



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
June 14, 2023**

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

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

June 7, 2023

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, June 14, 2023 at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEMS**
 - A.** Discussion Regarding Boundary between MP IV CDD and Woodcreek CDD in Windsor.....Tab 1
 - B.** Update on CDD/MPV-A HOA Agreement
- 5. STAFF REPORTS**
 - A.** Deputy Report
 - B.** District Engineer
 1. HA-5 Road Preservation Warranty Work Update
 2. Consideration of Proposals for Paver Repairs at Provence Gate Exit (under separate cover)
 3. Consideration of Proposals for Street Sign Repairs (under separate cover)
 4. Measurement of Neighborhood Roads for Purpose of Determining Road Reserve Assessments
 5. Road/Sidewalk Repairs
 - C.** Aquatic Maintenance
 1. May Waterway Inspection.....Tab 2
 - D.** Landscape Inspection Services Manager
 1. May Field Inspection Report.....Tab 3
 2. Juniper Response to the Field Inspection Report (under separate cover)
 3. Update on Duke Energy
 4. Update on Street Trees
 5. Update on Cleanup of Conservation Area Cutback
 - E.** Amenity Management
 1. Review of May Amenities Report.....Tab 4
 - F.** District Counsel
 - G.** District Manager
 1. Review of May District Manager Report and Monthly Financial Statement.....Tab 5
 2. Feedback on Meeting with County Commissioner
 3. Update on removal of Cal-Atlantic and Union Park Signs at Meadow Pointe Blvd. and State Road 56

- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Budget Workshop held on May 1, 2023.....Tab 6
 - B.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 10, 2023.....Tab 7
 - C.** Consideration of Revised Minutes of the Board of Supervisors' Meeting held on April 12, 2023.....Tab 8
 - D.** Consideration of Operation and Maintenance Expenditures for May 2023 (under separate cover)
- 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

Boundary between MPIV CDD/Windsor (east of Wenlock Loop) and Woodcreek CDD



Above 5/22/2023 pix from an owner in Windsor captures young men easily walking across District boundaries.



All other pix were taken 5/18/2023. Above is from inside Woodcreek, looking to the north, showing a Woodcreek installed fence which backs up to the rear of Woodcreek private home lots. Key takeaway – Fence is not boundary line with MPIV CDD/Windsor; it is a party wall fence for private lots, with an additional 15 -17 feet of property on west side of fence, belonging to Woodcreek CDD, most likely as a buffer zone.



View from Woodcreek looking westward. MPIV/Windsor homes (Wenlock Loop) in background



Woodcreek privacy fence ends, approximately 100 yards short of a natural terrain barrier further to the south. The pond in background belongs to MPIV/Windsor. Homes on Wenlock Loop are in the background.



Looking northward. Stick w/pink marker reads: "LOT LINE." Stick and Fence are approx. 15 – 17 feet from the Woodcreek CDD boundary line with MPIV/Windsor



Looking northward, approximate 15 -17 feet of buffer zone between Woodcreek CDD party wall fence and MPIV CDD/ Windsor property line which is on left side of pix



Looking northward, MPIV/Windsor on left; Woodcreek CDD on right, separated by natural landscape growth.



Looking southward, just beyond the end of Woodcreek privacy fence, in the center-left background is a pond created by Woodcreek CDD; MPIV CDD/Windsor pond is at right background.



Looking to the south. Woodcreek CDD on left; MPIV CDD/Windsor on right. Sticks near center of pix between ponds possibly indicates CDD boundary lines. Official survey would confirm precise demarcation of District boundaries.



Looking south, Woodcreek CDD pond on left; MPIV CCD/Windsor pond on right – Need to verify CDD Boundary.

Tab 2



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

5/19/2023

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Stephen Roehm, Aquatic Tech
Doug Agnew, Senior Environmental Consultant

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lakes@advancedaquatic.com

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



TABLE OF CONTENTS

Site Assessments

Ponds 29-30	3
Ponds 31-32	4
Ponds 33-34	5
Ponds 35-36	6
Ponds 37-38	7
Ponds 39-40	8
Ponds 41-47	9
Ponds 48-49	10
Ponds 50-51	11
Ponds 52-53	12
Ponds 54-55	13
Ponds 56-57	14

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TABLE OF CONTENTS

Site Assessments

Ponds 58-59	15
Ponds 60-61	16
Management Summary	17
Recommendations/Action Items	18
North Site Map	19
South Site Map	20

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Site Assessments

Pond 29

Comments:

Normal Growth Observed
Very minimal water level.

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Pond 30

Comments:

Normal Growth Observed
Planktonic algae observed and treated.



Site Assessments

Pond 31

Comments:

Site Looks Good

Very low lake levels. Utilized backpack and sprayed the backside of pond.



Pond 32

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Site Assessments

Pond 33

Comments:

Site Looks Good

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Pond 34

Comments:

Normal Growth Observed

Used backpack treatment to spot spray between invasive grass located within and around native aquatic planted areas.



Site Assessments

Pond 35

Comments:

Normal Growth Observed

Used backpack treatment to spot spray between invasive grass located within and around native aquatic planted areas.



Pond 36

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Site Assessments

Pond 37

Comments:

Normal Growth Observed

Used backpack treatment to spot spray between invasive grass located within and around native aquatic planted areas.



Pond 38

Comments:

Site Looks Good

Native aquatic plant species are thriving.



Site Assessments

Pond 39

Comments:

Normal Growth Observed

Spraying entire exposed area with EPA approved preemergent aquatic herbicide.



Pond 40

Comments:

Normal Growth Observed

Spraying entire exposed area with EPA approved preemergent aquatic herbicide.

Trace amounts of native aquatic plant growth observed.



Site Assessments

Pond 41

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Pond 47

Comments:

Site Looks Good

Trace amounts of Planktonic algae observed and treated.



Site Assessments

Pond 48

Comments:

Normal Growth Observed

Spraying entire exposed area with EPA approved preemergent aquatic herbicide.



Pond 49

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Site Assessments

Pond 50

Comments:

Requires Attention

Hog damage observed (see photo on the left) and is noted sparatically around the pond in multiple spots



Pond 51

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.

Trace amounts of native aquatic plant growth observed.



Site Assessments

Pond 52

Comments:

Site Looks Good

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Pond 53

Comments:

Site Looks Good

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Site Assessments

Pond 54

Comments:

Site Looks Good

Pond is nearly full of very healthy native aquatic plant species.



Pond 55

Comments:

Site Looks Good

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.

Trace amounts of native aquatic plant growth observed.



Site Assessments

Pond 56

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.



Pond 57

Comments:

Site Looks Good

Pond perimeter shoreline is nearly full of very healthy native aquatic plant species.

All invasive plant species under control in and around all native planting.



Site Assessments

Pond 58

Comments:

Site Looks Good

Pond level near normal.

Pond perimeter shoreline is partially occupied with very healthy native aquatic plant species.



Pond 59

Comments:

Site Looks Good

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.

Will utilize boat to perform treatment after normal water levels return.



Site Assessments

Pond 60

Comments:

Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.

Will utilize boat to perform treatment after normal water levels return.



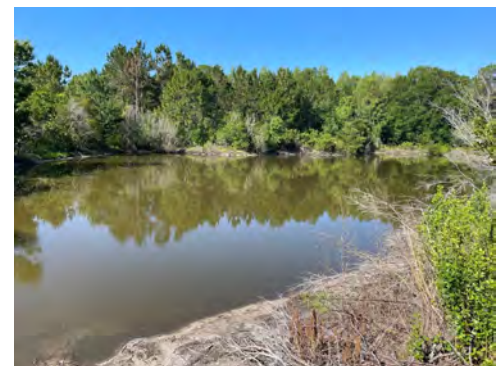
Pond 61

Comments:

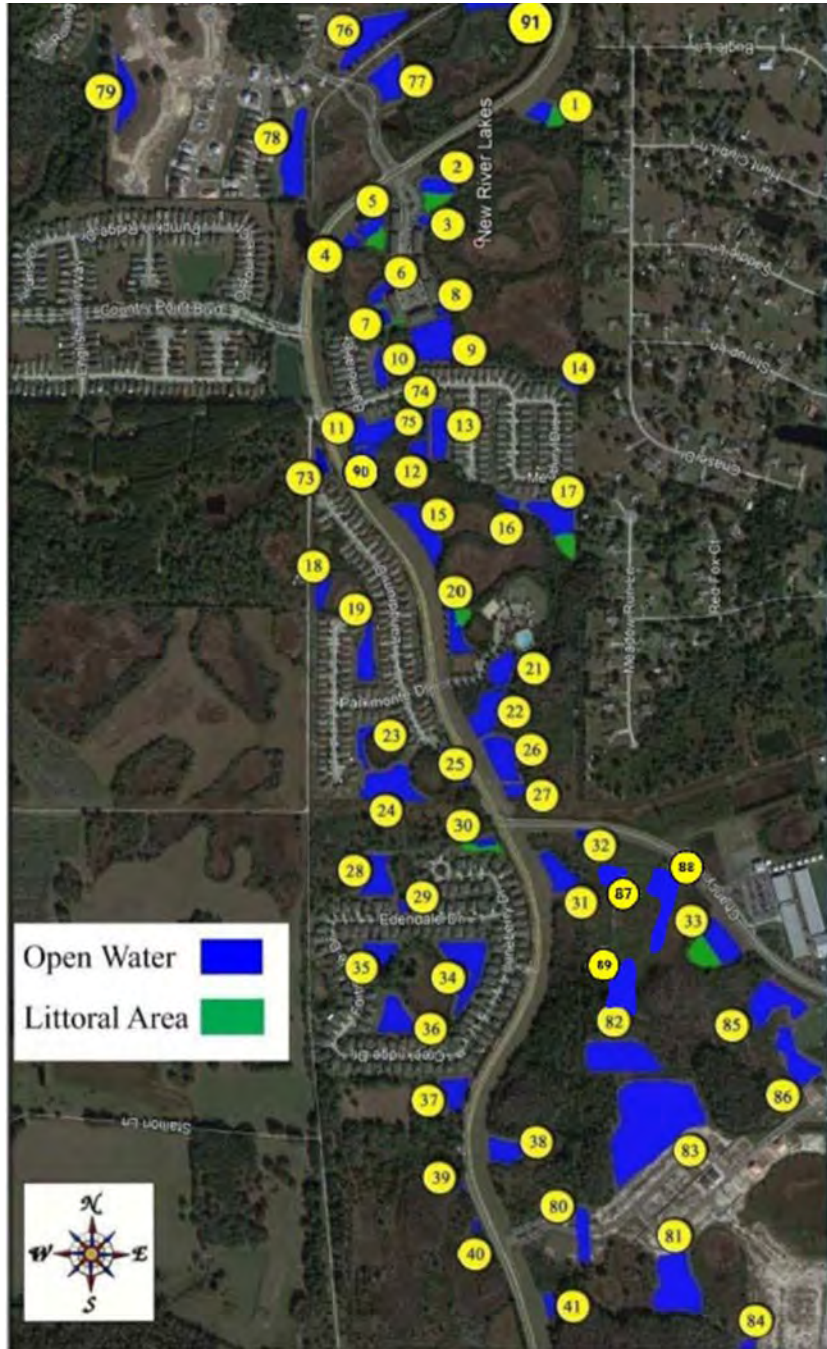
Normal Growth Observed

Spraying all exposed banks with EPA approved preemergent aquatic herbicide.

Will utilize boat to perform treatment after normal water levels return.



North Site Map



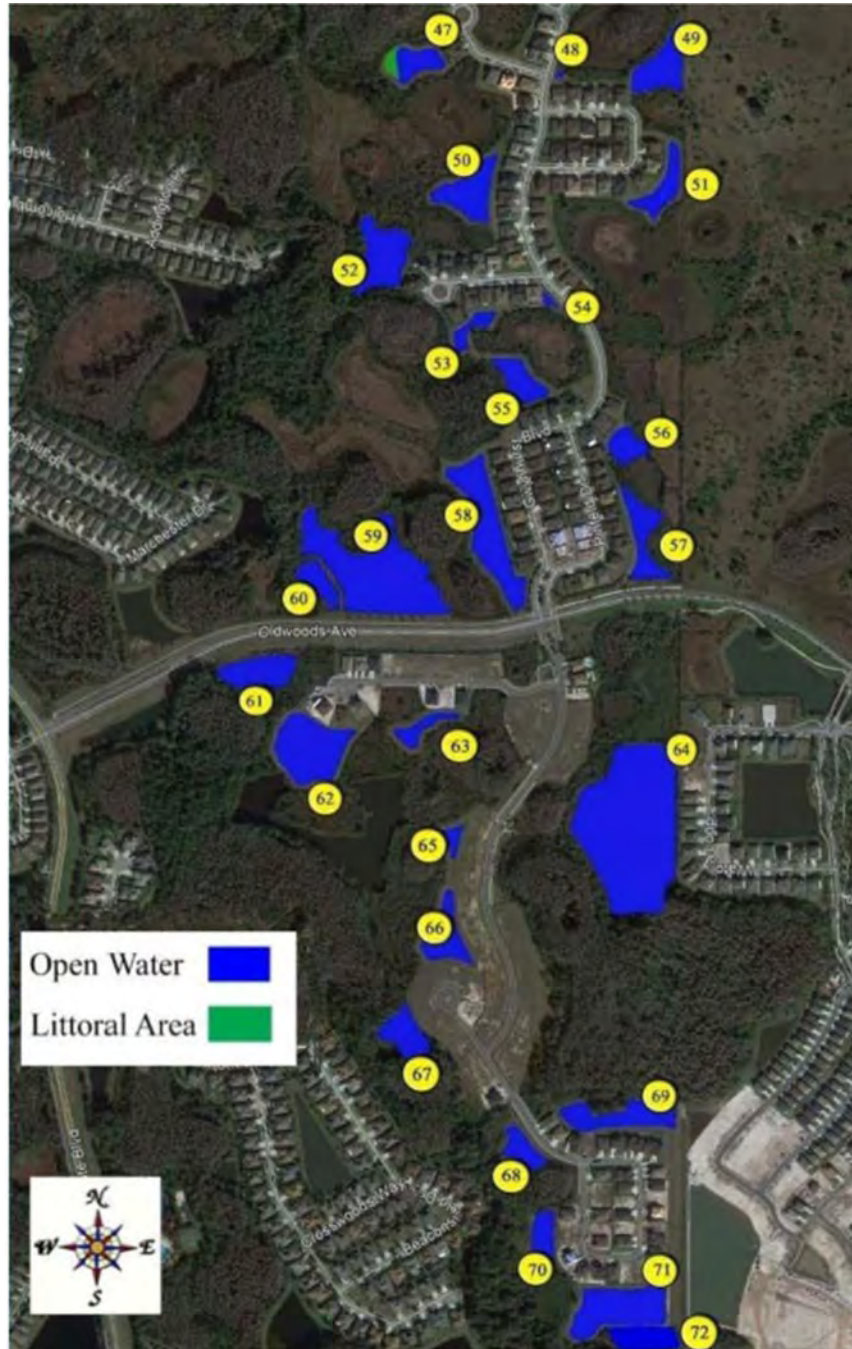
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South Site Map



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Tab 3

MEADOW POINTE IV

FIELD INSPECTION REPORT



May 31, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❖ Make sure palm trees are getting water in the provence community.
- ❖ Clean up crack weeds on Meadow Pointe Blvd along the road gutter.

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. **On the outbound side of the amenity center driveway lift the oak tree near the flagpole area.(Pic 1)**



6. Make sure crews are soft edging the bed spaces at the whinsenton place entrance as well as along the frontage beds.
7. Treat the crack weeds around the center island at the whinsenton place entrance.
8. Eradicate the weeds in the center island bed at the shellwood place entrance.
9. Remove the etaller weeds around the rock structures at the same entrance as above.
10. Continue to work on the turf on the outbound side of the shellwood place entrance. These areas should feel back in from the drought stress.

