

MINUTES OF MEETING

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

MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, August 10, 2022 at 5:01 p.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Megan McNeil	<b>Board Supervisor, Chairman</b>
Liane Sholl	<b>Board Supervisor, Vice-Chairman</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments at this time.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Report**

The Board received the Deputy report.

**B. Field Inspection Report**

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

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

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

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

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

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

**C. Aquatic Maintenance**

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

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

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

**D. District Counsel**

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

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

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

101  
102  
103  
104  
105  
106  
107  
108  
109

**E. District Engineer Report**

Mr. Woodcock presented his engineer report to the Board.

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

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

110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123

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

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

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

124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142

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

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

**F. Amenity Management**

The Board received the Amenity Report from Ms. Stanger.

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

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

143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
  
170  
171  
172  
173  
174  
175  
  
176  
177  
178  
179  
180  
181  
182  
183

Ms. Stanger will work with Robert on getting this issue resolved.

**G. District Manager**

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

Mr. Adams reminded the Board that the next regular meeting will be held on September 14, 2022 at 10:00 a.m.

Mr. Adams reviewed the June 2022 Financial Statement with the Board. There were no questions or concerns.

**FIFTH ORDER OF BUSINESS**

**Discussion of District Landscape Responsibilities**

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

**SIXTH ORDER OF BUSINESS**

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

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2022/2023 Budget and Levying of Assessments for Meadow Pointe IV Community Development District.

The Board heard audience comments regarding the formula to develop the Road Reserves, specifically questioning the length of roads; the accuracy of the data presented; the audit being posted on the website, and the plan for the \$50K landscape improvement project to conceal the work performed by Duke Energy in Provence

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

**SEVENTH ORDER OF BUSINESS**

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

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

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

184  
185 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2022-06,**  
186 **Levying O&M Assessments and**  
187 **Certifying an Assessment Roll**  
188

189 Mr. Adams presented Resolution 2022-06, Levying O&M Assessments and  
190 Certifying Assessment Roll to the Board of Supervisors.  
191

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

192  
193 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2022-07,**  
194 **Setting the Meeting Schedule for**  
195 **Fiscal Year 2022/2023**  
196

197 Mr. Adams presented Resolution 2022-07, Setting the Meeting Schedule for  
198 Fiscal Year 2022/2023 to the Board of Supervisors.  
199

200 The Board held a brief discussion regarding dates and times for next fiscal year.  
201 They agreed that they would like to change the night meetings to be changed to the  
202 months of February, May, August, and November. The rest of the meetings will be held in  
203 the morning.  
204

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

205  
206 **TENTH ORDER OF BUSINESS** **Consideration of Waste Connections**  
207 **Agreement and Garbage Contract**  
208 **Addendum**  
209

210 The Board reviewed the revised Waste Connections Agreement. They had  
211 questions regarding the number of homes listed in the agreement and about weekly  
212 recycling. The Board did not make a motion to accept this agreement and asked that Mr.  
213 Babbar create a formal agreement and present it at the next meeting.  
214

215 **ELEVENTH ORDER OF BUSINESS** **Consideration of Fourth Addendum to**  
216 **Rizzetta Professional District Services**  
217 **Contract**  
218

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

223

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

224  
225 **TWELFTH ORDER OF BUSINESS** **Consideration of WHCS Swim Team**  
226 **Proposal**  
227

228 After review and discussion, the Board agreed to accept the WHCS Swim Team  
229 Proposal to conduct swim lessons at the Clubhouse. The Board asked Ms. Stanger to  
230 check with MPIO and see how the experience is with the WHCS Swim team and report  
231 back to the Board.  
232

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

233  
234 **THIRTEENTH ORDER OF BUSINESS** **Discussion of Street Tree Removal**  
235 **and Replacement**  
236

237 Mr. Page, liaison for the street tree project, presented the information he has  
238 gathered for this project. He suggested starting with Shellwood, then moving to Winsor,  
239 Provence and Enclave.  
240

241 Mr. Burton gave his feedback on the process and recommended having an arborist  
242 come out and do an inspection before starting any work.  
243

244 Mr. Page and Mr. Adams will collect proposals for respective landscaping  
245 companies over the next month and will present them at the next meeting.  
246

247 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
248 **of Supervisors' Regular Meeting held**  
249 **on June 8, 2022**  
250

251 Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held  
252 on June 8, 2022.  
253

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

254  
255 **FIFTEENTH ORDER OF BUSINESS** **Consideration Operations &**  
256 **Maintenance Expenditures for April**  
257 **2022**  
258

259 The Board received the Operation and Maintenance Expenditures for May 2022  
260 (\$189,572.89) & June 2022 (\$89,613.04).  
261

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

262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279

**SIXTEENTH OF BUSINESS**

**Audience Comments on Other Items**

There were no audience comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Forum**

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

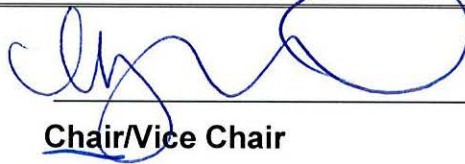
**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

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



**Assistant Secretary**



**Chair/Vice Chair**