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

Present and constituting a quorum:

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

Also present were:

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

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**







107 **B. District Counsel**

108 No Report.

109  
110 **C. District Engineer**

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

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

116  
117 The Board discussed pond erosion repairs at 4240 Balmoral Ct. Mr.  
118 Woodcock recommended waiting until after the rainy season to repair this  
119 pond.

120  
121 They also discussed erosion repairs for the pond at 31055 Edendale Dr.  
122 Mr. Woodcock presented a proposal from Site Masters to remediate the  
123 erosion at 31055 Edendale Drive in the amount of \$20,000.

124  

On a Motion by Mr. Page, seconded by Ms. McNeil, the Board of Supervisors approved the Site Masters Proposal to remediate Pond Erosion at 31055 Edendale Drive in the amount of \$20,000 for Meadow Pointe IV Community Development District.
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125  
126 **D. Landscape Inspection Report**

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

128  
129 Mr. Liggett mentioned in his report that the Boulevard has not been mowed.  
130 Mr. Burton said it was not mowed due to the weather. Mr. Liggett asked Mr.  
131 Burton for an extra mow.

132  
133 Mr. Liggett went on site to assess conservation areas for cutbacks, noting  
134 that some work was done and more work is required, which will be  
135 addressed at the next meeting.

136  
137 Mr. Liggett and Mr. Scanlon will meet with the residents in Provence in  
138 September to discuss the Duke Energy project.

139  
140 Mr. Page noted that Ponds 85 and 86 are not being mowed. He also asked  
141 that drainage options be examined along the MP Blvd right-of-way outside of  
142 Enclave.

143  
144 **E. Landscaping Proposals**

145 **1. Consideration of Juniper Hurricane Action Plan**

146



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

149  
150 **2. Consideration of Juniper Proposal for Playground Mulch.**

151  
152 The Board reviewed and accepted the proposal for Playground Mulch in the  
153 amount of \$8,296.  
154

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

155  
156 **3. Consideration of Juniper Proposal for Volleyball Court Renovation**

157  
158 The Board reviewed this proposal and asked for it to be revised to reflect  
159 monthly services. Juniper will revise this proposal and provide to Mr. Adams  
160 for the next meeting.

161  
162 **4. Consideration of Juniper Proposal for Shellwood Clock**  
163 **Replacement.**

164  
165 The Board reviewed and accepted the proposal for the Shellwood Clock  
166 Replacement in the amount of \$541.74. Mr. Page noted that such an  
167 expenditure is not included in the annual assessment calculation for  
168 neighborhood services and recommended that this and other  
169 necessary/unplanned expenditures be captured and added to specific  
170 neighborhood assessments in the next fiscal year.  
171

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

172  
173 **F. Aquatics Maintenance Report**

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

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

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

181  
182 Mr. Page mentioned that the pond at the end of the Board Walk in Meridian  
183 looks like a trash dump. Mr. Scanlon said he understands that the likely





225 there were several amendments.

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

230  
231            The Board received the Operation and Maintenance Expenditures for July 2022 in  
232 the amount of \$105,576.44. Mr. Page asked that the Hog Removal Trapper invoice  
233 specify where hogs were found/captured to better inform the Board of where problems  
234 exist.

235  

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

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

238  
239            The Board heard audience comments regarding the expectation of the Duke Energy  
240 Project and the lack of substance in the minutes.

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

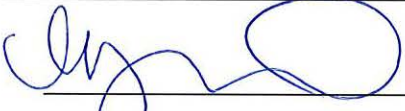
243  
244            The Board requested that Street Tree and Duke Energy updates be listed on the  
245 agenda every month. They would also like a proposal for cameras on the courts.

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250 **FIFTEENTH ORDER OF BUSINESS**                      **Adjournment**

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

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257 **Assistant Secretary**

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257 **Chair/Vice Chair**

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