Counsel**

Mr. Babbar confirmed the cost of the new Waste Collections Agreement, which is greater than the budgeted amount by \$15,600.

**D. District Engineer**

Mr. Woodcock informed the Board that installation of a concrete drainage bridge is completed in the District right-of-way in front of a home on Hilliard Dr. He also informed that the erosion contract will be done this month. He also discussed the HA5 project, stating that the review will be done this month and the Board will have a schedule next month.

Ms. Fischer asked Mr. Woodcock about oil removal. Mr. Woodcock will investigate the area of concerns and give the Board an update.

**E. Amenity Management**

Ms. Stanger presented her report to the Board.

The Board asked for an update on the damaged basketball nets caused by vandalism. Ms. Stanger informed the Board that they will not be installing new nets at this time.

The Board would like Ms. Stanger to get status on the existing cameras at the basketball court and obtain new proposals in the meantime.

In Ms. Stanger's report, she mentioned that there are residents coming into the clubhouse that are not dressing appropriately. The Board asked her to check with other CDD clubhouses for verbiage that can be put on the new signs for appropriate clubhouse attire.

Ms. Stanger would like to have new signs put up in all of the amenity areas. The Board asked for her to obtain proposals and asked that the amenity policies and procedures be added to the next agenda.

The Board also requested that a quote be obtained for electrical heating for the pool.

**F. District Manager**

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

Mr. Adams said that the final budget data for fiscal year 2021-2022 should be available in a few weeks.

Mr. Adams reminded the Board that the next regular meeting will be held on November 9, 2022 at 5:00 p.m.

The Board asked Mr. Adams to get a proposal for an updated reserve study.

One Board member mentioned that the Deputy on duty is only spending time on the Blvd and asked that Mr. Adams reach out to him to be sure that

151 he is patrolling inside of all district neighborhoods. Separately, Ms. Stanger  
152 will follow-up to ensure that when the MPIII or MPIV Deputy is backfilled by  
153 the County, that each backfill will check in at the clubhouse so that  
154 management can easily contact the Deputy if needed.

155  
156 **FIFTH ORDER OF BUSINESS**

**Discussion of Audience Comments**

157  
158 The Board held a brief discussion regarding audience comments and all agreed  
159 they would like the following changes; audience comments on agenda items at the  
160 beginning to be changed to just audience comments allowing comments on non-agenda  
161 related items, allow audience comments after each segment, take audience comments  
162 off at the end of the meeting and have comment cards available for residents to voice  
163 their concerns that way.

164  
165 **SIXTH ORDER OF BUSINESS**

**Consideration of Revised Minutes of  
the Board of Supervisors' Regular  
Meeting held on August 10, 2022**

166  
167  
168 Mr. Adams presented the revised minutes of the Board of Supervisors' regular  
169 meeting held on August 10, 2022.

170 On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved the Revised  
171 Minutes of the Board of Supervisor' Regular Meeting held on August 10, 2022, as  
amended, for the Meadow Pointe IV Community Development District.

172  
173 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on September 14, 2022**

174  
175  
176 Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held  
177 on September 14, 2022.

178 On a motion from Mr. Scanlon, seconded by Ms. Fischer, the Board approved the Minutes  
179 of the Board of Supervisor' Regular Meeting held on September, 2022 for the Meadow  
Pointe IV Community Development District.

180  
181 **EIGHTH OF BUSINESS**

**Audience Comments on Other Items**

182  
183 There were no audience comments presented at this time.

184  
185 **NINTH ORDER OF BUSINESS**

**Supervisor Forum**

186  
187 During the supervisor forum, Mr. Page talked about portable basketball hoops being  
188 left unattended on CDD roadways and asked that Ms. Stanger send an email blast  
189 reminding residents that basketball hoops are not permitted on CDD roads or sidewalks.

190  
191 Mr. Scanlon reminded Mr. Adams that there is a broker interested in an empty lot  
192 which the District might have interest. Mr. Woodcock will research the area and give an  
193 update as soon as possible.

194  
195  
196

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approved to adjourn the meeting at 12:11 p.m. for the Meadow Pointe IV Community Development District.