2. Treat the crack weeds in the walking path on Meadow Pointe Blvd to north of the provence entrance.
3. Spray the rain gutter crack weeds along Meadow Pointe Blvd on the West side of the roadway. Some these will need to be string trimmed.
4. Make sure the irrigation in the annual beds is working at Meadow Pointe North entrance.(Pic 4)
5. Eradicate the bed weeds in the whinsenton place frontage going down the bed line to the north and south.



Meadow Pointe Boulevard

11. What is the status of the open irrigation break on Meadow Pointe Blvd?(Pic 11)



12. Trim back any debris on oldwoods ave that is growing through the metal railing fences.

13. Cutback the fakahathcee grass along the meridian fence line. This will improve the look of the area and give the crews a good chance to spray the weeds.

14. During my inspection I looked over the installation at the provence pond bank. Everything looks great with the install. Juniper ... needs to make sure these are being watered per the specs. Recent rains should help.(Pic 14, 14a, 14b)



Proposals

1. Waiting on the proposal to grade out the pond bank on the northside of Meadow Pointe Blvd across from where they are doing the construction that was damaged by the conservation cutbacks.



Tab 4



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

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



Operations/Maintenance May 2023

Airite A/C: 5/5/2023 Quarterly Maintenance. **Inv #A-21735 \$280.00.**

5/5/2023 Leak Repairs on gym/meeting room A/C Unit 2 **Inv #F-21876 \$550.00**

5/5/2023 Added refrigerant and dye to A/C Unit 1 (this unit is leaking) **Inv# F-21877 \$1127.74**

Clean Sweep Cleaning Supplies: 5/2/2023 **Inv #6827 \$213.25**

5/19/2023 **Inv #6989 \$151.35**

Swimming Pool Inspection: 5/30/2023 The Pasco County Health Dept. performed our recent inspection. We passed.



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YMCA Swim Lessons: For five days, beginning Monday, June 5th, we will host swim safety classes for 36 children who live in our community. We'll have three groups of six children in the care of three instructors at 10:00 AM and a second class at 11:00 AM. What a great response we've had, to this opportunity for our families.

FIELD MAINTENANCE:

Advanced Aquatic treated ponds on 5/5, 5/9, 5/11, 5/16, 5/19, 5/23, 5/26, 5/30, 5/31

Gate Repairs by Southern Automated:

Windsor 5/30/2023 Service to verify problem with call box. **Inv #12895 \$105.00**
Windsor 5/30/23 The circuit board at the call box at Windsor has failed. We cannot send data to the system or update PINs or remote access.

Estimate #1858 \$2,797.00 Replace circuit board

Estimate #1859 \$4,945.42 Change out to CapXL

Events: Our First-Annual Mother's Day Tea Party was well-received. We hosted 55 guests this month. (see pictures below)

We have plans for a Father's Day poolside party on Saturday, June 17th.

May 2023 Monthly Deputy's Report for Meadow Pointe IV

I was on vacation the week of May 22 thru May 28, 2023. The report will not contain any calls for service for that time period.

Conducted 52 Directed Patrols through villages.

Spoke with multiple residents about parking on the street with positive results.

Issued 11 Traffic citations

Issued 31 parking violations warnings

Responded to 6 trespassing in progress call to include fishing and riding ATVS on CDD property.

Responded to 4 Baker Acts



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Responded to 3 suspicious people's calls in villages.

Responded to 1 Juvenile disturbance

Responded to 3 missing person's calls

Regards, Buddy

Meadow Pointe IV Payment Log

5/1/2023 through 5/31/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
5/1/2023	1 tag						\$12.00
5/2/2023	1 tag						\$12.00
5/2/2023	1 tag						\$12.00
5/4/2023	1 tag						\$12.00
5/5/2023	1 tag						\$12.00
5/5/2023	1 tag						\$12.00
5/6/2023	1 Fob						\$25.00
5/6/2023	1 tag						\$12.00
5/6/2023	1 tag						\$12.00
5/8/2023	1 tag						\$12.00
5/8/2023	1 tag						\$12.00
5/8/2023	1 tag						\$12.00
5/9/2023	1 tag						\$12.00
5/9/2023	1 tag						\$12.00
5/10/2023	2 tags						\$24.00
5/11/2023	1 tag						\$12.00
5/13/2023	1 fob						\$25.00
5/15/2023	1 tag						\$12.00
5/16/2023	1 tag						\$12.00
5/17/2023	2 tags						\$24.00
5/17/2023	1 tag						\$12.00
5/19/2023	2 tags						\$24.00
5/19/2023	1 tag						\$12.00
5/20/2023	RM Rent & Dep	7/15/23			\$200.00	\$50.00	\$250.00



Rizzetta & Company

5/20/2023	1 Fob						\$25.00
5/22/2023	1 fob 2 tags						\$49.00
5/22/2023	1 fob 3 tags						\$61.00
5/23/2023	1 fob 2 tags						\$49.00
5/24/2023	1 tag						\$12.00
5/24/2023	1 tag						\$12.00
5/25/2023	1 tag						\$12.00
5/26/2023	1 tag						\$12.00
5/27/2023	1 tag						\$12.00
5/27/2023	1 tag						\$12.00
5/27/2023	1 fob						\$25.00
5/28/2023	Rm Deposit	7/22/23			\$200.00		\$200.00
5/28/2023	1 tag						\$12.00
5/28/2023	1 tag						\$12.00
5/29/2023	1 tag						\$12.00
5/29/2023	1 fob						\$25.00
5/30/2023	1 tag						\$12.00
5/30/2023	1 tag						\$12.00
5/30/2023	Rm Rental	7/22/23				\$100.00	\$100.00
5/30/2023	1 tag						\$12.00
5/31/2023	3 tags 1 Fob						\$61.00
TOTALS					\$400.00	\$150.00	\$1,327.00





Respectfully submitted,

Lori Stanger
Clubhouse Manager



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 12, 2023, at 10:00am
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

June 14

2023

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2023</u>
General Fund Cash & Investment Balance:	\$793,840
Reserve Fund Cash & Investment Balance:	\$1,395,045
Debt Service Fund & Investment Balance:	<u>\$860,083</u>
Total Cash and Investment Balances:	\$3,048,968
General Fund Expense Variance: \$8,928	Under Budget

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Update will be on the next month agenda.	NA	Jason Liggett
2	Street Tree Project			Permits got approved and the project started.	NA	Scott Page and District Manager
3	Fiscal Year 2022-2023 Budget			Adopted Budget will be approved in August.	May-23	District Manager
4	Pressure Washing			Approved in January	Feb-23	Clubhouse Manager
5	Erosions			Will be discussed at the June Meeting	Feb-23	District Engineer
6	HAS Project			Updates will be provided at the May Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals.	Jun-23	Juniper
8	Volleyball Fence Proposal			The Board will decide if they will move forward at the next month meeting.	Jun-23	Clubhouse Manager
9	Debris at Parkmonte			Completed	Mar-23	Juniper
10	Palm Installation Proposal			The Board approved on February 8, 2023 not to exceed 60,000.	Jun-23	Field Analyst
11	Pot Hole Project			This was approved on February 8, 2023. District Engineer will provide an update at the next meeting	Jun-23	District Engineer
12	Juniper Surcharge Credit			Completed	Mar-23	District Manager
13	Juniper Landscaping Mowing Credit			Completed	Mar-23	District Manager
14	O'Neil Tree Removal near Tennis Court			This was approved on April 12, 2023	Jun-23	District Manager
15	CDD/MPV-A HOA Agreement			The Board will discuss at the next meeting	May-23	Board of Supervisors
16	Trash Services			Waiting on proposals from other vendors.	May-23	District Manager
17						
18						
19						
20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

April 30, 2023

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 04/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	309,802	211,423	11,047	0	532,272	0	0
Investments	484,038	1,183,622	849,036	0	2,516,696	0	0
Accounts Receivable	12,594	0	172,181	0	184,774	0	0
Allowance for Uncollectible Accounts	0	0	(167,944)	0	(167,943)	0	0
Refundable Deposits	20,945	0	0	0	20,945	0	0
Due From Other	244,379	0	0	0	244,379	0	0
Fixed Assets	0	0	0	0	0	55,402,340	0
Amount Available in Debt Service	0	0	0	0	0	0	864,320
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,177,680
Total Assets	1,071,758	1,395,045	864,320	0	3,331,123	55,402,340	6,042,000
Liabilities							
Accounts Payable	8,714	0	0	0	8,714	0	0
Accrued Expenses	14,050	0	0	0	14,050	0	0
Other Current Liabilities	63	0	0	0	63	0	0
Due To Other	0	244,379	0	0	244,379	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,042,000
Deposits Payable	1,100	0	0	0	1,100	0	0
Total Liabilities	23,927	244,379	0	0	268,306	0	6,042,000
Fund Equity & Other Credits							
Beginning Fund Balance	876,732	476,798	(10,225,346)	9,005	(8,862,811)	0	0
Investment In General Fixed Assets	0	0	0	0	0	55,402,340	0
Net Change in Fund Balance	171,099	673,868	11,089,666	(9,005)	11,925,628	0	0
Total Fund Equity & Other Credits	1,047,831	1,150,666	864,320	0	3,062,817	55,402,340	0
Total Liabilities & Fund Equity	1,071,758	1,395,045	864,320	0	3,331,123	55,402,340	6,042,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,362	(4,362)
Special Assessments				
Tax Roll	1,480,326	1,480,326	1,487,133	(6,807)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	4,888	(4,888)
Total Revenues	1,480,326	1,480,326	1,496,383	(16,057)
Expenditures				
Legislative				
Supervisor Fees	15,000	8,750	8,800	(50)
Total Legislative	15,000	8,750	8,800	(50)
Financial & Administrative				
Administrative Services	6,153	3,589	3,590	0
District Management	33,256	19,400	19,399	0
District Engineer	16,500	9,625	21,936	(12,310)
Disclosure Report	7,000	7,000	6,100	900
Trustees Fees	15,000	8,750	2,200	6,550
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	5,304	3,094	3,094	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	22,277	12,995	12,995	0
Auditing Services	4,975	0	0	0
Arbitrage Rebate Calculation	2,000	2,000	1,000	1,000
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	1,000	583	424	159
Miscellaneous Mailings	500	292	0	292
Bank Fees	200	116	179	(63)
Dues, Licenses & Fees	550	321	175	146
Website Hosting, Maintenance, Backup & Email	3,000	2,335	1,853	482
Total Financial & Administrative	126,899	79,134	81,590	(2,455)
Legal Counsel				
District Counsel	29,000	16,917	11,656	5,261
Total Legal Counsel	29,000	16,917	11,656	5,261
Law Enforcement				
Off Duty Deputy	119,000	69,417	78,386	(8,970)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	04/30/2023	04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	119,000	69,417	78,386	(8,970)
Electric Utility Services				
Utility Services	11,000	6,416	6,604	(187)
Utility - Recreation Facilities	12,000	7,000	8,796	(1,796)
Utility - Street Lights	70,000	40,834	53,857	(13,024)
Total Electric Utility Services	93,000	54,250	69,257	(15,007)
Garbage/Solid Waste Control Services				
Garbage - Residential	149,370	87,132	83,697	3,437
Solid Waste Assessment	2,000	2,000	1,337	663
Garbage - Recreation Facility	1,000	584	6,038	(5,455)
Total Garbage/Solid Waste Control Services	152,370	89,716	91,072	(1,355)
Water-Sewer Combination Services				
Utility Services	20,000	11,666	8,346	3,321
Total Water-Sewer Combination Services	20,000	11,666	8,346	3,321
Stormwater Control				
Aquatic Maintenance	54,620	31,862	31,896	(35)
Mitigation Area Monitoring & Maintenance	5,000	2,917	0	2,917
Stormwater Assessments	2,444	2,444	2,495	(51)
Aquatic Plant Replacement	18,000	10,500	15,810	(5,310)
Stormwater System Maintenance	5,000	2,917	0	2,917
Total Stormwater Control	85,064	50,640	50,201	438
Other Physical Environment				
Landscape Maintenance - Neighborhood Entrances	17,686	10,316	0	10,316
Property Insurance	23,204	23,204	21,469	1,735
General Liability Insurance	4,408	4,408	3,948	460
Entry & Walls Maintenance & Repair	13,000	7,584	0	7,584
Landscape Maintenance	270,148	157,586	153,269	4,316
Irrigation Maintenance & Repair	8,000	4,667	7,351	(2,683)
Well Maintenance	2,000	1,167	0	1,166
Landscape - Fertilizer	16,500	9,625	0	9,625
Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	550	14,034
Landscape Inspection Services	9,900	5,775	5,900	(125)
Landscape - Annuals/Flowers	3,600	2,100	5,989	(3,889)
Holiday Decorations	10,970	10,970	7,216	3,754
Landscape - Mulch	35,200	20,533	37,416	(16,883)
Lift Station Maintenance	5,000	2,917	607	2,310
Landscape - Pest Control	4,200	2,450	0	2,450
Total Other Physical Environment	448,816	277,885	243,715	34,170

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	04/30/2023	04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Gate Phone	6,500	3,792	4,752	(961)
Street Light Deposit Bond	7,094	5,320	5,321	0
Gate Maintenance & Repair	52,680	30,730	19,533	11,197
Sidewalk Maintenance & Repair	5,000	2,917	235	2,682
Street Sign Repair & Replacement	1,000	583	0	583
Roadway Repair & Maintenance	5,000	2,917	0	2,917
Gate Cameras	1,000	583	525	58
Total Road & Street Facilities	78,274	46,842	30,366	16,476
Parks & Recreation				
Management Contract	183,338	106,947	110,620	(3,673)
Employee - Amenity Staff	22,500	13,125	0	13,125
Telephone, Internet, Cable	6,700	3,909	4,126	(218)
Equipment Maintenance & Repairs	5,000	2,917	456	2,461
Pest Control	625	364	420	(55)
Facility Supplies	10,000	5,834	3,551	2,282
Pool Service Contract	14,940	8,715	14,135	(5,420)
Maintenance & Repairs	20,000	11,666	25,036	(13,369)
Security System Monitoring Services & Maintenance	2,000	1,167	2,352	(1,186)
Pool Repair & Maintenance	1,300	758	220	539
Wildlife Management Services	14,500	8,459	8,580	(122)
Tennis/Athletic Court/Park Maintenance & Supplies	2,000	1,166	0	1,167
Total Parks & Recreation	282,903	165,027	169,496	(4,469)
Special Events				
Special Events	5,000	2,917	3,319	(402)
Total Special Events	5,000	2,917	3,319	(402)
Contingency				
Miscellaneous Contingency	25,000	14,583	32,613	(18,030)
Total Contingency	25,000	14,583	32,613	(18,030)
Total Expenditures	1,480,326	887,744	878,817	8,928
Total Excess of Revenues Over(Under) Expenditures	0	592,582	617,566	(24,984)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	241,000	(241,000)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Prior Year AP Credit				
Prior Year A/P Credits	0	0	3,666	(3,666)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(691,133)	691,132
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(446,467)</u>	<u>446,466</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>876,732</u>	<u>(876,731)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>592,582</u>	<u>1,047,831</u>	<u>(455,249)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,312	(12,312)
Special Assessments				
Tax Roll	150,000	150,000	211,423	(61,423)
Total Revenues	<u>150,000</u>	<u>150,000</u>	<u>223,735</u>	<u>(73,735)</u>
Expenditures				
Contingency				
Capital Outlay	150,000	150,000	0	150,000
Total Contingency	<u>150,000</u>	<u>150,000</u>	<u>0</u>	<u>150,000</u>
Total Expenditures	<u>150,000</u>	<u>150,000</u>	<u>0</u>	<u>150,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>223,735</u>	<u>(223,735)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	691,133	(691,133)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(241,000)	241,000
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>450,133</u>	<u>(450,133)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>476,798</u>	<u>(476,798)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,150,666</u>	<u>(1,150,666)</u>

