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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.*

8
9 **MEADOW POINTE IV**
10 **COMMUNITY DEVELOPMENT DISTRICT**

11
12 The regular meeting of the Board of Supervisors of the Meadow Pointe IV
13 Community Development District was held on **Wednesday, November 9, 2022 at 5:00**
14 **p.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley
15 Chapel, FL 33543.

16
17 Present and constituting a quorum:

18
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 Vivek Babbar **District Counsel, Straley, Robin, & Vericker**
31 **(via conference call)**
32 Tonja Stewart **District Engineer, Stantec**
33 Angel Rivera **Juniper Landscape**
34 Jason Liggett **Landscape Inspection Manager**
35 **(via conference call)**
36 Doug Agnew **Advanced Aquatics**
37 Greg Woodcock **Stantec**

38
39 Audience **Present**

40
41 **FIRST ORDER OF BUSINESS**

Call to Order

42
43 Mr. Adams called the meeting to order and performed a roll call confirming a
44 quorum for the meeting.

45
46 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

47
48 All present at the meeting joined in the Pledge of Allegiance.
49

50 **THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda
Items**

51
52
53 There were no audience comments presented at this time.

54
55 **FOURTH ORDER OF BUSINESS**

Staff Reports

56
57 **A. Deputy Report**

58 Deputy was present and provided his report for November.

59
60 He mentioned that other sections of Meadow Pointe have already had
61 packages stolen from homes and suggested sending something out to the
62 community reminding them to keep a close eye on any packages that may be
63 delivered over the holiday season.

64
65 Also, he spoke with the project manager about road work being done at the
66 corner of 54 and Meadow Pointe Blvd. The project manager informed the
67 Deputy that the road project should be done by the end of November.

68
69 There was a brief discussion regarding crosswalks on the main roads. The
70 Board requested Ms. Stanger add the County's information in the newsletter
71 so residents can submit their requests for crosswalks.

72
73 **B. Aquatics Maintenance Report**

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

75
76 The Board asked if the issue at Pond 64 has been resolved. Mr. Agnew will
77 talk with the CDD at Union Park to see if Meadow Pointe IV can use their
78 easement to treat this pond. He will update the Board at the next meeting.

79
80 Mr. Scanlon brought up his concern with the word "trespassing" on the signs
81 around the ponds. After a brief discussion, the Board agreed to leave the
82 verbiage as is on these signs.

83
84 **C. Landscape Inspection Report**

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

86
87 The Board asked about the maintenance of the empty parcel. Mr. Adams
88 will work with District Counsel and District Engineer to get some answers
89 as to whether this needs to be maintained or not. He will update the Board
90 at the next meeting.

91
92 The Board reviewed and considered the December Annual Changeout
93 Proposal for \$1,875.00.

94
95
On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors approved the annual changeout proposal in the amount of \$1,875.00 for the Meadow Pointe IV Community Development District.

96 The Board reviewed and considered several cutback proposals. After
97 discussion, the Board would like to see a revised proposal from SYTE
98 Landscaping which includes just the Boulevard and clubhouse. This will be
99 tabled to the next meeting.

100
101 The Board reviewed and considered the Juniper Controller Diagnostic
102 Proposal for ratification in the amount of \$1,748.50.
103

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors ratified the controller diagnostic proposal in the amount of \$1,875.00 for the Meadow Pointe IV Community Development District.

104
105 Mr. Liggett gave his update on the Duke Energy project. He will have the
106 drawings on November 25th and will provide the information to Ms. Stanger
107 for the newsletter.

108
109 The Board received an update on the street tree project.
110

111 Mr. Page informed that O'Neil's Tree Service completed the tree inventory
112 of oak trees in the District right-of-way in Shellwood that would be removed,
113 marked those trees with metal tags, and is preparing documents to submit
114 to the County for permits. Mr. Page will draft a notice to inform residents of
115 Shellwood, Windsor, Meridian, Provence, and Enclave of the oak tree
116 removal/replacement program; Ms. Stanger will transmit the notice from the
117 Clubhouse.

118
119 Mr. Page presented a proposed revision of the District Street Tree Policies
120 which modifies the section on approved street trees and provides criteria
121 for the selection, planting, and maintenance of street-trees. After a brief
122 discussion, the Board agreed to these revisions and made a motion to adopt
123 Resolution 2023-02, Updated Street Tree Policies.
124

On a motion from Mr. Page, seconded by Ms. McNeil, the Board of Supervisors adopted Resolution 2023-02, Updated Street Tree Policies for the Meadow Pointe IV Community Development District.