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202

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

\_\_\_\_\_  
**Chair/Vice Chair**

DRAFT

# Tab 12

# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures August 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$116,653.73**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	100006	934736648	Service 08/13/22-11/12/22	\$ 147.63
Advanced Aquatic Services, Inc.	100027	10545558	Monthly Aquatic Maintenance 08/22	\$ 4,385.00
Affordable Lock & Security Solutions	100007	219279	Repair Mechanical Lock/ Rekeyed 2 Keys 07/22	\$ 482.49
Ark Nature and Outdoors LLC	100008	1055	Soft Wash In Playground Area 08/22	\$ 1,198.73
Charter Communications	ACH	97406101072222	3525 Bellmeade CT 08/22	\$ 205.86
Clean Sweep Supply Co., Inc.	100009	4373	Supplies 07/22	\$ 145.20
Costena Services, LLC	100010	72822-2	Electrical Repairs 07/22	\$ 229.00
CRT Services Inc.	100028	2130875	Service Call For Computer 06/22	\$ 95.00
CRT Services Inc.	100028	208267852024	Video Surveillance Replacement 08/22	\$ 2,316.50
CRT Services Inc.	100028	2130799R	Surveillance Infrastructure Replacement 04/22 Balance Due	\$ 14,282.40
Florida Department of Revenue	ACH	61-8015577602-6 07/22	Sales Tax 07/22	\$ 67.19
Frontier Florida, LLC	ACH	813-973-3003-101308-5 08/22	Clubhouse FIOS Service 08/22	\$ 415.79
Frontier Florida, LLC	ACH	813-994-0164-071921-5 08/22	Meridian Internet 08/22	\$ 60.99

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	ACH	813-994-1603-072021-5 08/22	Whinsenton Internet 08/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-1915-011921-5 08/22	Shellwood Sub Division Gate Phone 08/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4607 08/22	813-994-4607 08/22	\$ 54.99
Frontier Florida, LLC	ACH	813-994-6437-121521-5 08/22	Internet 08/22	\$ 60.99
Hidden Eyes, LLC	100011	717165	Clubhouse Video Monitoring 08/01/2022- 10/31/22	\$ 3,666.00
Jennifer L. Sholl	100029	LS052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Jennifer L. Sholl	100029	LS081022	Board of Supervisors Meeting 08/10/22	\$ 200.00
Juniper Landscaping of Florida, LLC	100030	172229	Irrigation Repairs 07/22	\$ 370.80
Juniper Landscaping of Florida, LLC	100030	172749	Pest Control 07/22	\$ 830.00
Juniper Landscaping of Florida, LLC	100030	173792	Tree Removal 07/22	\$ 226.60
Juniper Landscaping of Florida, LLC	100030	173906	Irrigation Repairs 08/22	\$ 1,676.56
Juniper Landscaping of Florida, LLC	100030	173907	Irrigation Repairs 08/22	\$ 493.53
Juniper Landscaping of Florida, LLC	100030	174619	Monthly Grounds Maintenance & Irrigation 08/22	\$ 19,728.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	100030	175131	Fertilize Turf/Pest Control 08/22	\$ 2,473.58
Juniper Landscaping of Florida, LLC	100030	175617	Tree Removal 08/22	\$ 283.25
Juniper Landscaping of Florida, LLC	100030	175618	Plant Replacement 08/22	\$ 1,819.60
Khadijah Spence	100038	Spence 081322	Refund Room Rental Deposit 08/22	\$ 200.00
LLS Tax Solutions, Inc.	100012	2751	Arbitrage Services on Series 2007A 2007B 1&2 07/22	\$ 500.00
Meadow Pointe IV CDD	DC080922	DC080922	DC Replenishment	\$ 1,397.07
Megan McNeil	100013	MM052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Megan McNeil	100031	MM081022	Board of Supervisors Meeting 08/10/22	\$ 200.00
Michael J Scanlon	100014	MS052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Michael J Scanlon	100032	MS081022	Board of Supervisors Meeting 08/10/22	\$ 200.00
Outsmart Pest Management, Inc.	100015	34451	Pest Control Service 08/22	\$ 60.00
Pasco County Sheriff's Office	100000	AR001539	Law Enforcement Services Installment #10 07/22	\$ 9,002.42
Pasco County Utilities	100016	16945743	#0514195 - 3900 Meadow Pointe Blvd 06/22	\$ 1,703.19



