



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Board of Supervisors'  
Workshop Meeting  
March 1, 2023**

**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>	Michael Scanlon Megan McNeil George Lancos Scott Page Liane Sholl	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>	Greg Woodcock	Cardno

**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**

February 17, 2023

**FINAL AGENDA**

Dear Board Members:

The workshop meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, March 1, 2023 at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Discussion of CDD/MPV-A HOA Landscaping Agreement.....Tab 1
- 5. SUPERVISORS FORUM**
- 6. 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) 994-1001.

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

# Tab 1

**Meadow Pointe IV-A HOA Analysis of Landscape Responsibility Options,  
as part of a Revision to the October 2015 CDD – HOA Agreement**

**Current Responsibilities for Landscaping Neighborhoods within MPIV CDD**

	<b>MPIV-A HOA</b> Enclave, Meridian, Provence, Windsor	<b>MPIII &amp; IV HOA</b> Shellwood, Parkmonte, Whinsenton	<b>MP North HOA</b>	<b>Haven HOA</b>
<b>Exterior Front Entryway</b>	HOA	CDD	CDD	CDD
<b>Interior Common Areas</b>	HOA	N/A, except area directly inside front gates (CDD)	HOA	HOA
<b>Mow Pond Banks</b>	CDD	CDD	CDD	CDD
<b>Mow Plat Book-Designated Drainage Areas, beyond the pond banks</b>	HOA	CDD	Uncertain	Uncertain
<b>Exterior Rear Gate Area</b>	HOA (Enclave & Windsor)	N/A	N/A	N/A

Notes: In addition to current responsibility for five neighborhood entranceways and all pond banks, CDD is responsible to landscape the Clubhouse area and common areas along Meadow Pointe Blvd and along Oldwoods Ave. CDD also is responsible for cutback of Conservation Areas within and exterior to all nine neighborhoods.

**MPIV-A Rank-Ordered Courses of Action (COA) for Revision of Landscape Responsibilities**

<b>COA</b>	<b>General Impact</b>	<b>Financial Impact</b>
1. MPIV-A HOA retains current responsibilities and adds responsibility to mow interior pond banks, resulting in MPIV-A being responsible for all landscaping tasks inside and outside of its four HOA neighborhoods.	<ul style="list-style-type: none"> <li>- Improves appearance near ponds by eliminating 2 vendors mowing nearby on different schedules.</li> <li>- Places responsibility on HOA to properly maintain all landscaping within the 4 neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>- Slight increased cost for MPIV-A HOA; slight reduced cost for CDD.</li> <li>- MPIV-A owners pay a pro rata assessment toward CDD expenses for Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to mow/landscape their respective areas.</li> </ul>
2. MPIV-A HOA retains current responsibilities, except CDD takes responsibility to maintain the entirety of Plat Book-designated Drainage Areas within the four HOA neighborhoods.	<ul style="list-style-type: none"> <li>- Equitable solution, since CDD currently mows only pond banks within the MPIV-A neighborhoods, while in the other neighborhoods CDD mows pond banks and beyond to include the entirety of the plat book-designated drainage area.</li> <li>- Improves appearance near ponds so that only 1 vendor mows.</li> <li>- MPIV-A would continue to be responsible for irrigation and landscape beds within Drainage areas.</li> <li>- MPIV-A would continue to maintain other plat book-designated common areas such as parks and landscape areas.</li> <li>- Question of responsibility for irrigation, fertilizing, and pest control services within mowed Drainage areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Reduction of cost for MPIV-A HOA; Increase of cost for CDD.</li> <li>- MPIV-A owners contribute a pro rata assessment toward CDD expenses to mow Drainage Areas throughout all 9 neighborhoods, and for CDD costs to maintain the Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to maintain their entryway area and any other landscape requirements performed by CDD.</li> </ul>

COA	General Impact	Financial Impact
<p>3. MPIV-A HOA maintains all landscaping within the gates; CDD maintains all landscaping exterior to the gates</p>	<ul style="list-style-type: none"> <li>- Simplifies CDD tracking of costs for each neighborhood entryway, as Owners in all 9 neighborhoods contribute toward the total cost for entryway landscaping.</li> <li>- MPIV-A adds responsibility to mow pond banks, presenting a neater appearance.</li> <li>- Does not solve the inequity of CDD maintaining the entirety of Drainage Areas in the other neighborhoods but not within the MPIV-A neighborhoods.</li> <li>- Creates challenge for Irrigation responsibilities, as HOA systems irrigate inside and outside the gates. Responsibility should not be divided.</li> <li>- MPIV-A landscape enhancements at entryway subject to CDD decisions.</li> <li>- Increases responsibility for CDD Landscape Manager.</li> <li>- Would CDD be responsible for landscaping exterior of rear gates in MPIV-A?</li> </ul>	<ul style="list-style-type: none"> <li>- Reduction in cost for MPIV-A HOA; Increased cost for CDD.</li> <li>- Owners with smaller entranceways would subsidize higher costs to landscape larger entranceways.</li> <li>- MPIV-A Owners would contribute a pro rata assessment toward CDD expenses to maintain entryways for all 9 neighborhoods, and for CDD costs to maintain the Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- MPIV-A Owners add cost to mow pond banks within the 4 neighborhoods.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to mow/landscape any interior portion, to include pond banks and contiguous drainage areas.</li> </ul>
<p>4. CDD is responsible for all mowing and landscaping throughout all 9 neighborhoods</p>	<ul style="list-style-type: none"> <li>- Possibly conflicts w/ governing docs for 2 townhome neighborhoods.</li> <li>- Cleanest delineation of HOA v CDD responsibilities</li> <li>- Increases responsibility for CDD Landscape Manager.</li> <li>- Neighborhood landscape-related improvements would be subject to CDD discretion, funding, and timelines.</li> </ul>	<ul style="list-style-type: none"> <li>- MPIV-A HOA costs decrease significantly; CDD costs rise significantly.</li> <li>- Owners in all 9 neighborhoods are assessed equally to pay for landscaping services throughout the District.</li> <li>- Owners in neighborhoods with modest common area landscape requirements would subsidize the cost to maintain neighborhoods with significant common area landscape requirements.</li> </ul>
<p>5. CDD mows entire District; MPIV-A continues other landscape responsibilities, e.g., trees, plants, mulch, irrigation</p>	<ul style="list-style-type: none"> <li>- Solves inequity of mowing the entirety of Drainage Areas.</li> <li>- Does not solve current challenge for CDD to track costs to landscape the 5 other neighborhoods.</li> <li>- Question of responsibility for fertilizing and pest control services for mowed areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Major reduction in cost for MPIV-A HOA; Major increased cost for CDD.</li> <li>- Owners in the 5 other neighborhoods would subsidize the increased cost to maintain larger mowing areas within MPIV-A.</li> <li>- MPIV-A owners pay a pro rata assessment toward CDD expenses for mowing of the entire District, landscaping of the Clubhouse and common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to landscape their respective areas.</li> </ul>