845 Debt Service Fund S2004 & S2015 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,773	(2,773)
Special Assessments				
Tax Roll	177,209	177,209	177,922	(713)
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>180,695</u>	<u>(3,486)</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	11,882	(11,882)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>11,882</u>	<u>(11,882)</u>
Debt Service				
Interest	67,209	67,209	32,432	34,777
Principal	110,000	110,000	0	110,000
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>32,432</u>	<u>144,777</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>44,314</u>	<u>132,895</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>136,381</u>	<u>(136,381)</u>
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Debt Cancellation	0	0	387,256	(387,256)
Other Financing Sources (Uses)				
SPE Contribution	0	0	235,602	(235,602)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>235,602</u>	<u>(235,602)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>622,858</u>	<u>(622,858)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(479,029)</u>	<u>479,029</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>280,210</u>	<u>(280,210)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	45	(45)
Total Revenues	<u>0</u>	<u>0</u>	<u>45</u>	<u>(45)</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	12,179	(12,179)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(12,134)</u>	<u>12,134</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	9,066	(9,066)
Prior Year AP Credit				
Debt Cancellation	0	0	2,938,360	(2,938,360)
Other Financing Sources (Uses)				
SPE Contribution	0	0	135,924	(135,924)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>135,924</u>	<u>(135,924)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,083,350</u>	<u>(3,083,350)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(3,071,216)</u>	<u>3,071,216</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	582	(582)
Total Revenues	0	0	582	(582)
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	12,477	(12,476)
Total Financial & Administrative	0	0	12,477	(12,476)
Total Expenditures	0	0	12,477	(12,476)
Total Excess of Revenues Over(Under) Expenditures	0	0	(11,895)	11,895
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Debt Cancellation	0	0	4,864,649	(4,864,649)
Other Financing Sources (Uses)				
SPE Contribution	0	0	435,712	(435,712)
Total Other Financing Sources (Uses)	0	0	435,712	(435,712)
Total Other Financing Sources(Uses)	0	0	5,300,361	(5,300,361)
Fund Balance, Beginning of Period	0	0	(5,288,466)	5,288,466
Total Fund Balance, End of Period	0	0	0	0

845 Debt Service Fund S2012/S2014/S2022 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,171	(5,171)
Special Assessments				
Tax Roll	391,924	391,924	393,501	(1,576)
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>398,672</u>	<u>(6,747)</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	11,584	(11,584)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>11,584</u>	<u>(11,584)</u>
Debt Service				
Interest	164,135	164,135	76,932	87,203
Principal	227,789	227,789	0	227,789
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>76,932</u>	<u>314,992</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>88,516</u>	<u>303,408</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>310,156</u>	<u>(310,156)</u>
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Debt Cancellation	0	0	1,549,584	(1,549,584)
Other Financing Sources (Uses)				
SPE Contribution	0	0	111,005	(111,005)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>111,005</u>	<u>(111,005)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,660,589</u>	<u>(1,660,589)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(1,386,635)</u>	<u>1,386,635</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>584,110</u>	<u>(584,110)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	61	(61)
Total Revenues	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(9,066)	9,066
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,066)</u>	<u>9,066</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>9,005</u>	<u>(9,005)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Meadow Pointe IV CDD

Investment Summary

April 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 4,027
The Bank of Tampa ICS		
NexBank	Money Market Account	167,512
Pacific Western Bank	Money Market Account	63,751
Western Alliance Bank	Money Market Account	248,748
	Total General Fund Investments	\$ 484,038
FLCLASS Asset Replacement	Average Monthly Yield 4.9868%	\$ 557,804
FLCLASS Road Reserve	Average Monthly Yield 4.9868%	140,102
	Subtotal	697,906
The Bank of Tampa ICS Asset Replacement Reserve		
Merchants Bank of Indiana	Money Market Account	248,806
Pacific Western Bank	Money Market Account	155,581
Western Alliance Bank	Money Market Account	48
	Subtotal	404,435
The Bank of Tampa ICS Road Replacement Reserve		
NexBank	Money Market Account	81,281
	Subtotal	81,281
	Total Reserve Fund Investments	\$ 1,183,622
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	162,566
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	109,672
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	272
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	175,272
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	12,858
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	87,321
US Bank Series 2022 A-1 Revenue	First American Treasury Obligation Fund Class Y	116,313
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	184,762
	Total Debt Service Fund Investments	\$ 849,036

**Meadow Pointe IV Community Development District
Summary A/R Ledger
From 04/01/2023 to 04/30/2023**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
845, 2720	845-001	845 General Fund	Pasco County Tax Collector	AR00000436	12110	10/01/2022	12,594.00
Sum for 845, 2720							12,594.00
845, 2722	845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00000436	12110	10/01/2022	1,319.20
Sum for 845, 2722							1,319.20
845, 2725	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	12110	10/01/2022	1,306.82
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	12110	10/01/2022	823.61
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	12110	10/01/2022	787.25
	845-203	845 Debt Service Fund S2012/S2014/S2022	Wesley Chapel Lakes, Ltd.	AR00000477	12109	07/31/2022	167,943.60
Sum for 845, 2725							170,861.28
Sum for 845							184,774.48
Sum Total							184,774.48

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 04/1/2023 to 04/30/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720					
845 General Fund	04/14/2023	Jerry Richardson Trapper	1751	Monthly Hog Removal Services 04/23	1,200.00
845 General Fund	04/19/2023	Pasco County Utilities	18301913	#0514195 - 3902 Meadow Pointe Blvd 04/23	480.26
845 General Fund	04/30/2023	Rizzetta & Company, Inc.	INV0000079818	Cell Phone & Auto Mileage 04/23	171.40
845 General Fund	04/28/2023	Rizzetta & Company, Inc.	INV0000079754	Personnel Reimburse- ment 04/23	6,390.68
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12715	Cellular Usage 813-809-1937 04/23	43.95
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12737	Cellular Usage 813-482-6396 04/23	43.95
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12734	Cellular Usage 813-428-1696 04/23	43.95
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12732	Cellular Usage 813-468-5761 04/23	53.95
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12714	Cellular Usage 813-428-3537 04/23	53.95
845 General Fund	04/24/2023	Southern Automated Access Services, LLC	12736	Cellular Usage 813-576-9368 04/23	43.95
845 General Fund	04/19/2023	Times Publishing Company	0000283245	04/19/23 0000283245 04/19/23	97.60
845 General Fund	04/01/2023	U.S. Water Services Corporation	S169612	Monthly Lift Station In- spection 04/23	90.09
Sum for 845, 2720					8,713.73
Sum for 845					8,713.73
Sum Total					8,713.73

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
April 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 6

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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 budget workshop of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Monday, May 1, 2023 at 9:00 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present:

Michael Scanlon	Board Supervisor, Chairman
Megan McNeil	Board Supervisor, Vice-Chairman
Scott Page	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
George Lancos	Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams	District Manager, Rizzetta & Company. Inc.
Angel Rivera	Representative, Juniper Landscape
Josh Burton	Representative, Juniper Landscape
Jillian Minichino	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.

Audience **Not Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the budget workshop to order and performed roll call.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

**Discussion Regarding Fiscal Year
2023/2024 Budget Planning**

Mr. Adams reviewed the fiscal year 2023/2024 proposed budget with the Board. The Board reviewed and discussed the various line items and amounts of the proposed budget.

50 The Board discussed landscape maintenance, District Engineer, utility services,
51 Clubhouse, Street Lights, and trash collection for Meadow Pointe North.

52
53 The Board also discussed well maintenance and irrigation, Gate Maintenance and
54 repairs, amenities, pool contract, Intacct, the pool contract, volleyball court maintenance,
55 alarm system, and security cameras.

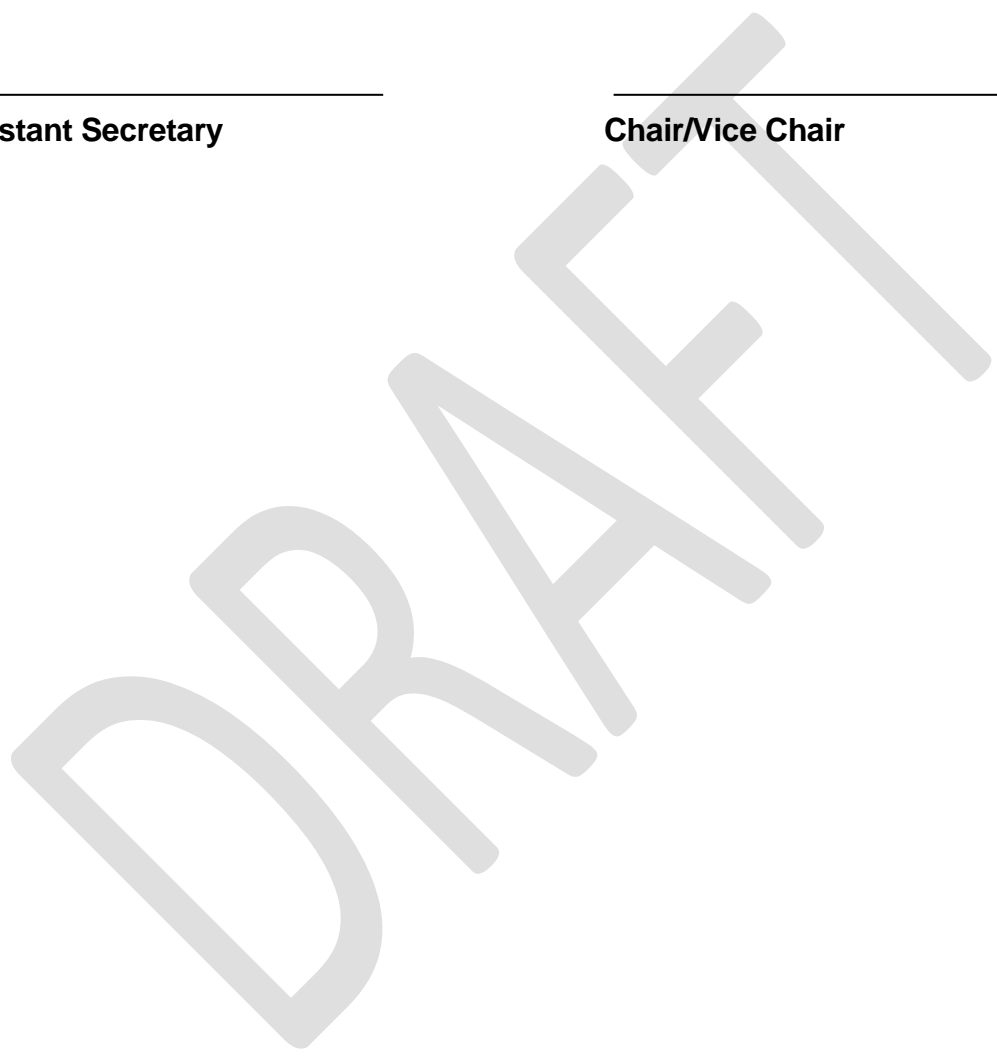
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58 The workshop meeting ended at 11:20 a.m.

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63 _____
64 **Assistant Secretary**

63 _____
64 **Chair/Vice Chair**

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Tab 7

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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, May 10, 2023 at 5:00 p.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	Board Supervisor, Chairman
Megan McNeil	Board Supervisor, Vice Chairman
Scott Page	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
George Lancos	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Angel Rivera	Juniper Landscape
Doug Agnew	Advanced Aquatics
Greg Woodcock	District Engineer, Cardno <i>(joined the meeting in progress at 5:16 p.m.)</i>
Josh Burton	Representative, Juniper Landscaping
Buddy	Deputy <i>(joined the meeting in progress at 5:19 p.m.)</i>

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Scanlon 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 - Items not on Agenda

52 Mr. and Mrs. Khan, owners in Windsor, requested the CDD install a fence along
53 the boundary between MPIV CDD and the development to the east (Woodcreek CDD),
54 to provide security for Windsor residents. Woodcreek partially installed a fence, but it
55 leaves a gap of approximately 100 yards which permits trespassing into Windsor. Mr.
56 Page asked why the Woodcreek fence ended without securing the boundary; no answer
57 was provided. Mr. Scanlon requested that Mr. Woodcock and Mr. Liggett investigate the
58 area to see if the Woodcreek developer encroached and removed plant material off
59 District property without permission. This will be an agenda item at the next Board
60 meeting. Separately, Mr. Libby, a resident in Shellwood, asked about improving the gym
61 and status of District land south of Shellwood.

62
63 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2023/2024**
64 **Proposed Budget**

65
66 Mr. Adams presented the proposed budget, which had been developed during the
67 course of two budget workshops. Board members discussed or adjusted several lines,
68 resulting in a total budget of \$2,080,303.02.

69
70 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-04,**
71 **Approving Fiscal Year 2023/2024**
72 **Proposed Budget and Setting the**
73 **Public Hearing on the Final Budget**

74
75 Mr. Adams presented and reviewed Resolution 2023-04, Approving Fiscal Year
76 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget.

77
On a motion from Mr. Lancos, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2023-04, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget (August 9, 2023 at 5:00 p.m. at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543), for the Meadow Pointe IV Community Development District.

78
79 **SIXTH ORDER OF BUSINESS** **Update on CDD/MPV-A HOA**
80 **Agreement**

81
82 Mr. Lancos said the MPIV-A HOA sent to District Council a proposed revision to the
83 Agreement on 27 April. Council will review it and provide it to the Board at the next meeting.

84
85 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Towing**
86 **Signage.**

87
88 Counsel provided a rationale for installing warning signs at the entryway to each
89 neighborhood. Some Board members requested that the signs be relocated.

90
91 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

92
93 **A. Deputy Report**
94 The Deputy provided updates to the Board. A discussion ensued regarding
95 neighborhood parking. The Deputy also discussed reasons for the increase in

96 the new Deputy contract, focusing on inflation and competitive pay raises for
97 Pasco County Deputies.

98
99 **B. District Engineer**

100 Mr. Woodcock reviewed his Field Observation Report, including:

- 101 - He is working on proposals for sidewalk repair on Gwynhurst Blvd, in Windsor.
- 102 - He is waiting for proposals to repair the pavers at the exit gate of
103 Provence.
- 104 He is waiting on a proposal for street sign repairs.

105
106 Mr. Woodcock discussed erosion at Pond 79 in Provence, along with overgrown
107 vegetation around the control structure and outflow. He presented and reviewed
108 a proposal from Finn Outdoor. Mr. Agnew stated that he would clear the
109 vegetation and spray at no additional cost.

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On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved Finn Outdoor's proposal in the amount of \$5,550.00 for erosion repairs at Pond 79 for the Meadow Pointe IV Community Development District. This is a Reserve Fund expenditure.

111 Ms. Sholl stated that repair work done at a pond in Shellwood has not been
112 completed; she will provide pictures. Mr. Adams will research to see if the
113 District paid for the erosion work by Liane's home.

115 Mr. Lancos asked about projects discussed in April, i.e., repairs on Firemoss
116 in Meridian and a pothole in Whinsenton. Mr. Woodcock said these would be
117 completed soon.

118 Mr. Page noted that for budget purposes, the District Engineer was to have
119 validated the length of roadways in each neighborhood. He added that the
120 length of roadways for residents in Enclave and The Haven should be
121 separate, not combined. Mr. Woodcock will verify the measurements.

122 Ms. McNeil asked about warranty work on road preservation in Shellwood,
123 Windsor, and Winston. Mr. Woodcock is to follow up.

124
125 **C. Aquatic Maintenance Report**

126 Mr. Agnew presented his report to the Board. He stated that the water levels are
127 currently low, as we approach the rainy season.

128
129 **D. Landscape Inspection Services**

130 **1. February Landscape Inspection Report**

131 Mr. Liggett presented his report to the Board. He reviewed the red-line items
132 in the report.

133
134 Mr. Lancos stated that Parkmonte Dr. hasn't been touched in weeks and there
135 are a ton of weeds.

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Mr. Liggett shared that Juniper Landscaping has a production manager onsite.