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	100033	17115284	#0514195 - 3900 Meadow Pointe Blvd 07/22	\$ 1,486.37
Rizzetta & Company, Inc.	100001	INV0000069953	Mass Mailing - Budget Notice 07/22	\$ 1,554.56
Rizzetta & Company, Inc.	100002	INV0000070214	Personnel Reimbursement 07/22	\$ 4,954.22
Rizzetta & Company, Inc.	100003	INV0000070311	Cell Phone/Mileage 07/22	\$ 267.00
Rizzetta & Company, Inc.	100004	INV0000070200	District Management Fees 08/22	\$ 6,192.75
Rizzetta & Company, Inc.	100005	INV0000070286	Amenity Management & Oversight/Personnel 08/22	\$ 7,754.70
Romaner Graphics	100017	21247	Fabricate 2 No Trespassing/No Fishing signs 08/22	\$ 580.00
Romaner Graphics	100039	21300	Clubhouse Paver Repair 08/22	\$ 200.00
Rust Off, LLC.	100018	36194	Monthly Rust Prevention - Maintenance 08/22	\$ 195.00
Scott W Page	100019	SP052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Scott W Page	100034	SP081022	Board of Supervisors Meeting 08/10/22	\$ 200.00
Southern Automated Access Services, LLC	100020	11493	Gate maintenance 07/22 Provence	\$ 190.00
Southern Automated Access Services, LLC	100020	11494	Gate maintenance 07/22 Whinsenton	\$ 190.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100020	11495	Gate maintenance 07/22 Parkmonte	\$ 190.00
Southern Automated Access Services, LLC	100020	11496	Gate maintenance 07/22 Enclave	\$ 275.00
Southern Automated Access Services, LLC	100020	11497	Gate maintenance 07/22 Windsor	\$ 190.00
Southern Automated Access Services, LLC	100020	11498	Gate maintenance 07/22 Meridian	\$ 190.00
Southern Automated Access Services, LLC	100020	11499	Gate maintenance 07/22 Shellwood	\$ 190.00
Southern Automated Access Services, LLC	100020	11500	Gate maintenance 07/22	\$ 190.00
Southern Automated Access Services, LLC	100020	11501	Gate maintenance 07/22	\$ 190.00
Southern Automated Access Services, LLC	100020	11513	Gate maintenance Haven 07/22	\$ 105.00
Southern Automated Access Services, LLC	100020	11528	Gate Maintenance 08/22	\$ 105.00
Southern Automated Access Services, LLC	100020	11550	CAPXL Cloud 08/22 Shellwood	\$ 75.50
Southern Automated Access Services, LLC	100026	10954	Preventative Maintenance 04/22 Whinsenton	\$ 700.00
Southern Automated Access Services, LLC	100026	10956	Preventative Maintenance 04/22 Shellwood	\$ 190.00
Southern Automated Access Services, LLC	100026	10958	Preventative Maintenance 04/22 Parkmonte	\$ 190.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100026	10963	Preventative Maintenance 04/22 Provence	\$ 190.00
Southern Automated Access Services, LLC	100026	10965	Preventative Maintenance 04/22 Haven	\$ 190.00
Southern Automated Access Services, LLC	100026	10970	Cellular usage/Phone number 813 428 3341 04/22	\$ 53.95
Southern Automated Access Services, LLC	100026	10973	Cellular usage/Phone number 813 943 2875 04/22	\$ 43.95
Southern Automated Access Services, LLC	100026	10988	Cellular usage/Phone number 813 482 6396 04/22	\$ 53.95
Southern Automated Access Services, LLC	100026	10996	Cellular usage/Phone number 813 428 3537 04/22	\$ 53.95
Southern Automated Access Services, LLC	100026	10997	Cellular usage/Phone number 813 809 1937 04/22	\$ 43.95
Southern Automated Access Services, LLC	100026	11016	Cellular usage/Phone number 813 468 5761 04/22	\$ 43.95
Southern Automated Access Services, LLC	100026	11018	Cellular usage/Phone number 813 428 1696 04/22	\$ 43.95
Southern Automated Access Services, LLC	100026	11021	Cellular usage/Phone number 813 576 9368 04/22	\$ 15.66
Southern Automated Access Services, LLC	100040	11551	CAPXL Cloud 08/22 MP North	\$ 75.50
Straley Robin Vericker	100021	21872	General Legal Services 07/22	\$ 1,049.00
Suncoast Pool Service, Inc.	100036	8522	Pool Supplies Maintenance 07/22	\$ 1,145.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Susan A. Fischer	100022	SF052422	Board of Supervisors Meeting 05/24/22	\$ 200.00
Susan A. Fischer	100037	SF081022	Board of Supervisors Meeting 08/10/22	\$ 200.00
Times Publishing Company	100023	0000235850 07/20/22	Account #107010 Legal Advertising 07/22	\$ 128.80
Timothy Day	100024	081222 Day	Refund Room Rental Deposit 08/22	\$ 200.00
U.S. Water Services Corporation	100025	SI55564	Cleaned Lift Station 07/22	\$ 1,367.38
U.S. Water Services Corporation	100025	SI54939	Monthly Lift Station Inspection 08/22	\$ 86.21
Waste Connections of Florida	ACH	1235743W426	Waste Disposal Recreation Center 09/22	\$ 77.00
Waste Connections of Florida	ACH	1235907W426	Waste Disposal Meadow Pointe North 09/22	\$ 540.87
Waste Connections of Florida	ACH	6218957W425	Waste Disposal Residential Services 07/22	\$ 6,625.92
Waste Connections of Florida	ACH	6277191W425	Waste Disposal Bellmeade Court 09/22	\$ 134.48
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary 07/22	Summary 07/22	<u>\$ 7,444.82</u>
<b>Report Total</b>				<b><u>\$ 116,653.73</u></b>

