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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, December 14, 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	<b>Board Supervisor, Chairman</b>
20	Liane Sholl	<b>Board Supervisor, Vice-Chairman</b>
21	Scott Page	<b>Board Supervisor, Assistant Secretary</b>
22	Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b>
23	George Lancos	<b>Board Supervisor, Assistant Secretary</b>
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27 Also present were:

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29	Darryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
30	Stacey Gillis	<b>Administrative Assistant, Rizzetta &amp; Co. Inc.</b>
31	Lori Stanger	<b>Clubhouse Manager</b>
32	Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
33	Josh Burton	<b>Juniper Landscape</b>
34	Jason Liggett	<b>Landscape Inspection Manager</b>
35	Doug Agnew	<b>Advanced Aquatics</b>
36	Greg Woodcock	<b>Stantec</b>
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38	Audience	<b>Present</b>
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40 **FIRST ORDER OF BUSINESS** **Call to Order**

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42 Mr. Adams called the meeting to order and performed roll call confirming a quorum  
43 for the meeting.  
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45 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**  
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47 All present at the meeting joined in the Pledge of Allegiance.  
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**THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

There were no audience comments presented at this time.

**FOURTH ORDER OF BUSINESS** **Administer Oath of Office to Newly Appointed Officers**

Ms. Stacey Gillis administered the Oath of Office to Ms. Megan McNeil and Mr. George Lancos before the meeting was called to order.

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03, Designating Officers of the District**

Pertaining to the Board of Supervisors adopting Resolution 2023-03, Designating Officers of the District, on a motion from Mr. Page, seconded by Mr. Lancos, the Board appointed Mr. Michael Scanlon as Chairman for the Meadow Pointe IV Community Development District.

On a motion by Mr. Scanlon, seconded by Ms. Sholl, the Board appointed Ms. Megan McNeil as Vice Chairman and Mr. George Lancos, Mr. Scott Page & Ms. Liane Sholl as Assistant Secretaries for the Meadow Pointe IV Community Development District.

Also, the Board appointed Mr. Bob Schleifer as Secretary and Mr. Daryl Adams, Mr. Matthew Huber & Mr. Lynn Hayes as Assistant Secretaries for signature purposes only.

**SIXTH ORDER OF BUSINESS** **Staff Reports**

**A. Deputy Report**

The Deputy's report was reviewed. The Board discussed a proper balance between patrolling within neighborhoods and patrolling along Meadow Pointe Blvd and Oldwoods Ave, adjacent neighborhoods.

**B. Amenity Management**

Ms. Stanger presented her report to the Board.

The vendor which damaged the dumpster gate frame has agreed to pay for damages, which occurred when installing playground mulch.

Mr. Page requested an email blast be sent to residents reminding them that fishing is not permitted in the ponds.

The Board held a brief discussion regarding a dead deer on Oldwoods Ave near Meridian. Mr. Liggett offered to remove the deer at no cost.

Mr. Page mentioned that residents have complained about tripping hazards on Meadow Pointe Blvd. The Board would like to invite the County

93 Commissioner to a future meeting, in part, to learn of plans for repairs  
94 and/or widening of the road.

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96 Ms. Stanger presented the CRT Proposal and Maintenance Agreement to  
97 replace three, old and defective cameras at the Clubhouse.  
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On a motion from Mr. Page, seconded by Ms. McNeil, the Board of Supervisors approved the CRT Proposal for three Camera Replacements in the amount of \$3,838 from the Reserve Fund for the Meadow Pointe IV Community Development District.

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100 Action on the CRT Maintenance Agreement was deferred, as this was not  
101 budgeted, and the Board requires actual prices to consider.

102  
103 The Board reviewed and considered two proposals for pool resurfacing.  
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On a motion from Mr. Scanlon, seconded by Mr. Page, the Board of Supervisors approved The Pool Works proposal in the amount of \$78,276, from the Reserve Fund. This project is scheduled to begin April 2024 and will take about 4 weeks to complete. Mr. Babbar will prepare a formal agreement and present it to the Board upon completion.

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106 Ms. Stanger talked about pressure washing sidewalks and curbs at the  
107 exterior of neighborhood gates. The Board agreed to have this as an agenda  
108 item for the next meeting.

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110 **C. Aquatics Maintenance Report**

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

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113 Mr. Agnew is still having issues accessing Pond 64. Mr. Woodcock is still  
114 working with the other Board to get access.