A discussion ensued regarding the Conservation Area Cutback Project. Mr. Liggett stated that the vendor (Syte Management) has not removed all of the dead brush that was cut, causing a problem with landscaping. Mr. Liggett will obtain another bid to cleanup the area. Josh and Angel will walk the area. Syte has not been paid and offered the District a \$2,000 reduction to the invoice to resolve the issue.

On a motion from Mr. Lancos, seconded by Ms. McNeil, the Board of Supervisors approved withholding funds for the Conservation Area Cutback until next month when the Board has actual numbers for the Meadow Pointe IV Community Development District.

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2. Juniper Response to the Landscape Inspection Report

A response to the landscape report was not received in time to be included in the agenda.

3. Update on Duke Energy Landscaping Restoration Project

Juniper started the markings for the Palm tree installation and the trees will be installed within the month. The Board requested that Ms. Stanger include this information in the newsletter for the community.

4. Update on Street Trees

Mr. Page conveyed that all 76 Southern Live Oak trees in the District right-of-way in Shellwood have been removed, and all but nine stumps have been grinded. Tree replacements are to follow soon; Ms. Stanger will provide Shellwood residents with an update once the dates are confirmed. Two damaged sprinkler systems are being repaired by Juniper.

E. Amenity Management

Ms. Stanger reviewed her April Amenity Report, to include the Mother's Day Tea Party. Ms. Stanger also spoke about the AC unit repairs.

Ms. Stanger discussed mesh netting for the boundary of the volleyball court; she is waiting on a proposal for maintenance of the volleyball court.

Ms. Stanger gave the Board an update on the YMCA proposal to offer a safety swimming class. She stated that they have received a grant and will do the class at no cost. The Board liked the idea. The safety class would be held in the second week of June.

The Board approved District funds to obtain a laptop for the Club Manager, in lieu of using personal equipment for official business.

F. District Counsel

182 Mr. Babbar informed the Board of the new law requiring Supervisors to do four
183 hours of Ethics Training. Mr. Babbar will provide the text of the new law to Mr.
184 Adams to forward to the Board members.

185
186 **G. District Manager**

187 Mr. Adams presented his report and the financial statements to the Board.

188
189 Mr. Adams reminded the Board that the next regular meeting will be held on June
190 14, 2023, at 10:00 a.m.

191
192 A discussion ensued regarding County Commissioner Weightman's meeting with
193 Mr. Scanlon.

194
195 Mr. Adams presented and briefly reviewed the 1st Quarter Website Audit.

196
197 Mr. Page requested the status of his request to have two signs removed from the
198 NW corner of MP Blvd and SR 56, which market Cal-Atlantic and Union Park
199 home sales. Mr. Adams will obtain a proposal from Juniper to remove the signage
200 from the District property.

201
202
203 **NINTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors Workshop Meeting held
on April 12, 2023**

204
205
206
207 The Board tabled the April 12th meeting minutes for revisions. It was mentioned that
208 the Board might want to investigate getting a recording secretary to sit in the meetings
209 to transcribe the meeting minutes.

210
211 **TENTH ORDER OF BUSINESS**

**Consideration Operations &
Maintenance Expenditures for March
2023**

212
213
214
215 The Board reviewed the Operations and Maintenance Expenditures for March 2023
216 in the amount of \$132,989.47.

217

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the March 2023 Operations and Maintenance Expenditures in the amount of \$132,989.47 for the Meadow Pointe IV Community Development District.

218
219 **ELEVENTH ORDER OF BUSINESS**

Supervisor Forum

220
221 There were no Supervisor requests put forth at this time.

222
223 **TWELFTH ORDER OF BUSINESS**

Adjournment

224

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors adjourned the meeting at 8:21 a.m. for the Meadow Pointe IV Community Development District.
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Assistant Secretary

Chair/Vice Chair

DRAFT

Exhibit A

MEADOW POINTE IV

FIELD INSPECTION REPORT



April 28, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

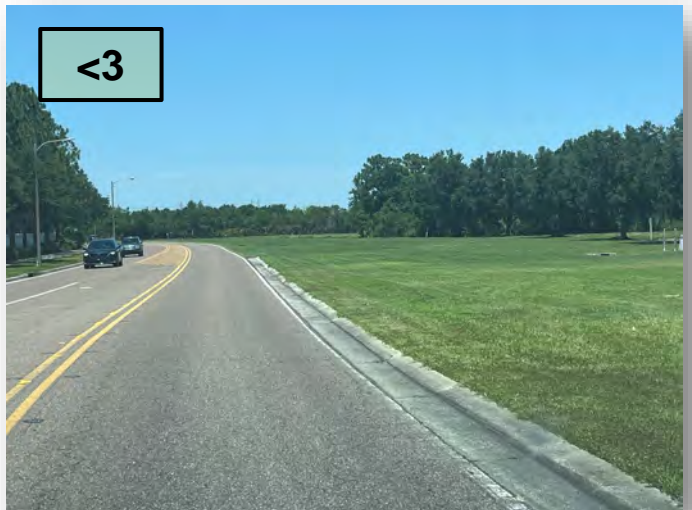
Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to work on plant material that was hurt from the frost and cold weather.
- ❖ Complete red items on the report.

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

1. Continue to push new growth in the gold mound duranta in the the 3-tier bed in the front of the amenity center.
2. On the outbound side of the amenity center driveway lift up the oak tree near the flagpole area.(Pic 2)
3. Make sure crews are hard edging the rain gutters just outside the main driveway for the amenity center and eradicate the crack weeds.(Pic 3>)
4. During weekly mowing visits make sure we are removing signs throughout district property.
5. **Improve the soft edging in the bed spaces at the whinsenton entrance.**
6. Eradicate the crack weeds at the whinsenton place entrance.
7. WE are still struggling with the loropetalum at the Meadow Pointe IV entrance check this material for chili thrips and continue to fertilize.(Pic 7)



Meadow Pointe Boulevard

8. Treat the fakahathcee grass throughout meadow pointe blvd for spider mites.
9. During my visits, the tree rings around the haven pond backs still need to be cleaned up and spray. Eradicate the weeds in the tree rings and soft edged the beds.
10. **The oak trees still have not been lifted along the path on the west side of meadow pointe blvd before state road 56 this needs to be completed before the next meeting.**



11. Make sure during every visit hard edging in the district is be completed.
12. Eradicate the crack and crevice weeds in the road gutters on Meadow Pointe Blvd going toward state road 56 this includes the island at the 56 intersection.
13. Eradicate the crack weeds in the center island on Oldwoods Avenue as well as in the road gutters.
14. When is the next details scheduled for the meridian frontage, I don't feel like we have really gotten on top of this area. We need to keep a focus on this area and make sure it is staying weed free and maintained.(Pic 14>) ...

Conservation cutback update

Myself and George met onsite and looked at the clean up that was done and concluded that not much debris was removed from the mowable areas. Some areas we can mow other we cannot. We have areas that are now needing grading work because of the machinery. I have sent out an email to Syte Land management stating that we have given them enough time to fix the damage and remove the debris from the pond banks at that we are going to get pricing to have these items fixed and deduct the amount form the final payment.

Duke Energy Palm Install

Juniper is working on getting these areas marked out and prepped for the new palm installs that will start the week of 5-8-2023



Proposals

1. Prepare pricing to have Saint Augustine installed around the tennis court in the irrigated areas along with the driveway coming in the amenity center. Include the strips near the basketball and volleyball court.



Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
1										
2	REVENUES									
3										
4	Interest Earnings									
5	Interest Earnings	\$ 3,480	\$ 3,480	\$ -	\$ 3,480	\$ -	\$ -		\$ 1,717	
6	Special Assessments									
7	Tax Roll*	\$ 1,486,997	\$ 1,486,997	\$ 1,480,326	\$ 6,671	\$ 1,661,106	\$ 180,780		\$ 1,212,325	\$ 1,348,407
8	Other Miscellaneous Revenue									
9	Miscellaneous	\$ 3,980	\$ 3,980	\$ -	\$ 3,980	\$ -	\$ -			
10										
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
12										
13	TOTAL REVENUES	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,661,106	\$ 180,780		\$ 1,214,042	\$ 1,348,407
14										
15	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,661,106	\$ 180,780		\$ 1,214,042	\$ 1,348,407
16										
17	EXPENDITURES - ADMINISTRATIVE									
18										
19										
20	Legislative									
21	Supervisor Fees	\$ 7,800	\$ 15,600	\$ 15,000	\$ (600)	\$ 15,000	\$ -		\$ 15,800	\$ 12,600
22	Financial & Administrative									
23	Administrative Services	\$ 3,077	\$ 6,154	\$ 6,153	\$ (1)	\$ 6,153	\$ -	No increase	\$ 5,800	\$5,916
24	District Management	\$ 16,628	\$ 31,977	\$ 33,256	\$ 1,279	\$ 33,256	\$ -	No increase	\$ 31,569	\$33,058
25	District Engineer	\$ 21,936	\$ 43,872	\$ 16,500	\$ (27,372)	\$ 30,000	\$ 13,500	Board Advise	\$ 10,184	\$14,997
26	District Engineer Special Project	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	District Engineer Special Project-Map	\$ -	\$0
27	Disclosure Report	\$ 6,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -		\$ 7,000	\$7,000
28	Trustees Fees	\$ 2,200	\$ 4,400	\$ 15,000	\$ 10,600	\$ 12,000	\$ (3,000)	21-\$14,652, 20-\$20,886, 19-\$16,621	\$ 14,652	\$3,772
29	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 2,696	\$ 2,546	New County Stormwater was \$2,546 back in Jan.	\$ 150	\$150
30	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -		\$ 5,000	\$5,100
31	Financial & Revenue Collections	\$ 2,652	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -	No increase	\$ 5,000	\$5,100
32	Accounting Services	\$ 11,138	\$ 22,276	\$ 22,277	\$ 1	\$ 22,277	\$ -	No increase	\$ 21,000	\$21,420
33	Auditing Services	\$ -	\$ 4,975	\$ 4,975	\$ -	\$ 4,975	\$ -		\$ 4,975	\$4,975
34	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -		\$ 3,000	\$2,000
35	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	Estimated increase in Ins. 15% increase	\$ 2,960	\$3,108

Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
36	Legal Advertising	\$ 326	\$ 652	\$ 1,000	\$ 348	\$ 1,000	\$ -		\$ 2,693	\$ 1,821
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		\$ 826	\$ 1,554
38	Bank Fees	\$ 122	\$ 244	\$ 200	\$ (44)	\$ 200	\$ -		\$ 256	\$ 358
39	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 550	\$ 200	\$ 550	\$ -		\$ 905	\$ 1,055
40	Website Hosting, Maintenance, Backup (and Email)	\$ 1,369	\$ 2,738	\$ 3,000	\$ 262	\$ 3,000	\$ -	21-\$2738, 20-\$5,063, 19-\$1,200	\$ 2,738	\$ 2,738
41	Legal Counsel									
42	District Counsel	\$ 10,157	\$ 20,314	\$ 29,000	\$ 8,686	\$ 29,000	\$ -	2020-\$29,204, 2021-\$28,275	\$ 28,275	\$ 25,920
43										
44	Administrative Subtotal	\$ 93,225	\$ 174,501	\$ 170,899	\$ (3,602)	\$ 191,057	\$ 20,158		\$ 162,783	\$ 152,642
45										
46	EXPENDITURES - FIELD OPERATIONS									
47										
48	Law Enforcement									
49	Deputy	\$ 59,459	\$ 118,918	\$ 119,000	\$ 82	\$ 132,802	\$ 13,802	Next year's contract is \$132,802.	\$ 106,563	\$ 107,127
50	Electric Utility Services									
51	Utility Services	\$ 12,204	\$ 24,408	\$ 11,000	\$ (13,408)	\$ 11,000	\$ -	This isn't normal. The District normally pays \$900 per month which is around \$11,000 per year. There was big amount that hit on 10/31/22 for 7,181.03.	\$ 11,719	\$ 1,698
52	Utility - Clubhouse	\$ 6,759	\$ 13,518	\$ 12,000	\$ (1,518)	\$ 15,000	\$ 3,000	Per Board	\$ 11,201	\$ 11,235
53	Street Lights	\$ 41,348	\$ 82,696	\$ 70,000	\$ (12,696)	\$ 86,000	\$ 16,000	Per Board	\$ 74,792	\$ 75,539
54	Garbage/Solid Waste Control Services									
55	Garbage - Clubhouse	\$ 5,170	\$ 10,340	\$ 1,000	\$ (9,340)	\$ 1,000	\$ -	The Meadow Pointe North HOA is hitting this line item. We will get this changed.	\$ 840	\$ 1,045
56	Solid Waste Assessment	\$ 1,337	\$ 1,337	\$ 2,000	\$ 663	\$ 1,500	\$ (500)		\$ 3,057	\$ 1,236
57	Garbage - Residential	\$ 69,872	\$ 139,744	\$ 149,370	\$ 9,626	\$ 198,777	\$ 49,407	Cost of contract is for 19.58 per home. The District has 846 homes	\$ 82,973	\$ 86,950
58	Water-Sewer Combination Services									
59	Utility Services	\$ 7,866	\$ 15,732	\$ 20,000	\$ 4,268	\$ 15,000	\$ (5,000)	Board decision.	\$ 18,750	\$ 17,214
60	Stormwater Control						\$ -			
61	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	150k project that can be done over 4 years. Note through the capital reserve	\$ 4,255	\$ 1,872
62	Aquatics Contractor Services	\$ 27,292	\$ 54,584	\$ 54,620	\$ 36	\$ 57,318	\$ 2,698	Per Contract by Doug	\$ 52,380	\$ 57,515
63	Stormwater Assessment	\$ 2,495	\$ 4,990	\$ 2,444	\$ (2,546)	\$ 2,444	\$ -	per DE	\$ 2,622	\$ 2,444
64	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	Supervisor change-Added 5k for culver maintenance	\$ -	\$ -
65	Aquatic Planting	\$ 15,810	\$ 31,620	\$ 18,000	\$ (13,620)	\$ 15,000	\$ (3,000)	Project planting for ponds 19, 23, 24, and 83. Subject to change.	\$ -	\$ -
66	Other Physical Environment									
67	General Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,540	\$ 132	Estimated increase in Ins. 15% increase	\$ 3,498	\$ 3,673
68	Property Insurance	\$ 21,469	\$ 21,469	\$ 23,204	\$ 1,735	\$ 32,204	\$ 9,000	Estimated increase in Ins. 50% increase	\$ 18,418	\$ 19,337
69	Entry & Walls Maintenance (Pressure Washing)	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	"Common area maintenance"	\$ 10,617	\$ 10,905

Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
70	Landscape Maintenance	\$ 131,157	\$ 262,314	\$ 270,148	\$ 7,834	\$ 210,000	\$ (60,148)	CDD/HOA agreement starts October 1, 2023	\$ 152,673	\$ 218,149
71	Landscape Maint. Haven Neighborhood	\$ -	\$ -	\$ -	\$ -	\$ 8,600	\$ 8,600	New Line item added by the Board	\$ -	\$ -
72	Landscape Maint. MP North Neighborhood	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 9,010	\$ 5,010	Per Board	\$ -	\$ -
73	Landscape Maint. Whinseton Neighborhood	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 9,010	\$ 4,010	Per Board	\$ -	\$ -
74	Landscape Maint. Parkmonte Neighborhood	\$ -	\$ -	\$ 5,102	\$ 5,102	\$ 6,960	\$ 1,858	Per Board	\$ -	\$ -
75	Landscape Maint. Shellwood Neighborhood	\$ -	\$ -	\$ 3,584	\$ 3,584	\$ 7,370	\$ 3,786	Per Board	\$ -	\$ -
76	Lift Station Maintenance	\$ 517	\$ 1,034	\$ 5,000	\$ 3,966	\$ 5,000	\$ -		\$ 6,111	\$ 2,387
77	Irrigation Repairs	\$ 7,350	\$ 14,700	\$ 8,000	\$ (6,700)	\$ 10,000	\$ 2,000	Increase by the Board	\$ 1,882	\$ 32,978
78	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -			
79	Landscape Replacement Plants, Shrubs, Trees	\$ 550	\$ 1,100	\$ 25,000	\$ 23,900	\$ 25,000	\$ -		\$ 4,244	\$ 4,925
80	Landscape Annuals Color Rotation	\$ 4,114	\$ 8,228	\$ 3,600	\$ (4,628)	\$ 17,580	\$ 13,980	January Annuals = \$1875. Board approved	\$ 3,960	\$ 7,071
81	Landscape - Mulch	\$ 37,416	\$ 74,832	\$ 35,200	\$ (39,632)	\$ 45,000	\$ 9,800	Proposals for mulch at New Haven (\$2,600) & Windsor Buffer (\$2,600). Board approved	\$ -	\$ 29,275
82	Landscape Fertilization	\$ -	\$ -	\$ 16,500	\$ 16,500	\$ 16,500	\$ -		\$ 14,877	\$ 15,208
83	Landscaping -Conservation Cutbacks	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New Line item-Board decides. Ask Jason to get proposal.	\$ -	\$ -
84	Landscape Pest Control	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -		\$ 3,745	\$ 2,051
85	Landscape Inspection Services	\$ 5,075	\$ 10,150	\$ 9,900	\$ (250)	\$ 10,500	\$ 600	Increase by \$50 per month	\$ 8,700	\$ 8,700
86	Holiday Decorations @ Clubhouse	\$ 7,216	\$ 7,216	\$ 2,700	\$ (4,516)	\$ 2,700	\$ -	Per Board recommendation	\$ 2,491	\$ 14,239
87	Holiday Lights @ entrance	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ 22,500	\$ 20,400	\$2500 Per neighborhood	\$ -	\$ -
88	Holiday Lights @ entrance of Shellwood Place	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ -	\$ (1,900)		\$ -	\$ -
89	Holiday Lights @ entrance of Winsenton	\$ -	\$ -	\$ 2,170	\$ 2,170	\$ -	\$ (2,170)		\$ -	\$ -
90	Holiday Lights @ entrance of Meadow Pointe North	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ -	\$ (2,100)		\$ -	\$ -
91	Gate & Street Facilities									
92	Gate Maintenance Contract	\$ 6,154	\$ 12,308	\$ 7,680	\$ (4,628)	\$ 7,000	\$ (680)	Per Board recommendation	\$ 53,852	\$ -
93	Gate Repair	\$ 19,533	\$ 39,066	\$ 45,000	\$ 5,934	\$ 45,000	\$ -	Per Board recommendation	\$ -	\$ 29,042
94	Gate Phone/Internet	\$ 3,731	\$ 7,462	\$ 6,500	\$ (962)	\$ 6,500	\$ -	Southern Automated was in this line item. Investigate.	\$ 5,797	\$ 12,274
95	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ 925	\$ -
96	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -		\$ -	\$ 335
97	Sidewalk Repair & Maintenance	\$ 235	\$ 470	\$ 5,000	\$ 4,530	\$ 15,000	\$ 10,000	Drainage Issue	\$ 22,150	\$ 14,178
98	Streetsight Deposit Bond	\$ 5,320	\$ 10,640	\$ 7,094	\$ (3,546)	\$ 7,094	\$ -	cost at one time.	\$ 7,095	\$ 7,095
99	Security Camera Maintenance/Replacement	\$ 525	\$ 1,050	\$ 1,000	\$ -	\$ 2,500	\$ 1,500	Per Board request	\$ 8,944	\$ 278
100	Gate/Clubhouse Service Contract	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	CRT \$1,820 per quarter with CRT. Total \$7,280.	\$ -	\$ -

**Proposed Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1							
2	REVENUES						
3							
4	Special Assessments						
6	Interest Earnings	\$ 8,566	\$ -	\$ 8,566	\$ -	\$ -	
7	Tax Roll*	\$ 211,424	\$ 150,000	\$ 61,424	\$ 350,000	\$ 200,000	Fully Funding for Captial Rerverves-Currently 38%
8							
9	TOTAL REVENUES	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
10							
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
14							
15	EXPENDITURES						
16							
17	Contingency						
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Capital Reserves	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	
20	Road Reserves						
21							
22	TOTAL EXPENDITURES	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
INTERNAL ROAD RESERVES**

Parcel ID/Name	Number of Lots	Estimated Total Costs	NET			6% GROSS		Monthly Net Costs
			Per Lot Yearly Costs	Per Lot Yearly Costs		Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
HAVEN Ph. 1 & 2 ENCLAVE	169	\$59,049.22	\$49.91	\$53.10		\$8,974.05	\$8,435.60	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
Total	908	\$377,567.32				\$65,343.80	\$61,423.17	
						Gross	\$65,343.80	
						Net	\$61,423.17	
						Variance	\$3,920.63	

* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment
 * Inflation based on 1.5% increase per year
 *There are 52 townhomes in Haven and 117 SF 70' lots in Enclave.

Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL REVENUES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXPENDITURES					
Administrative					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
Administrative Subtotal	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL EXPENDITURES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

Gross assessments

\$605,300.34

Notes:

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$2,072,529.02
Pasco County Collection Cost @ 2%		\$44,096.36
Early Payment Discount @ 4%		\$88,192.72
2023/2024 Total		\$2,204,818.10

2022/2023 O&M Budget	\$1,691,748.93
2023/2024 O&M Budget ⁽¹⁾	\$2,072,529.02

Total Difference	\$380,780.09
-------------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
SF 50' - Whinsenton				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,777.31	\$1,989.58	\$212.27	11.94%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,553.17	\$2,999.77	\$446.60	17.49%
SF 50' - Parkmonte				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,774.26	\$1,964.17	\$189.91	10.70%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,543.81	\$2,968.05	\$424.24	16.68%
SF 60' - Shellwood Place				
Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,754.70	\$1,963.14	\$208.44	11.88%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,630.96	\$3,073.73	\$442.77	16.83%
SF 55' - Provence				
Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,893.12	\$189.15	11.10%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,858.18	\$3,281.66	\$423.48	14.82%
TH - Meadow Pointe North				
Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
Operations/Maintenance	\$1,808.64	\$2,069.33	\$260.69	14.41%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.32	133.33%
Total	\$2,490.21	\$2,985.23	\$495.02	19.88%
SF 75' - Windsor				
Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,896.47	\$192.50	11.30%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,860.46	\$3,287.29	\$426.83	14.92%
SF 70' - Enclave				
Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,894.57	\$190.60	11.19%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,737.70	\$3,162.63	\$424.93	15.52%
TH - Haven				
Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$2,098.93	\$394.96	23.18%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,326.67	\$2,955.96	\$629.29	27.05%
SF 65' - Meridian				
Series 2022A-2 Debt Service	\$644.02	\$644.02	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,894.77	\$190.80	11.20%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,602.51	\$3,027.64	\$425.13	16.34%

⁽¹⁾ Total represents General Fund Budget Expenses plus Capital Reserve and Road Reserve Budget Expenses.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED					TOTAL ADMIN/FIELD BUDGET				TOTAL RESERVE BUDGET				TOTAL LANDSCAPE BUDGET ⁽¹⁾				TOTAL DECORATION BUDGET ⁽²⁾			PER UNIT ASSESSMENTS									
LOT SIZE	O&M	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	TOTAL	%TOTAL	ADMIN/FIELD	ADMIN/FIELD	TOTAL	%TOTAL	RESERVE	RESERVE	TOTAL	%TOTAL	LANDSCAPE	LANDSCAPE	TOTAL	DECORATION	DECORATION	O&M	ROAD RESERVE	CAPITAL RESERVE	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	TOTAL ⁽³⁾	
		DEBT SERVICE ⁽⁴⁾	DEBT SERVICE ⁽⁵⁾	DEBT SERVICE ⁽⁶⁾	DEBT SERVICE ⁽⁶⁾	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	UNITS	PER PARCEL	PER LOT	UNITS	PER PARCEL	PER LOT				DEBT SERVICE ⁽⁶⁾	DEBT SERVICE ⁽⁶⁾	DEBT SERVICE ⁽⁶⁾	DEBT SERVICE ⁽⁶⁾		
SF 50 - Whimserton	104	104				104.00	11.45%	\$194,671.72	\$1,871.84	104.00	11.45%	\$42,646.92	\$410.07	104.00	23.53%	\$9,585.11	\$92.16	104.00	\$2,659.57	\$25.57	\$1,989.58	\$61.64	\$410.07	\$538.48					\$2,999.77
SF 50 - Parkmonte	109	109				109.00	12.00%	\$204,030.94	\$1,871.84	109.00	12.00%	\$44,697.25	\$410.07	109.00	24.86%	\$7,404.26	\$67.93	109.00	\$2,659.57	\$24.40	\$1,964.17	\$55.33	\$410.07	\$538.48					\$2,968.05
SF 60 - Shellwood Place	115	114				115.00	12.67%	\$215,262.00	\$1,871.84	115.00	12.67%	\$47,157.65	\$410.07	115.00	26.02%	\$7,840.43	\$68.18	115.00	\$2,659.57	\$23.13	\$1,963.14	\$54.35	\$410.07	\$646.17					\$3,073.72
SF 55 - Providence	125				125	125.00	13.77%	\$233,980.44	\$1,871.84	125.00	13.77%	\$51,258.32	\$410.07	0.00	0.00%	\$0.00	\$0.00	125.00	\$2,659.57	\$21.28	\$1,893.12	\$78.47	\$410.07			\$900.00		\$3,281.66	
TH - Meadow Pointe North	62		62			62.00	6.83%	\$116,054.30	\$1,871.84	62.00	6.83%	\$25,424.13	\$410.07	62.00	14.03%	\$9,585.11	\$154.60	62.00	\$2,659.57	\$42.90	\$2,069.33	\$86.49	\$410.07	\$419.34				\$2,985.23	
SF 70 - Windsor	108		107			108.00	11.89%	\$202,159.10	\$1,871.84	108.00	11.89%	\$44,287.19	\$410.07	0.00	0.00%	\$0.00	\$0.00	108.00	\$2,659.57	\$24.63	\$1,896.47	\$123.78	\$410.07	\$856.97				\$3,287.29	
SF 70 - Endave	117			117		117.00	12.89%	\$219,005.69	\$1,871.84	117.00	12.89%	\$47,977.79	\$410.07	0.00	0.00%	\$0.00	\$0.00	117.00	\$2,659.57	\$22.73	\$1,894.07	\$53.10	\$410.07		\$804.89		\$3,162.63		
TH - Haven	52			47		52.00	5.73%	\$97,335.86	\$1,871.84	52.00	5.73%	\$21,323.46	\$410.07	52.00	11.76%	\$9,148.94	\$175.94	52.00	\$2,659.57	\$51.15	\$2,098.93	\$53.10	\$410.07		\$393.86		\$2,855.96		
SF 65 - Meridian	116			115		116.00	12.78%	\$217,133.84	\$1,871.84	116.00	12.78%	\$47,567.72	\$410.07	0.00	0.00%	\$0.00	\$0.00	116.00	\$2,659.57	\$22.93	\$1,894.77	\$78.78	\$410.07		\$644.02		\$3,027.64		
					988.00	100.00%	\$1,699,633.88		988.00	100.00%	\$372,340.43		442.00	100.00%	\$43,563.83		988.00	\$23,936.17											

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):

	(\$101,978.03)	(\$22,340.43)	(\$2,613.83)	(\$1,436.17)
Net Revenue to be Collected:	\$1,597,655.85	\$350,000.00	\$40,950.00	\$22,500.00

⁽¹⁾ Reflects 1 (one) Series 2015 prepayment.
⁽²⁾ Reflects the number of total lots with Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A debt outstanding after prepayments.
⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
⁽⁴⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
⁽⁵⁾ As directed by the Board, certain lots are being assessed for subdivision specific decoration expenses.

**Meadow Point IV
Law Enforcement Budget
Fiscal Year 2023-2024**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		<u>0</u>	
Total Salary:			70,548	

<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
Total Benefits:			41,248	

Total Personal Services:	111,796
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Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Glock/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, warranty	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

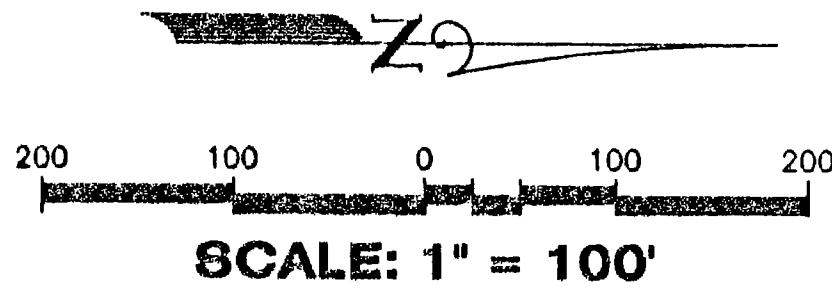
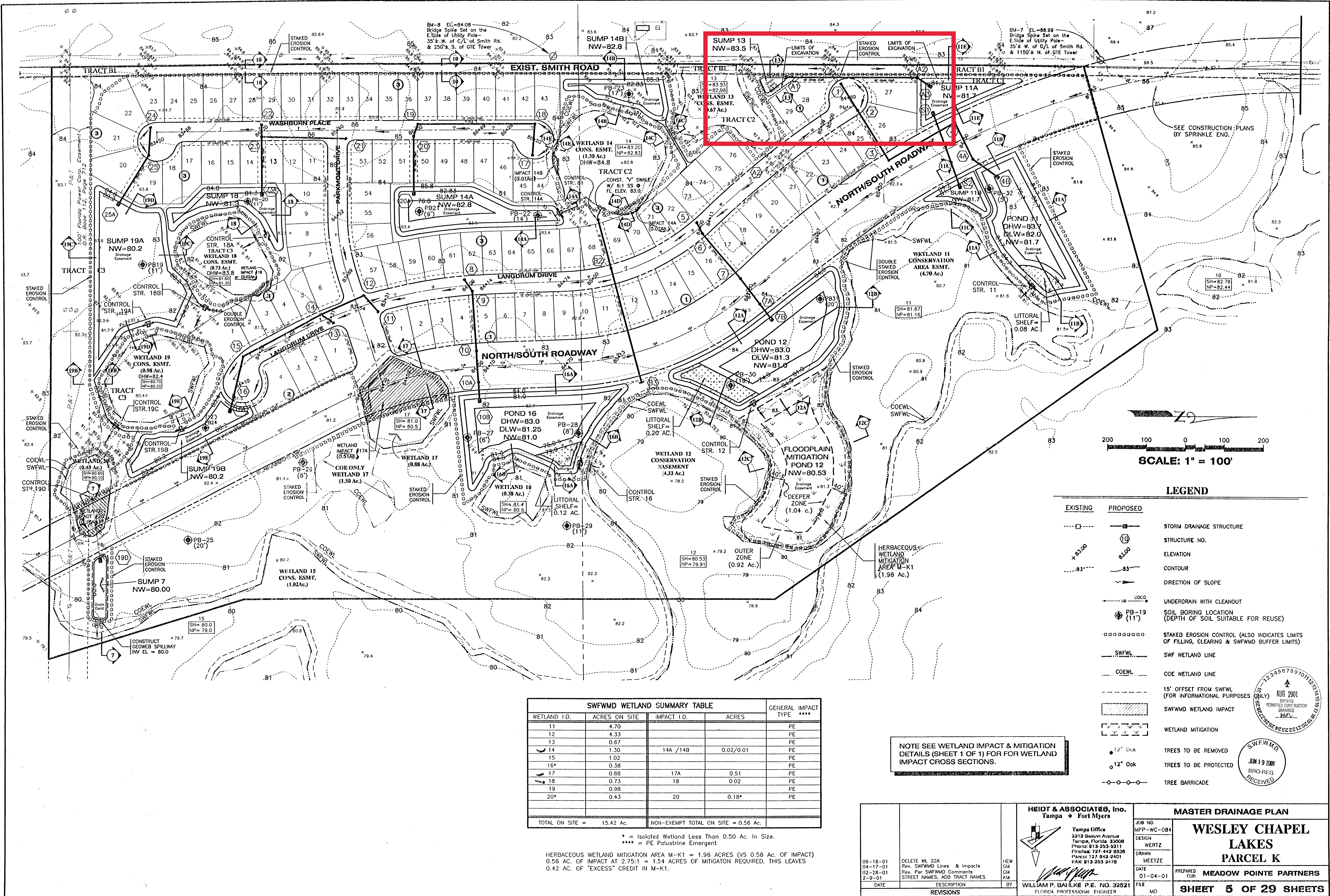
Total Operating Expenses:	14,846
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Capital:

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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Total Capital:	6,160
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	132,802
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LEGEND

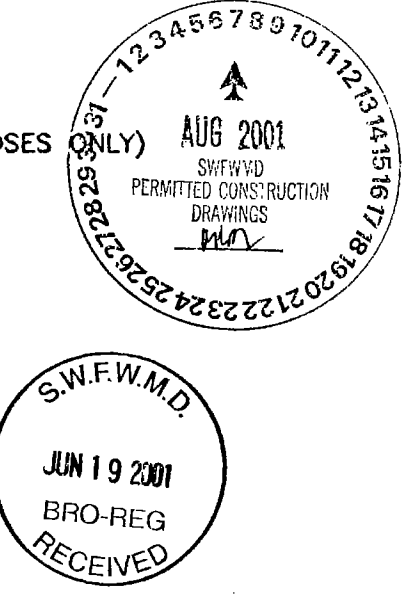
- | EXISTING | PROPOSED | |
|----------|---------------|---|
| ---○--- | ---○--- | STORM DRAINAGE STRUCTURE |
| | ⑩ | STRUCTURE NO. |
| | 83.00 | ELEVATION |
| --- | --- | CONTOUR |
| | ↘ | DIRECTION OF SLOPE |
| | UDCO | UNDERDRAIN WITH CLEANOUT |
| | ⊙ PB-19 (11') | SOIL BORING LOCATION (DEPTH OF SOIL SUITABLE FOR REUSE) |
| □ | □ | STAKED EROSION CONTROL (ALSO INDICATES LIMITS OF FILLING, CLEARING & SWFWD BUFFER LIMITS) |
| --- | --- | SWF WETLAND LINE |
| --- | --- | COEWL |
| | | 15' OFFSET FROM SWFWL (FOR INFORMATIONAL PURPOSES ONLY) |
| | | SWFWD WETLAND IMPACT |
| | | WETLAND MITIGATION |
| | ● 12" Oak | TREES TO BE REMOVED |
| | ○ 12" Oak | TREES TO BE PROTECTED |
| | ○-○-○ | TREE BARRICADE |

WETLAND I.D.	ACRES ON SITE	IMPACT I.D.	ACRES	GENERAL IMPACT TYPE ****
11	4.70			PE
12	4.33			PE
13	0.67			PE
14	1.30	14A /14B	0.02/0.01	PE
15	1.02			PE
16*	0.38			PE
17	0.88	17A	0.51	PE
18	0.73	18	0.02	PE
19	0.98			PE
20*	0.43	20	0.18*	PE
TOTAL ON SITE = 15.42 Ac.		NON-EXEMPT TOTAL ON SITE = 0.56 Ac.		

* = Isolated Wetland Less Than 0.50 Ac. In Size.
 **** = PE Palustrine Emergent

HERBACEOUS WETLAND MITIGATION AREA M-K1 = 1.96 ACRES (VS 0.56 Ac. OF IMPACT) 0.56 AC. OF IMPACT AT 2.75:1 = 1.54 ACRES OF MITIGATION REQUIRED. THIS LEAVES 0.42 AC. OF "EXCESS" CREDIT IN M-K1.

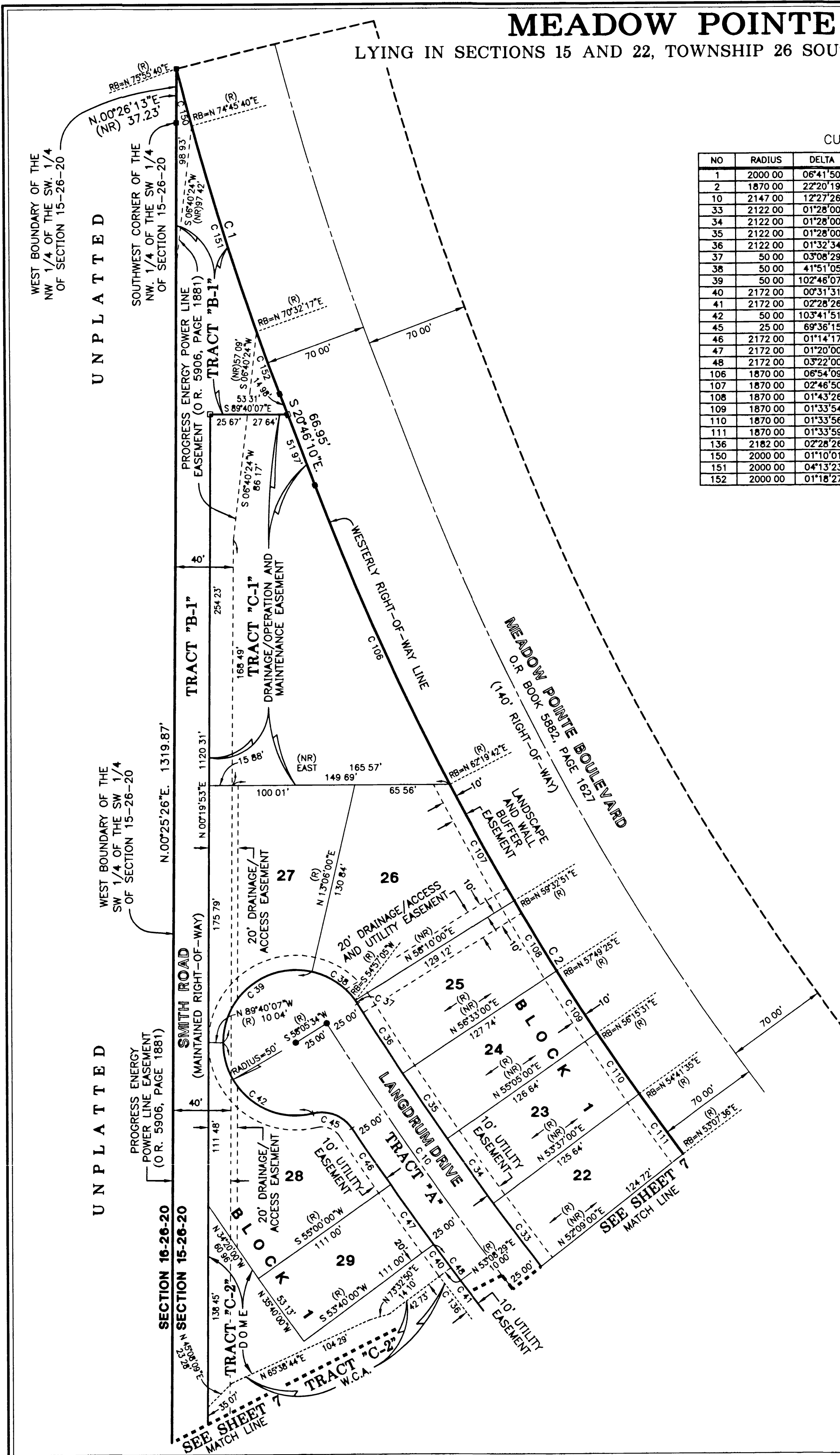
NOTE SEE WETLAND IMPACT & MITIGATION DETAILS (SHEET 1 OF 1) FOR FOR WETLAND IMPACT CROSS SECTIONS.



HEIDT & ASSOCIATES, Inc. Tampa ♦ Fort Myers Tampa Office 2212 Swann Avenue Tampa, Florida 33606 Phone: 813-253-9311 Pinellas: 727-442-8536 Pasco: 727-842-2401 FAX: 813-253-2478		MASTER DRAINAGE PLAN JOB NO. MPP-WC-084 DESIGN WERTZ DRAWN MEETZE DATE 01-04-01 PREPARED FOR MEADOW POINTE PARTNERS FILE SHEET 5 OF 29 SHEETS	
06-18-01 DELETE WL 22A 04-17-01 Rev. SWFWD Lines & Impacts 02-28-01 Rev. Per SWFWD Comments 2-9-01	HEW GM KM BY DESCRIPTION REVISIONS	WILLIAM P. BAILLIE P.E. NO. 32621 FLORIDA PROFESSIONAL ENGINEER	

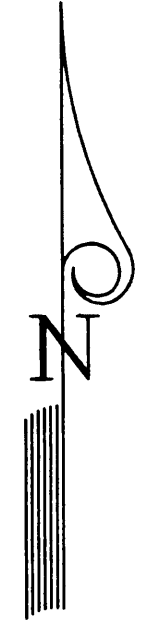
MEADOW POINTE IV PARCEL "K"

LYING IN SECTIONS 15 AND 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	2000.00	06°41'50"	233.78	117.02	233.65	S 17°25'15"E
2	1870.00	22°20'19"	729.08	369.23	724.47	S 31°56'19"E
10	2147.00	12°27'26"	466.80	234.33	465.88	N 38°08'10"W
33	2122.00	01°28'00"	54.32	27.16	54.32	N 37°07'00"W
34	2122.00	01°28'00"	54.32	27.16	54.32	N 35°39'00"W
35	2122.00	01°28'00"	54.32	27.16	54.32	N 34°11'00"W
36	2122.00	01°32'34"	57.13	28.57	57.13	N 32°40'43"W
37	50.00	03°08'29"	2.74	1.37	2.74	N 33°28'41"W
38	50.00	41°51'05"	36.52	19.12	35.72	N 55°58'28"W
39	50.00	102°46'07"	89.68	62.60	78.14	S 51°42'56"W
40	2172.00	00°31'31"	19.91	9.95	19.91	S 36°35'45"E
41	2172.00	02°28'26"	93.78	46.90	93.77	S 38°05'44"E
42	50.00	103°41'51"	90.49	63.65	78.64	S 51°31'03"E
45	25.00	69°36'15"	30.37	17.38	28.54	S 68°33'51"E
46	2172.00	01°14'17"	46.93	23.47	46.93	S 34°22'52"E
47	2172.00	01°20'00"	50.54	25.27	50.54	S 35°40'00"E
48	2172.00	03°22'00"	127.63	63.83	127.61	S 38°01'00"E
106	1870.00	06°54'09"	225.28	112.78	225.14	S 24°13'14"E
107	1870.00	02°46'50"	90.75	45.38	90.74	S 29°03'44"E
108	1870.00	01°43'26"	56.27	28.14	56.27	S 31°18'52"E
109	1870.00	01°33'54"	51.08	25.54	51.07	S 32°57'32"E
110	1870.00	01°33'56"	51.10	25.55	51.10	S 34°31'27"E
111	1870.00	01°33'59"	51.12	25.56	51.12	S 36°05'25"E
136	2182.00	02°28'26"	94.21	47.11	94.21	N 38°05'44"W
150	2000.00	01°10'01"	40.73	20.37	40.73	S 14°39'20"E
151	2000.00	04°13'23"	147.41	73.74	147.38	S 17°21'02"E
152	2000.00	01°18'27"	45.64	22.82	45.64	S 20°06'57"E



SCALE 1" = 50'
0 25 50 100
SCALE IN FEET

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

NOTE
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No LB148 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177 091 (9)

Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (COE) Permit

- LEGEND:**
- 1 Symbol ■ indicates (PRM) Permanent Reference Monument - LB148, Unless otherwise noted
 - 2 Symbol ⊕ indicates (PRM) Offset Permanent Reference Monument - LB148, Unless otherwise noted
 - 3 Symbol ● indicates (PCP) Permanent Control Point LB148 (See Sheet No 2 for PCP Reference Diagram)
 - 4 (R) indicates radial line
 - 5 (NR) indicates non-radial line
 - 6 (RB) indicates reference bearing
 - 7 SWFWMD - Southwest Florida Water Management District Wetland Line
 - 8 WCA - Wetland Conservation Area
 - 9 DOME - Drainage/Operation and Maintenance Easement
 - 10 OR - Official Records Book

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING



Langdrum Drive Fence Ownership

Write a description for your map.

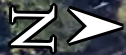
Legend



Google Earth

Image Landsat / Copernicus

200 ft





Rcpt: 1276648 Rec: 18.50
DS: 103.60 IT: 0.00
12/04/09 Dpty Clerk

Prepared by and return to:
Josephine Lee Larkin, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 100
Dade City, FL 33525
352-567-1241
File Number: 09-11-12JL

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
12/04/09 03:40pm 1 of 2
OR BK 8226 PG 563

\$14,760.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of November, 2009, between Meadow Pointe IV Community Development District, a unit of special purpose local government and existing under Chapter 190, Florida Statutes, whose post office address is 509 Guisando De Avilla Ste 100, Tampa, FL 33613, grantor, and William R. Smith, as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001; and Ruth S. Adams, as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, whose post office address is 4223 Smith Road, Zephyrhills, FL 33543, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida to-wit:

Tract B-1, Meadow Pointe IV Parcel "K", according to the map or plat thereof as recorded in Plat Book 53, Page 11, Public Records of Pasco County, Florida.

Parcel Identification Number: 15-26-20-0020-0B100-0000

THE PROPERTY BEING CONVEYED HEREIN IS VACANT LAND.

The Grantees, as trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leslie Wells
Witness Name: Leslie Wells

Amanda C. Hudson
Witness Name: Amanda C. Hudson

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT & EXISTING UNDER CHAPTER 190, FL STATUTES

By: [Signature]
Name: Thomas H. Gray
Title: V. CHAIRMAN

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of November, 2009 by Thomas H Gray, Vice -Chairman of the Board of Supervisors, of Meadow Pointe IV Community Development District, a unit of special purpose local government and existing under Chapter 190, Florida Statutes, on behalf of firm. He/she are personally known or have produced a driver's license as identification.

[Notary Seal]



Teri Leigh Gartenmayer
Notary Public
Printed Name: Teri Leigh Gartenmayer
My Commission Expires: 2-23-12

3/8



2009181445

Prepared by and return to:
Josephine Lee Larkin, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 100
Dade City, FL 33525
352-567-1241
File Number: 09-05-06JL

Rcpt: 1278886 Rec: 27.00
DS: 9553.60 IT: 0.00
12/18/09 Dpty Clerk

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
12/18/09 12:40pm 1 of 3
OR BK 8235 PG 1436

R

\$1,364,760.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16 day of December, 2009, between William R. Smith, individually, and joined by his wife, Lillian A. Smith, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001, and Ruth S. Adams, a single person, individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, whose post office address is 4223 Smith Road, Zephyrhills, FL 33543, grantor, and District School Board of Pasco County, whose post office address is 7227 Land O' Lakes Blvd., Land O' Lakes, FL 34638, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pasco County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO & MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

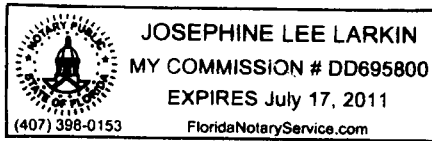
Leonard H. Johnson
Witness Name: Leonard H. Johnson
Josephine Lee Larkin
Witness Name: Josephine Lee Larkin
(Witnesses as to all Grantors)

William R. Smith
William R. Smith, Individually, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001
Lillian A. Smith
Lillian A. Smith
Ruth S. Adams (Seal)
Ruth S. Adams, Individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16 day of December, 2009 by William R. Smith, individually, and joined by his wife, Lillian A. Smith, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001, on behalf of said trust, who are personally known or have produced a driver's license as identification.