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# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures September 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$145,617.55**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100059	10545984	Monthly Aquatic Maintenance 09/22	\$ 4,385.00
Clean Sweep Supply Co., Inc.	100060	4811	Supplies 09/22	\$ 198.20
Costena Services, LLC	100042	82522-2	Add New Duplex Outlet 08/22	\$ 475.00
Egis Insurance Advisors, LLC	100061	17204	Policy #100122633 10/01/2022-10/01/2023 Florida Insurance Alliance	\$ 28,758.00
Florida Department of Revenue	ACH	61-8015577602-6 08/22	Sales Tax 08/22	\$ 78.51
Frontier Florida, LLC	ACH	813-973-3003-101308-5 09/22	Internet 09/22	\$ 421.12
Frontier Florida, LLC	ACH	813-994-1915-011921-5 09/22	813-994-1915-011921-5 09/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4726-101321-5 08/22	Parkmont Internet 08/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4731-080621-5 09/22	Enclave Sub Division Fiber Optic Internet 09/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-6437-121521-5 09/22	813-994-6437-121521-5 09/22	\$ 60.99
Jennifer L. Sholl	100062	LS091422	Board of Supervisors 09/14/2022	\$ 200.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson	100043	1664	Wildlife Removal 08/22	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100044	175619	Plant Installation 08/22	\$ 667.91
Juniper Landscaping of Florida, LLC	100044	176780	Pond cleanup 08/22	\$ 772.50
Juniper Landscaping of Florida, LLC	100044	176781	Tree Removal 08/22	\$ 330.00
Juniper Landscaping of Florida, LLC	100063	177414	Monthly Grounds Maintenance & Irrigation 09/22	\$ 21,938.80
Meadow Pointe IV CDD	DC091222	DC091222	DC Replenishment	\$ 757.64
Meadow Pointe IV CDD	DC091522	DC091522	DC Replenishment	\$ 1,142.97
Megan McNeil	100064	MM091422	Board of Supervisors 09/14/2022	\$ 200.00
Michael J Scanlon	100065	MS091422	Board of Supervisors 09/14/2022	\$ 200.00
Outsmart Pest Management, Inc.	100051	34773	Pest Control Service 09/22	\$ 60.00
Pasco County Sheriff's Office	100066	AR001618	Law Enforcement Services Installment #12 09/22	\$ 9,002.42