125
126 **D. Amenity Management**

127 Ms. Stanger presented her report to the Board.
128

129 The Board voiced their concern with Rizzetta and Company pushing for
130 Clubhouse events. The Board agreed that they should be notified of such
131 events and would like to be included in making these decisions. Mr. Adams
132 will relay this information to the Director of Amenities Management.
133

134 The Board reviewed and considered the CRT Maintenance Agreement for
135 camera replacement. After a brief discussion, they asked Ms. Stanger to
136 get a proposal for the actual maintenance of the cameras and tabled the
137 agreement to the next meeting.
138

139 The Board reviewed and considered the amenity sign proposal in the
140 amount of \$450.00. They agreed that Ms. Stanger can approve this
141 proposal since it is under her limit.

142
143 Ms. Stanger gave an update on the pool resurfacing project. The Board
144 agreed to table this item to the next meeting.

145
146 **E. District Counsel**
147 No report.

148
149 **F. District Engineer**
150 Mr. Woodcock presented his report to the Board and gave an update on
151 pond erosion.

152
153 Mr. Woodcock presented a change order for District Engineering Services
154 related to FY 2021-2022. He noted that they went over budget by
155 \$2,245.25 due to the operation and maintenance inspections that were
156 done for SWFWMD. The Board had no questions and approved this
157 change order.

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors authorized the change order concerning District Engineering Services as presented for the Meadow Pointe IV Community Development District.

158
159 **G. District Manager**
160 The Board received the District Manager Report from Mr. Adams.

161
162 Mr. Adams reminded the Board that the next regular meeting will be held
163 on December 14, 2022 at 10:00 a.m.

164
165 **FIFTH ORDER OF BUSINESS** **Consideration of Amended Budget for**
166 **FY 2021-2022**

167
168 Mr. Adams presented the FY 2021-2022 Amended Budget to the Board and
169 informed them of the \$40,000 increase. He noted that the irrigation budget was over by
170 \$22,516.00 and the gate repair budget was over by \$11,986.00.

171
172 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**
173 **Amending Budget for FY 2021-2022**

On a motion from Ms. Sholl, seconded by Ms. Fischer, the Board of Supervisors adopted Resolution 2023-01, Amending Budget for FY 2021-2022 for the Meadow Pointe IV Community Development District.

181 **SEVENTH ORDER OF BUSINESS** **Discussion of HOA/CDD Landscaping**
182 **Agreement**

183
184 The Board held a brief discussion regarding the HOA/CDD Landscaping Agreement
185 and agreed to table this item to the January Board meeting.

186
187 **EIGHTH ORDER OF BUSINESS** **Consideration of Revised Minutes of**
188 **the Board of Supervisors' Regular**
189 **Meeting held on October 12, 2022**

190
191 Mr. Adams presented the revised minutes of the Board of Supervisors' regular
192 meeting held on October 12, 2022.

193
On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 12, 2022, as presented, for the Meadow Pointe IV Community Development District.

194
195 **NINTH ORDER OF BUSINESS** **Consideration Operations &**
196 **Maintenance Expenditures for August**
197 **& September 2022**

198
199 The Board received the Operation and Maintenance Expenditures for August 2022
200 (\$116,653.73) & September 2022 (\$145,617.55).

201
On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board approved the O&M Expenditures for August 2022 in the amount of \$116,653.73 & September 2022 in the amount of \$145,617.55 for the Meadow Pointe IV Community Development District.

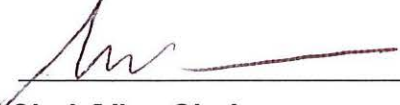
202
203 **TENTH ORDER OF BUSINESS** **Supervisor Forum**

204
205 During the supervisor forum, Ms. McNeil suggested putting together an actual
206 newsletter to send out to the residents with project and community updates instead of just a
207 bulletin. Ms. Stanger will put together a mock newsletter and provide it to the Board for their
208 input.

209
210 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

211
On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved adjourning the meeting at 7:55 p.m. for the Meadow Pointe IV Community Development District.

212
213 
214 _____
215 **Assistant Secretary**

216
217 
_____ **Chair/Vice Chair**