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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, January 11, 2023 at 10:00 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	<b>Board Supervisor, Chairman</b>
Megan McNeil	<b>Board Supervisor, Vice-Chairman</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>
George Lancos	<b>Board Supervisor, Assistant Secretary</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>
Angel Rivera	<b>Juniper Landscape</b>
Jason Liggett	<b>Landscape Inspection Manager</b>
Doug Agnew	<b>Advanced Aquatics</b>
Greg Woodcock	<b>District Engineer, Cardno</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**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board heard from Ms. Mill on behalf of the HOA regarding Business Item 5 on the agenda, Discussion of CDD/MPIV - HOA Agreement. Her concerns are fiscal responsibilities, amenities, overspending and lack of leadership and support from the CDD.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Report**

The Deputy's report was reviewed. The Board would like a mass email to be sent to residents informing them of the process to report theft.

**B. Amenity Management**

Ms. Stanger presented her report to the Board.

Mr. Lancos mentioned that the Meridian gate (exit gate) is not aligned. Ms. Stanger will look into this.

Ms. Stanger mentioned that there is a pipe leaking in the pool area. The pool vendor came out to investigate and provided a proposal for \$1,700 to fix the broken pipe.

The Board reviewed the CRT Maintenance Agreement for Camera replacements and held a brief discussion. Ms. McNeil made a motion to approve option # 2 for a quarterly increment of \$1,820.00. The Board would like a quarterly maintenance report to be included.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors approved the CRT Maintenance Agreement and option #2 on the proposal with a quarterly increment of \$1,820.00 for the Meadow Pointe IV Community Development District.

The Board reviewed the Gladiator Pressure Washing proposal in the amount of \$11,660.00. It was noted that the Haven was not included in this proposal which would increase the cost to \$12,020.00. Mr. Page mentioned that there were other items missing as well. The Board agreed to approve this proposal with the requested revisions. Mr. Page will execute the revised proposal outside of the meeting.

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors approved the Gladiator Pressure Washing Proposal, as revised, in the amount of \$12,020.00 for the Meadow Pointe IV Community Development District.

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**C. Aquatics Maintenance Report**

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

It was noted that there are erosion issues at Ponds 73 & 78 and that there is a lot of trash in Pond 64.

Mr. Woodcock let the Board know that he will be having a meeting with Union Park on January 16<sup>th</sup> or the 19<sup>th</sup> about getting access to Pond 64. Once he gets an update, he will let Mr. Adams know so it can be relayed to the Board.

**D. Landscape Inspection Report**

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

Mr. Scanlon asked about the price reduction for mowing costs since they are not cutting the entrance to Union Park.

It was noted that there is a lot of dead material in Parkmont. Mr. Liggett will investigate the area.

The Board reviewed and considered two proposals for the Duke Energy RFP. After some discussion and recommendations, the Board agreed to table the RFP process until the next meeting.

Mr. Liggett provided information from Duke Energy about reducing the noise from the electrical units. Their schedules were delayed due to Hurricane Season and will potentially be done by the end of March.

The Board reviewed and considered Juniper's proposal for Coco Brown Mulch in the amount of \$29,120.00. After some discussion, Mr. Page asked that Juniper provide a new proposal with a breakdown of the cost for each subdivision. Juniper will provide a revised proposal and Mr. Page will approve it outside of the meeting.

<p>On a motion from Mr. Lancos, seconded by Ms. Sholl, the Board of Supervisors approved the Juniper proposal for Coco Brown Mulch, as revised, in the amount of \$29,120.00 for the Meadow Pointe IV Community Development District.</p>
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The Board held a brief discussion regarding the Landscape Contract Addendum and requested that Mr. Straley provide a boundary map to Mr. Woodcock before this addendum is approved. This was tabled to the next meeting.

The Board received a quick update on street trees and were informed that they are still waiting on permits. They should have something this month.

140 **E. District Counsel**

141 Mr. Mark Straley was present and did not have any updates.  
142

143 Mr. Page requested District Counsel to draft an encroachment agreement  
144 for a homeowner that has a fence encroaching 7 ½ feet into CDD Property.  
145 There was a brief discussion as to whether the resident would be charged  
146 for this or not. The Board agreed to charge a NTE \$350 for the  
147 encroachment agreement.  
148

On a motion from Mr. Page, seconded by Ms. McNeil, the Board of Supervisors authorize Mr. Babbar to draft an encroachment agreement with a cost NTE \$350 for the Meadow Pointe IV Community Development District.