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100041	INV0000070856	District Management Fees 09/22	\$ 6,192.75
Rizzetta & Company, Inc.	100045	INV0000069620	General Management & Oversight/Personnel 07/08/22	\$ 6,639.84
Rizzetta & Company, Inc.	100046	INV0000070737	Personnel Reimbursement 08/19/22	\$ 6,245.35
Rizzetta & Company, Inc.	100048	INV00000071215	Cell Phone/Mileage 08/22	\$ 105.63
Rizzetta & Company, Inc.	100049	INV00000071190	Personnel Reimbursement / Amenity Management & Oversight 09/22	\$ 7,711.01
Rizzetta & Company, Inc.	100050	INV0000071509	Personnel Reimbursement 09/22	\$ 5,546.20
Romaner Graphics	100052	21308	Athletic/Field Repairs 08/22	\$ 1,640.00
Romaner Graphics	100052	21327	Business Cards 09/22	\$ 196.00
Romaner Graphics	100052	21328	Playground Repaires 09/22	\$ 340.00
Rust Off, LLC.	100067	36576	Monthly Rust Prevention - Maintenance 09/22	\$ 195.00
Scott W Page	100068	SP091422	Board of Supervisors 09/14/2022	\$ 200.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Site Masters of Florida, LLC	100058	091522-1	Deposit -Edendale Pond Slope Erosion Repair 09/22	\$ 10,000.00
Southern Automated Access Services, LLC	100047	11616	Cellular usage for phone number 813-576-9368	\$ 53.95
Southern Automated Access Services, LLC	100047	11625	Gate Maintenance Whinsenton 08/22	\$ 105.00
Southern Automated Access Services, LLC	100047	11637	Gate maintenance Meridian 08/22	\$ 105.00
Southern Automated Access Services, LLC	100047	11638	Gate maintenance Windsor 08/22	\$ 105.00
Southern Automated Access Services, LLC	100047	Southern Phone Summary 08/22 845	Southern Phone Summary 08/22	\$ 283.70
Southern Automated Access Services, LLC	100053	11660	Service Call 08/22	\$ 105.00
Southern Automated Access Services, LLC	100053	11673	Gate Repair - Windsor 09/22	\$ 105.00
Southern Automated Access Services, LLC	100053	11692	CAPXL Cloud Fee - MP North 09/22	\$ 75.50
Southern Automated Access Services, LLC	100053	11693	CAPXL Cloud Fee Shellwood 09/22	\$ 75.50
Southern Automated Access Services, LLC	100069	11722	Cellular usage 813 428 3341 09/22	\$ 43.95

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100069	11742	Cellular usage 813 428 3537 09/22	\$ 43.95
Southern Automated Access Services, LLC	100069	11743	Phone number 813 809 1937 09/22	\$ 53.95
Southern Automated Access Services, LLC	100069	11761	Cellular Usage 813 468 5761 09/22	\$ 43.95
Southern Automated Access Services, LLC	100069	11763	Phone number 813 428 1696 09/22	\$ 43.95
Southern Automated Access Services, LLC	100069	11765	Cellular Usage 813 576 9368 - Haven 09/22	\$ 43.95
Southern Automated Access Services, LLC	100069	11766	Phone number 813 482 6396 09/22	\$ 53.95
Southern Automated Access Services, LLC	100069	11775	Lifemaster CAPXLV Replaced Touchscreen - Provence 09/22	\$ 4,926.60
Stantec Consulting Services, Inc.	100054	1976906	Engineering Services 08/22	\$ 3,557.00
Straley Robin Vericker	100055	22009	General Legal Services 07/22	\$ 1,741.50
Suncoast Pool Service, Inc.	100070	8611	Pool Supplies Maintenance 09/22	\$ 1,145.00
Susan A. Fischer	100071	SF091422	Board of Supervisors 09/14/2022	\$ 200.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Electric Company	ACH	221006228235	Oldwoods Ave Street Light Service 07/22	\$ 1,366.43
Times Publishing Company	100056	0000243713 08/28/2022	Account #107010 Legal Advertising 08/22	\$ 193.00
U.S. Water Services Corporation	100057	SI56850	Monthly Lift Station Inspection 09/22	\$ 86.21
Waste Connections of Florida	ACH	1253839W426	Waste Disposal Recreation Center 10/22	\$ 77.00
Waste Connections of Florida	ACH	6277375W425	Waste Disposal Residential Services 08/22	\$ 6,625.92
Waste Connections of Florida	ACH	6336096W425	Waste Disposal Recreation Center 10/22	\$ 134.48
Withlacoochee River Electric Cooperative, Inc.	ACH	2185385.364	Public Lighting 08/22	\$ 253.96
Withlacoochee River Electric Cooperative, Inc.	ACH	WREC Summary 08/22 - 845	Summary Bill 08/22	<u>\$ 7,925.34</u>
<b>Report Total</b>				<b><u>\$ 145,617.55</u></b>