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2 **MINUTES OF MEETING**
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4 *Each person who decides to appeal any decision made by the Board with respect to*
5 *any matter considered at the meeting is advised that person may need to ensure that a*
6 *verbatim record of the proceedings is made, including the testimony and evidence upon*
7 *which such appeal is to be based.*
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9 **MEADOW POINTE IV**
10 **COMMUNITY DEVELOPMENT DISTRICT**
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12 The regular meeting of the Board of Supervisors of the Meadow Pointe IV
13 Community Development District was held on **Wednesday, October 12, 2022 at 10:00**
14 **a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley
15 Chapel, FL 33543.
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17 Present and constituting a quorum:

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19	Megan McNeil	Board Supervisor, Chairman
20	Liane Sholl	Board Supervisor, Vice-Chairman
21	Susan Fischer	Board Supervisor, Assistant Secretary
22	Scott Page	Board Supervisor, Assistant Secretary
23	Michael Scanlon	Board Supervisor, Assistant Secretary
24		(via conference call)
25		

26 Also present were:

27		
28	Darryl Adams	District Manager, Rizzetta & Co. Inc.
29	Lori Stanger	Clubhouse Manager
30	Carmen Torres	Assistant Clubhouse Manager
31	Vivek Babbar	District Counsel, Straley, Robin, & Vericker
32	Tonja Stewart	District Engineer, Stantec (via conference call)
33	Josh Burton	Juniper Landscape
34	Angel Rivera	Juniper Landscape
35	Jason Liggett	Landscape Inspection Manager
36		(via conference call)
37	Doug Agnew	Advanced Aquatics
38	Greg Woodcock	Stantec
39		

40	Audience	Present
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42 **FIRST ORDER OF BUSINESS** **Call to Order**
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44 Mr. Adams called the meeting to order and performed roll call confirming a quorum
45 for the meeting.
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47 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**
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49 All present at the meeting joined in the Pledge of Allegiance.
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THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

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

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

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

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

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

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

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

B. Aquatics Maintenance Report

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

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

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

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C. District Counsel

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

D. District Engineer

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

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

E. Amenity Management

Ms. Stanger presented her report to the Board.

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

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

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

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

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

F. District Manager

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

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

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

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

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

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

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156 **FIFTH ORDER OF BUSINESS** **Discussion of Audience Comments**

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

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165 **SIXTH ORDER OF BUSINESS** **Consideration of Revised Minutes of**
166 **the Board of Supervisors' Regular**
167 **Meeting held on August 10, 2022**
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169 Mr. Adams presented the revised minutes of the Board of Supervisors' regular
170 meeting held on August 10, 2022.

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

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173 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
174 **of Supervisors' Regular Meeting held**
175 **on September 14, 2022**
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177 Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held
178 on September 14, 2022.

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

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181 **EIGHTH OF BUSINESS** **Audience Comments on Other Items**

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183 There were no audience comments presented at this time.

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185 **NINTH ORDER OF BUSINESS** **Supervisor Forum**

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

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

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TENTH ORDER OF BUSINESS

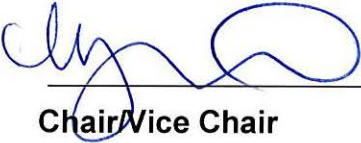
Adjournment

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

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Assistant Secretary



Chair/Vice Chair