115  
116 Mr. Agnew presented the 2023 Aquatic Services Renewal with an increase  
117 of \$219 per month making the monthly charge \$4,604.  
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On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors approved the 2023 Aquatic Services Renewal with the new monthly charge of \$4,604.00 for the Meadow Pointe IV Community Development District.

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120 **D. Landscape Inspection Report**

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

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123 Mr. Liggett mentioned that there are several ant mounds throughout the  
124 District and asked that Juniper continue to service them.

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126 Mr. Liggett also asked that Juniper limit the amount of water used on  
127 Meadow Pointe Blvd and in front of Meridian as it is all weeds.  
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129 Mr. Page noted that there is a large tree limb laying alongside Meadow  
130 Pointe Blvd, near the Chancey Rd intersection. The Board asked Mr. Liggett  
131 to have it removed.

132  
133 Mr. Page again raised the issue of old and decrepit signs which were  
134 installed many years earlier to advertise for Cal-Atlantic Homes and for  
135 Union Park at the northwest corner of Meadow Pointe Blvd and SR56. He  
136 asked that the District remove or have these signs removed. The Board  
137 asked that a 30-day notice be given to remove all signs from CDD property.  
138 They would also like Mr. Adams to see if there is a licensing marketing  
139 agreement already in place.

140  
141 The Board reviewed the SYTE Cutback proposals, one in the amount of  
142 \$24,600 and the other for \$16,250. After some discussion, the Board agreed  
143 to approve the proposal for \$24,600.

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On a motion from Ms. McNeil, seconded by Mr. Page, the Board of Supervisors approved the SYTE Cutback Proposal in the amount of \$24,600 for the Meadow Pointe IV Community Development District.

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146 Mr. Liggett gave an update on the Duke Energy RFP for Tree Installation.  
147 He is waiting on two more proposals and should have everything for the  
148 next Board meeting.

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150 The Board asked that an email blast be sent to residents informing them of  
151 the Duke Energy Project.

152  
153 Mr. Page provided an update on street tree removal/replacement in  
154 Shellwood Place. The vendor has submitted documents to the County to  
155 obtain permits so they can start this project, hopefully in January.

156  
157 The vendor noted that the County will have concerns about homes where a  
158 street tree was removed but not replaced. A resident clarified that those  
159 were oak trees removed by the District and the District replaced the tree  
160 elsewhere within the neighborhood. Mr. Liggett believes there is paperwork  
161 to support that action.

162  
163 Mr. Page raised an issue of a Mahoe Hibiscus tree planted in the District  
164 right-of-way at 1792 Whitewillow Dr. in Meridian by the owner without HOA  
165 or CDD approval. The tree is not on the CDD list of approved trees, but Mr.  
166 Liggett and the Board agreed that due to the length of time it has been  
167 planted, to approve of it with stipulations that it be trimmed to not block the  
168 sidewalk or roadway, and that the owner be responsible if tree roots  
169 damage District infrastructure.

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**E. District Counsel**

Mr. Babbar was present and gave the Board an update on the park area behind Shellwood. He informed the Board that it is un-platted, does not have a permit and that the Board can stop maintaining it if they wish. The Board would like to know landscape cost difference if they stop maintaining this area. This will be an item on the agenda for next month.

Mr. Page explained the need for a resident at 2835 Hillard Drive in Enclave to enter a licensing agreement with the CDD, as eight other residents did in 2021. The Board made a motion to allow Mr. Babbar to prepare a licensing agreement addendum for 2835 Hillary Drive to cover the legal cost of \$100.

On a motion from Mr. Scanlon, seconded by Mr. Lancos, the Board of Supervisors agreed to go into a licensing agreement with the resident at 2835 Hillard Drive for the Meadow Pointe IV Community Development District.

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**F. District Engineer**

Mr. Woodcock presented his report and informed the Board of a resident complaint where they are experiencing high water levels within the wetland behind their home located at 1974 Whitewillow Drive. Mr. Lancos noted that the problem, arising as part of new construction and development of the Wynfields community, also seems to be affecting some homes in Windsor. The Board would like Mr. Adams to keep track of the District Engineer's cost for this project, for reimbursement from the developer of Wynfields.

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**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 January 11, 2023, at 10:00 a.m.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors approved the LLS Tax Solutions Arbitrage Engagement Letter for Series 2005 for the Meadow Pointe IV Community Development District.

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On a motion from Ms. McNeil, seconded by Mr. Scanlon, the Board of Supervisors agreed to purchase Christmas Gift Cards and distribute them to District Staff for the Meadow Pointe IV Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on November 9, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held on November 9, 2022.