[Notary Seal]

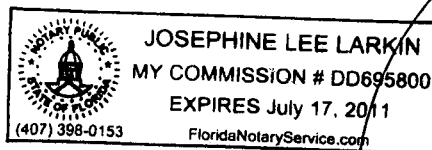


Josephine Lee Larkin
Notary Public
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16 day of December, 2009 by Ruth S. Adams, individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, on behalf of said Trust, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Josephine Lee Larkin
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

Parcel 1:

The SW 1/4 of the SE 1/4, less and except the W 1/2 of the N 1/2 of the N 1/2 of said SW 1/4 of the SE 1/4 of Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

Parcel 2:

The SE 1/4 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, less and except the Southerly 300 feet of the Easterly 300 feet of the S 1/2 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

LESS AND EXCEPT right-of-way for Smith Road.

Parcel 3:

The Southerly 300 feet of the Easterly 300 feet of the S 1/2 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

LESS AND EXCEPT right-of-way for Smith Road.

SUBJECT to an easement for road right of way described as follows: The East 30.00 feet of the South 300.00 feet of the East 300.00 feet of the South 1/2 of the Southeast 1/4 of Section 16, Township 26 South, Range 20 East, Public Records of Pasco County, Florida.

Parcel 4:

Tract B-1, Meadow Pointe IV Parcel "K", according to map or plat thereof as recorded in Plat Book 53, Page 11, Public Records of Pasco County, FL

Parcel Numbers:

162620 0000 00900 0000
162620 0000 00800 0000
162620 0000 00800 0010
152620 0020 0B100 0000

139,739



Grantor's Name: Clearwater Bay Associates, Inc.
Project Work Order Number: 20018987

Rept: 792494 Rec: 44.00
DS: 978.60 IT: 0.00
06/21/04 Dpty Clerk



POWER LINE EASEMENT

JED PITTMAN, PASCO COUNTY CLERK
06/21/04 09:48am 1 of 5
OR BK 5906 PG 1881

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **FLORIDA POWER CORPORATION, a Florida corporation d/b/a Progress Energy Florida, Inc.** (GRANTEE herein) Post Office Box 14042, St. Petersburg, Florida 33733 its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity overhead or underground electric transmission and distribution lines, communication systems and related facilities which will be used solely for providing electric energy services, (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over, under, upon, across, through and within the following described lands in Pasco County, Florida, and referred to hereinafter as the Easement Area to wit:

Portions of Section 15 and 22, Township 26 South, Range 20 East, Pasco County, Florida
For legal description see Exhibit A attached hereto and incorporated herein by reference.

Tax Parcel Number: 15-26-20-0000-00200-0013, 22-26-20-0000-00100-0013

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and systems and supporting structures (including poles) and related facilities, including the right to increase or decrease the number and type of supporting structures (including poles), wires and voltage not to exceed 230 KV, and to build, maintain and protect such roadways as may reasonably be required for these purposes.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities solely for the purpose of providing electric energy services, including (i) the right to trim, cut and keep clear trees, limbs and undergrowth within said Easement area and the right to cut down at any time and from time to time, in GRANTEE'S discretion, any tree standing outside the Easement Area the height of which tree plus five (5) feet equals or exceeds the distance from the base of such tree (also known as "danger tree") to the nearest overhead facility or to a point on the ground directly underneath the nearest overhead facility, and to

This document prepared by: Marva Taylor
Return to: Transmission Line Dept., Florida Power Corporation
1600 Lake Lucien Drive, Suite 400, Maitland, FL 32751

Return to:
3300 Exchange Place
Lake Mary, FL 32746



cut and remove any limb or any part thereof of any tree standing outside the Easement Area where such limb, or any part thereof, protrudes or is likely to protrude into the Easement Area.

GRANTOR covenants and agrees that no trees (other than citrus trees), buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two feet. GRANTOR may construct and operate a road in the Easement Area consistent with the GRANTEE'S utilization guidelines.

GRANTOR further grants and conveys to GRANTEE in perpetuity all rights and privileges reasonably necessary or convenient for the full use and enjoyment thereof, for the purposes above described.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state or local law, rule or regulation, including but not limited to, the right to utilize said Easement Area for, (a) ingress and egress, (b) general farming or citrus groves, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right, GRANTOR, covenants and agrees to obtain from GRANTEE (800)700-8744, www.progress-energy.com/projectsolutions, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Encroachment Agent a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems, or with any foregoing guidelines or laws. The construction, maintenance, and travel over Meadow Pointe Boulevard is expressly hereby permitted.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed his/her hand and seal this 30th day of April, 2004.

Signed, sealed and delivered
in the presence:

Sacchi Allen

Jessie Altier
Print or type name here

[Signature]

LAURA ST. CLAIR

Print or type name here

By: CLEARWATER BAY ASSOCIATES, INC., a
Florida Corporation

By: [Signature]

Lee Arnold Jr., President

State of Florida)
County of Pinellas)

The foregoing Easement was acknowledged before me this 30th day of April, 2004, by Lee Arnold Jr., President of Clearwater Bay Associates, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.

(SEAL)

Kari Ann Trippi

Name:

Notary Public

Serial Number:

My Commission Expires:



Kari Ann Trippi
Commission # DD268474
Expires November 18, 2007
Bonded Troy Fan - Insurance, Inc. 800-385-7019

DESCRIPTION:

A PORTION OF "AREA J" AND "AREA K" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5615, PAGES 299-311 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A":


BEGINNING AT THE SW CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING ALSO THE NW CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE N00°25'50"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1220.94 FEET; THENCE N06°40'48"E, 97.17 FEET TO A POINT ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF MEADOW POINTE BOULEVARD (140' RIGHT-OF-WAY), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING AND A DISTANCE OF S17°21'15"E 147.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID PROPOSED RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 147.35 FEET; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY CURVE ALONG A NON-TANGENT LINE, S06°40'48"W, 143.08 FEET; THENCE S00°25'50"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE AFORESAID WEST BOUNDARY OF SECTION 15, A DISTANCE OF 1034.86 FEET; THENCE S00°01'40"E, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST BOUNDARY OF THE AFORESAID SECTION 22, A DISTANCE OF 1250.28 FEET TO A POINT ON THE NORTH BOUNDARY OF THE EXISTING FLORIDA POWER CORPORATION TARPON SPRINGS - ZEPHYRHILLS TRANSMISSION LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGES 72-76 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°28'49"W, ALONG SAID NORTH BOUNDARY, 40.00 FEET TO A POINT ON THE SAID WEST BOUNDARY OF SECTION 22; THENCE N00°01'40"W, ALONG SAID WEST BOUNDARY, 1250.06 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINING 102,197 SQUARE FEET (2.346 ACRES), MORE OR LESS.

PARCEL "B":

COMMENCING AT THE SW CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING ALSO THE NW CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE N00°25'50"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1850.26 FEET; THENCE S89°33'38"E, 76.23 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF MEADOW POINTE BOULEVARD (140' RIGHT-OF-WAY), SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S89°48'16"E, ALONG THE NORTH BOUNDARY OF "AREA J" AS DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5615, PAGES 299-311 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 20.00 FEET; THENCE S00°27'52"W, 164.87 FEET; THENCE S06°40'48"W,

55.07 FEET TO A POINT ON THE AFORESAID PROPOSED EAST RIGHT-OF-WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1860.00 FEET AND A CHORD BEARING AND DISTANCE OF N03°11'39"W 219.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID PROPOSED RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 220.11 FEET TO THE POINT OF BEGINNING.
PARCEL "B" CONTAINING 3,165 SQUARE FEET (0.073 ACRES), MORE OR LESS.


DONALD E. STANALAND: 3/23/04
PROFESSIONAL LAND SURVEYOR
NO. 1577, STATE OF FLORIDA
HARRY W. MARLOW, INC.
CERTIFICATE OF AUTHORIZATION NO. LB938

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Update will be on the next month agenda.	NA	Jason Liggett
2	Street Tree Project			Permits got approved and the project will start soon.	NA	Scott Page and District Manager
3	Fiscal Year 2022-2023 Budget			Proposed Budget is in May	May-23	District Manager
4	Pressure Washing			Approved in January	Feb-23	Clubhouse Manager
5	Erosions			Will be discussed at the May Meeting	Feb-23	District Engineer
6	HAS Project			Updates will be provided at the May Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals from Juniper.	Jun-23	Juniper
8	Volleyball Fence Proposal			The Board will decide if they will move forward at the next month meeting.	Jun-23	Clubhouse Manager
9	Debris at Parkmonte			Completed	Mar-23	Juniper
10	Palm Installation Proposal			The Board approved on February 8, 2023 not to exceed 60,000.	Jun-23	Field Analyst
11	Pot Hole Project			This was approved on February 8, 2023. District Engineer will provide an update at the next meeting	Jun-23	District Engineer
12	Juniper Surcharge Credit			Completed	Mar-23	District Manager
13	Juniper Landscaping Mowing Credit			Completed	Mar-23	District Manager
14	O'Neil Tree Removal near Tennis Court			This was approved on April 12, 2023	Jun-23	District Manager
15	CDD/MPV-A HOA Agreement			The Board will discuss at the Budget Workshop	May-23	Board of Supervisors
16	Trash Services			Waiting on proposals from other vendors.	May-23	District Manager
17						
18						
19						
20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Update will be on the next month agenda.	NA	Jason Liggett
2	Street Tree Project			Permits got approved and the project will start soon.	NA	Scott Page and District Manager
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17						
18						
19						
20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item

Stantec

FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Meadow Pointe IV- Pond 88 Erosion Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Bellmeade Ct Meadow Pointe IV Pond 88 Erosion Review

General: Stantec received a report of erosion on pond 88 located within Meadow Pointe IV community. During our onsite review we observed low water levels due to the time of year. Once rainy season starts the pond will fill up. Minor erosion below the normal water line was observed. During our onsite review we did observe an area in a landscape bed that was showing signs of erosion. We recommend coordinating with landscape contractor to repair the bed and stabilize to eliminate erosion at this location. Refer to location 3 on the map below for location as well as photo documenting the condition during our onsite review.

Report By: BTW

Location map:



Location 1: Photo documenting low water levels.



Location 2: Photo documenting low water levels.



Location 3: Erosion observed in landscape bed. Recommend reviewing with the landscape company to eliviate the issue.



Stantec

FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Meadow point IV – Pond 79 Erosion Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

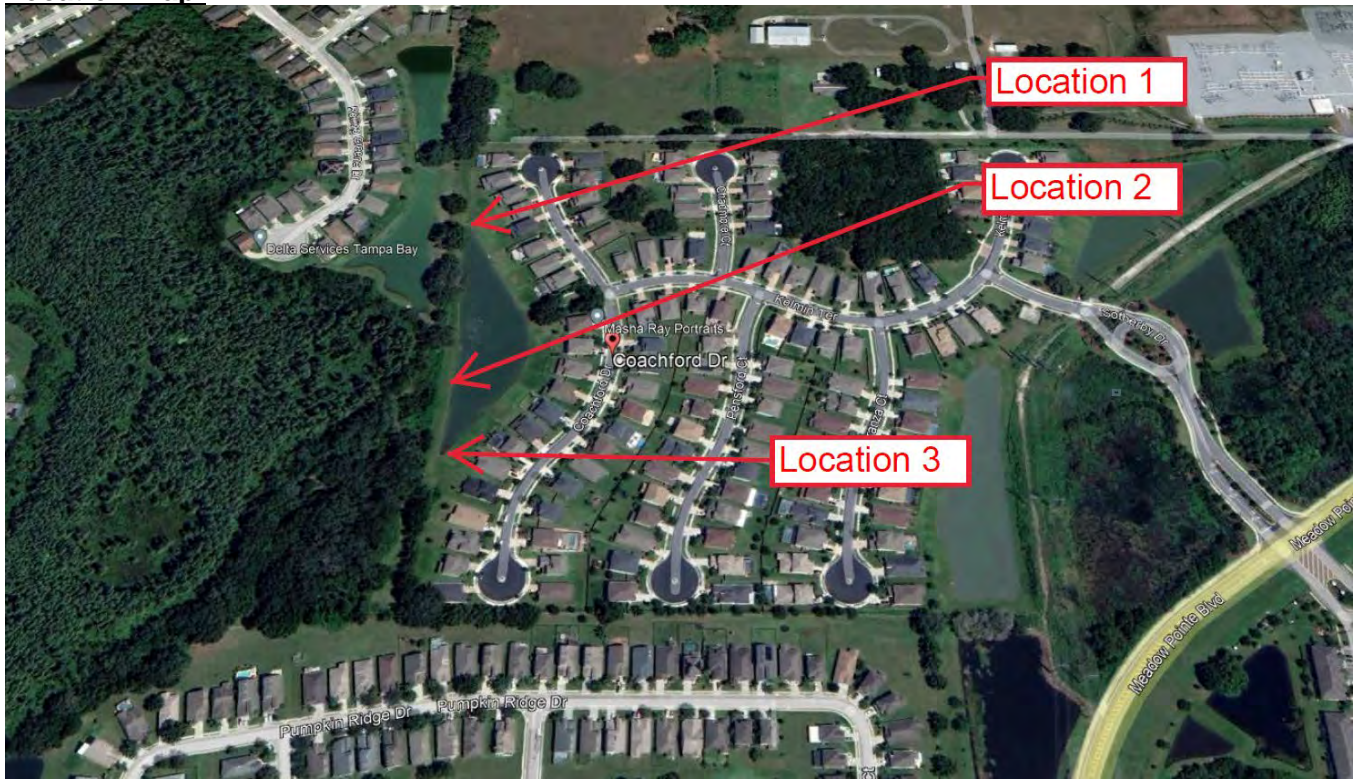
Description of Work Activity:

Location: (Street Names/MH#,s, etc.) Coachford Dr Meadow Pointe IV Pond 79 Erosion Review

General: Stantec received reports of erosion on pond 79. During our onsite review we observed signs of erosion and mitered end section (MES) erosion and undermining of the structure. We also observed overgrown vegetation around the existing control structure and outfall. Below is a map showing the locations of the areas observed that require repair.

Report By: BTW

Location map:



Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Erosion is also occurring on the upstream side of the mitered end section. Prior to repair, contractor is to expose the upstream pipe joint to verify there is not an issue. If there is an issue with the joint the contractor is to construct a concrete collar per FDOT standard detail and restore the area to its original condition. Contractor to provide a separate line item on the proposal in case this is needed.

Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Overgrown vegetation around outfall structure. Clear 5ft around the outfall structure and ensure proper flow.



Location 3: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



 **Stantec**
FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4

Project Name: Meadow Pointe 4 – Pond 50 Erosion Review

Project Number: 238200386

Stantec Representative (s): Braydon Woodcock

Contractor: N/A

County / Consultant / Developer Representatives on Site: N/A

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog

Rain: None Light Heavy Showers

Soil Conditions: Dry Wet Extremely Wet

Effects of Weather on Major Work Items None <50% affected >50% affected No Work

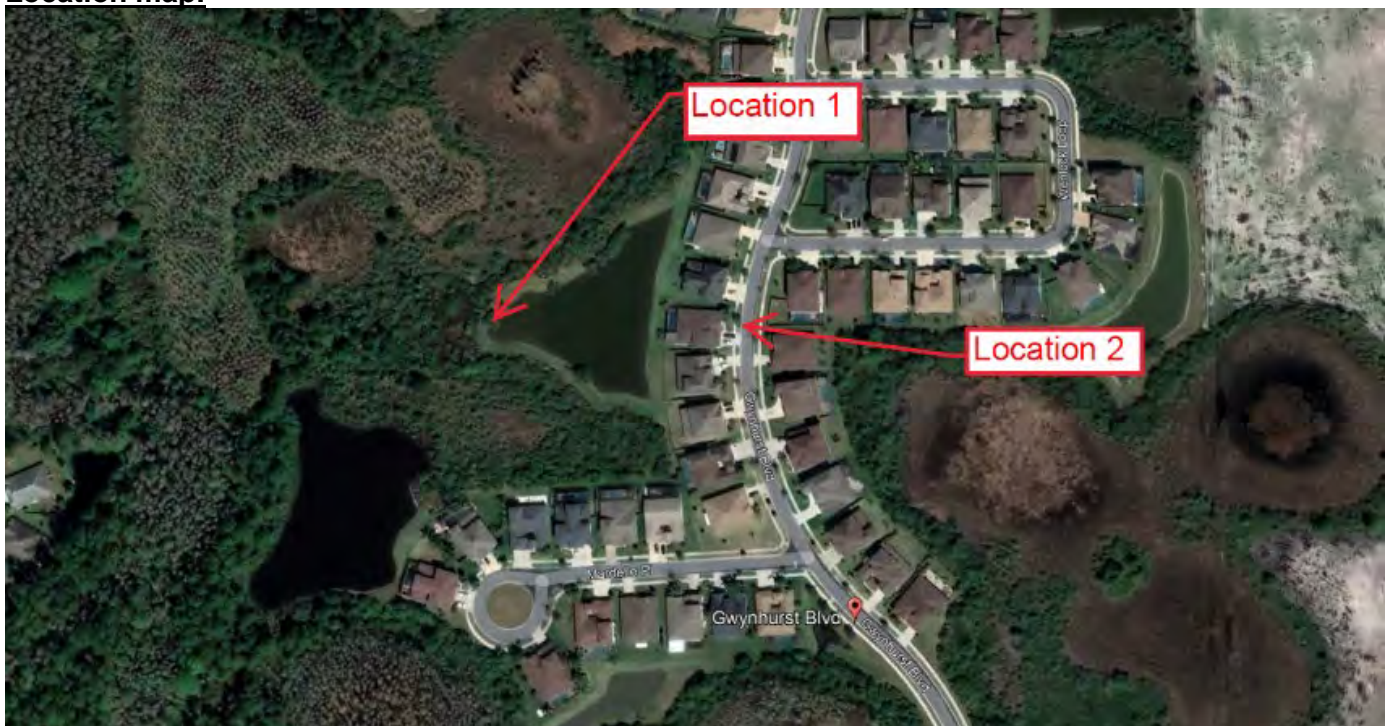
Description of Work Activity:

Location: (Street Names/MH#s, etc.) Gwynhurst Blvd. Meadow Pointe IV, Pond 50

General: Stantec received a report of broken concrete sidewalk in front of Pond 50. Based on our review we found three panels of sidewalk depressing and cracking. We recommend removal and replacement of the sidewalk at the elevation to match the surrounding panels. This area is holding water due to a low spot in the sidewalk. The grass on either side of the sidewalk has grown to be higher than the sidewalk causing water to stand on the sidewalk without relief. We recommend installing a concrete flume from the sidewalk to the curb to allow the water to discharge to the road. We also reviewed the control structure located on pond 50 and found overgrown vegetation at the outfall structure. Overgrown vegetation is to be removed 5' around the existing structure. The map and photos below document our review and recommendations.

Report By: BTW

Location map:



Location 1: Overgrown vegetation around outfall structure. clear 5ft around the structure.

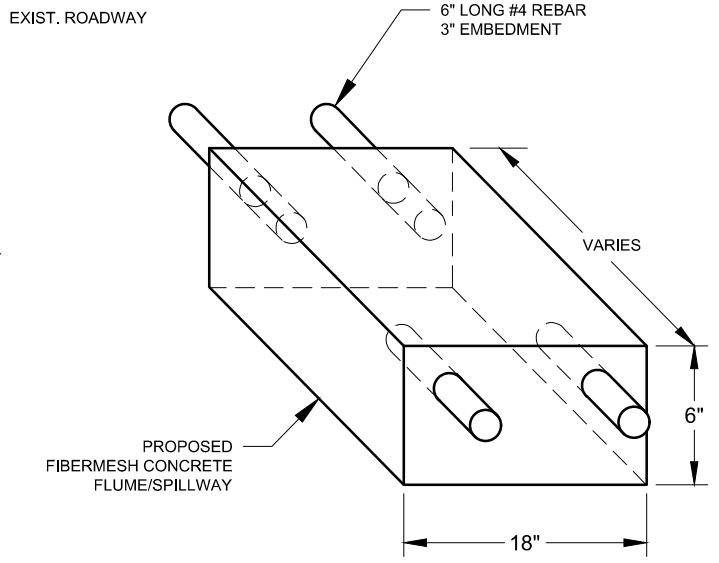
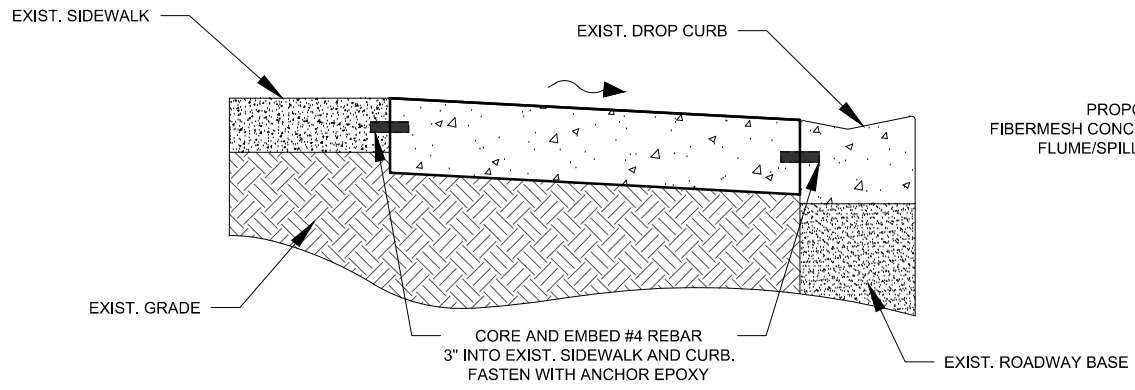
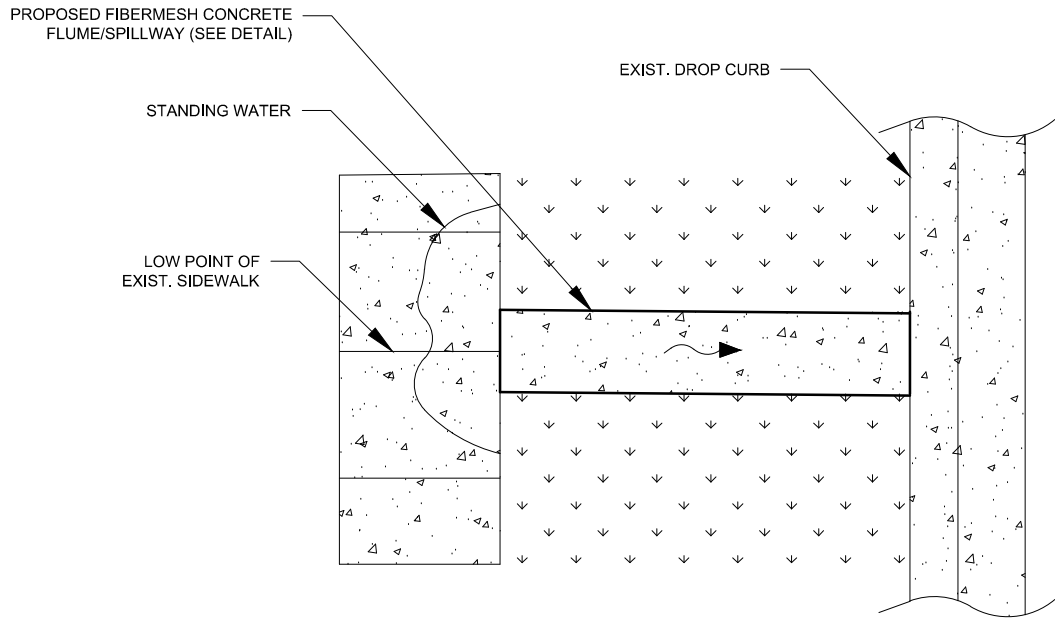


Location 2: Cracked sidewalk remove and replace 3 panels of concrete sidewalk and sod all disturbed areas.



Location 2 Continued: Remove and replace 3 existing panels of sidewalk and construct concrete flume per detail included in this report.





CONCRETE FLUME
DETAIL
 N.T.S.

Tab 8

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, April 12, 2023, 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:

Michael Scanlon	Board Supervisor, Chairman
Scott Page	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
George Lancos	Board Supervisor, Assistant Secretary

Also present were:

Scott Page	Board Supervisor, Vice-Chairman <i>(via conference call)</i>
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Angel Rivera	Juniper Landscape
Doug Agnew	Advanced Aquatics
Greg Woodcock	District Engineer, Cardno
Jillian Minichino	District Manager, Rizzetta & Company, Inc.
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Scanlon 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 - Items not on Agenda

There were no audience comments put forth.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

The Board reviewed the Deputy's written report.

B. Amenity Management

Ms. Stanger reviewed her March Amenity Report. She mentioned the incident at the Clubhouse. Ms. Stanger stated that she withheld \$100.00 of the deposit.

Ms. Stanger noted that the incident with the gates was caused by a malfunction. The Board requested that Ms. Stanger put the gate process in the newsletter.

Mr. Page asked about stone repairs to the Provence call box, apparently damaged by a vehicle making contact with the structure. Ms. Stanger is having Romannier Graphics provide an estimate to repair.

It was stated that Pond 88 in Provence-H has structural damage. Mr. Woodcock will investigate the pond.

C. Aquatic Maintenance Report

Mr. Agnew presented his report to the Board. There were no comments or questions put forth.

D. Landscape Inspection Services

1. February Landscape Inspection Report

Mr. Adams presented the report to the Board.

A discussion ensued regarding dead grass at Parkmonte Dr. Mr. Rivera stated that some sprinklers were fixed. The Board asked for an update on the cutback project and specifically that Mr. Liggett take a look at the cutback area next to Meadow Point V.

Mr. Adams will reach out to the insurance company to put in a claim for the damage to the left entrance gate at Englave.

2. Juniper Response to the Landscape Inspection Report

A response to the landscape report was not received in time to be included in the agenda.

3. Consideration of Juniper's Proposal to Remove Debris from District Fence

The Board reviewed the proposal to remove debris from a District's fence.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved Juniper Landscape's proposal to remove debris from the District's fence located within Meridian off of Bourneville terrace at a cost of \$608.31 for the Meadow Pointe IV Community Development District.

97 **4. Consideration of O'Neil's Proposal for Tree Removal near the Tennis**
98 **Court**
99

100 The Board reviewed the proposal for tree removal near the tennis court.
101

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors approved O'Neil's Tree Service proposal for tree removal near the tennis court as presented for the Meadow Pointe IV Community Development District.

102 **5. Update on Duke Energy**

103 Mr. Rivera will provide a schedule this week. Ms. Stranger will put the
104 schedule in the newsletter.
105

106 **6. Update on Street Trees**

107 Mr. Rivera stated that the permit was just approved. The Board would like the
108 schedule put in the newsletter once it is received.
109

110 **E. District Counsel**

111 A discussion ensued regarding the Pool Works resurfacing and ethics training.
112 Mr. Adams will reach out to the insurance company to put in a claim for the
113 damage to the left entrance gate at Englave.
114

115 The Board requested that Mr. Adams obtain an update on the fence being
116 installed by the developer for Wynfields South, adjacent to the Windsor
117 neighborhood.
118

119 **F. District Engineer**

120 The Board held a discussion regarding signage, releasing payment for Hollis, and
121 budget increase to \$35,000 for District Engineer.
122

123 On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved Change Order increasing the FY 2022/2023 Budget for District Engineer to \$35,000 for the Meadow Pointe IV Community Development District.

124
125 The Board discussed and agreed to release payment for the work completed
126 by Hollis from Harris Romaner completed last year as part of the ongoing sign
127 project.

128 Mr. Scanlon will send Mr. Woodcock an email regarding concerns with
129 sidewalk/road issues on Firemoss Lane.

130 The Board inquired about the HA-5 asphalt. Mr. Adams stated that as soon as
131 he receives an update, he will share it with the Board.

132 The Board entertained audience comments regarding potholes and a missing
133 sign at White Willow Dr. It was noted that the potholes will be repaired next
134 week.
135

136 **G. District Manager**

137 Mr. Adams presented his report and the financial statements to the Board.

138
139 A discussion ensued regarding a late fee on the Frontier bill, the commissioner,
140 waste collection, solar panel, and street trees. Mr. Adams introduced Jillian
141 Minichino to the Board.

142
143 It was noted that the Commissioner is willing to meet with a member of the Board.
144 Mr. Scanlon offered to meet him. It was further noted that the District would need
145 to hire a vendor outside of TECO to complete the proposed solar panels project.

146
147 Mr. Adams reminded the Board that the next regular meeting will be held on May
148 10, 2023, at 10:00 a.m. and reminded them that their budget workshop meeting
149 is scheduled for March 20, 2023 at 9:00 a.m.

150
151 **FIFTH ORDER OF BUSINESS** **Update on CDD/MPV-A HOA**
152 **Agreement**

153
154 The Board tabled this item until their next meeting. Mr. Lancos will meet with the HOA
155 at the end of the month.

156
157 **SIXTH ORDER OF BUSINESS** **Ratification of SAAS Proposal to**
158 **Remove Panels and Replace Gate**
159 **Hinges**

160
On a motion from Ms. McNeil, seconded by Mr. Lancos, with four in favor and one
abstaining, the Board of Supervisors ratified the approval of the SAAS Proposal to remove
panels and replace gate hinges at a cost of \$9,574.00 for the Meadow Pointe IV
Community Development District.

161
162 **SEVENTH ORDER OF BUSINESS** **Consideration of Waste Connections**
163 **Proposal for Trash Services**

164
165 Mr. Adams presented Waste Connections proposal for trash services. A discussion
166 ensued regarding yard waste, bulk items, recycling. The Board decided to table this item
167 until their next meeting.

168
169 **EIGHTH ORDER OF BUSINESS** **Update on Fiscal Year 2023/2024**
170 **Proposed Budget**

171
172 Mr. Adams informed the Board that they will be approving their proposed budget for
173 fiscal year 2023/2024 at their May meeting.

174
175 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
176 **of Supervisors Workshop Meeting held**
177 **on March 1, 2023**

178
179 The Board reviewed and approved the minutes for the March 1, 2023, workshop
180 meeting.

On a motion from Mr. Lancos, seconded by Ms. Sholl, with all in favor, the Board approved the minutes of the Workshop Meeting held on March 1, 2023, for the Meadow Pointe IV Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Regular Meeting held
on March 8, 2023**

A request was made for a minor revision relative to who was in attendance.

On a motion from Mr. Page, seconded by Ms. McNeil, with four in favor and one abstaining, the Board approved the minutes of the Regular Meeting held on March 8, 2023, as revised, for the Meadow Pointe IV Community Development District.

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ELEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Budget Workshop
Meeting held on March 20, 2023**

The Board reviewed and approved the revised minutes for the March 20, 2023, budget workshop meeting.

On a motion from Mr. Lancos, seconded by Ms. Sholl, with all in favor, the Board approved the minutes of the Budget Workshop Meeting held on March 20, 2023, for the Meadow Pointe IV Community Development District.

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TWELFTH ORDER OF BUSINESS

**Consideration Operations &
Maintenance Expenditures for
February 2023**

The Board reviewed the Operations and Maintenance Expenditures for February 2023 in the amount of \$122,487.58.

The Board discussed various invoices and the services they represent.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board ratified the February 2023 Operations and Maintenance Expenditures in the amount of \$122,487.58 for the Meadow Pointe IV Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Supervisor Forum

It was discussed that Mr. Adams will follow up with Mr. Lancos regarding the Action Item List and then forward it to the rest of the Board.

218 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**
219

220 On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisor
221 adjourned the meeting at 11:33 a.m. for the Meadow Pointe IV Community
222 Development District.
223

220
221
222 _____
223 **Assistant Secretary**

220
221
222 _____
223 **Chair/Vice Chair**

DRAFT