149 **F. District Engineer**

150 Mr. Woodcock presented his report to the Board.  
151

152  
153 It was mentioned that there is still some erosion on Pond 36. This is a  
154 pond that had previously been completed. Mr. Woodcock will reach out to  
155 the vendor to get this fixed.  
156

157 There was a discussion regarding old signs and replacing signs that have  
158 been damaged or stolen.

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 February 8, 2023, at 5:00 p.m.  
164

165 **FIFTH ORDER OF BUSINESS**

**Discussion of District Leaders/Liaisons**

166  
167 After a brief discussion, the Board appointed the following Supervisors as liaisons  
168 in the following categories. Mr. Scanlon will be the liaison for Rizzetta Services and Legal  
169 Services, Ms. McNeil will be the liaison for the Club House and Amenities, Ms. Sholl will  
170 be the liaison for Engineering and Aquatics, Mr. Page will be the liaison for Finances,  
171 Budgets & Meeting Minutes and Mr. Lancos will be the liaison for Landscaping.  
172

173 **SIXTH ORDER OF BUSINESS**

**Discussion of CDD/PMIV-HOA Agreement**

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175  
176 The Board discussed the CDD/MPIV-A HOA Agreement and agreed to table this until  
177 the next meeting. Mr. Page will provide maps to Mr. Liggett and Mr. Woodcock. The Board  
178 would also like to schedule a workshop to see what their options are.  
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186 **SEVENTH ORDER OF BUSINESS** **Consideration of the Revised Minutes**  
187 **of the Board of Supervisors' Regular**  
188 **Meeting held on December 14, 2022**  
189

190 Mr. Adams presented the revised minutes of the Board of Supervisors' regular  
191 meeting held on December 14, 2022.  
192

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board approved the revised Minutes of the Board of Supervisors' Regular Meeting held on December 14, 2022, as amended, for the Meadow Pointe IV Community Development District.

193  
194 **EIGHTH ORDER OF BUSINESS** **Consideration Operations &**  
195 **Maintenance Expenditures for**  
196 **November 2022**  
197

198 The Board received the Operation and Maintenance Expenditures for November  
199 2022 in the amount of \$131,091.10.  
200

On a motion from Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board approved the O&M Expenditures for November 2022 in the amount of \$131,091.10 for the Meadow Pointe IV Community Development District.

201  
202 **NINTH ORDER OF BUSINESS** **Supervisor Forum**

203  
204 Mr. Page asked to add "Discussion of District Management Services" to the next  
205 agenda.  
206

207 **TENTH ORDER OF BUSINESS** **Adjournment**  
208

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board approved adjourning the meeting at 12:36 p.m. for the Meadow Pointe IV Community Development District.

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212 **Assistant Secretary** **Chair/Vice Chair**

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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 the 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.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Country Walk Community Development District** was held on **Thursday, January 12, 2023 at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

George O'Connor	<b>Board Supervisor, Vice Chairman</b>
Lou Pagliuca	<b>Board Supervisor, Assistant Secretary</b>
Jami Rekar	<b>Board Supervisor, Assistant Secretary</b>
Alfonso Flores	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vanessa Steinerts	<b>DC; Straley &amp; Robin</b>
Stephen Brletic	<b>DE; BDI Engineering</b>
Angel Rivera	<b>Juniper Landscape</b>
Jason Liggett	<b>Landscape Specialist</b>
Angela Savinon	<b>Clubhouse Manager</b>

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

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board heard from Ms. Natalie Engle in regards to using the clubhouse for community "meet ups" and asked the Board if they would be willing to help market for the monthly meet ups. After a brief discussion, the Board agreed to allow Ms. Engel to use the clubhouse and will assist her in marketing for them as well.

Mr. Bruce Gainer reported that the no fishing sign had been illegally removed. He also asked if a sign can be put up asking residents to pick up after their dogs in the Red Culver area.

49 A resident voiced their concern about the uneven sidewalks in the community. The Board  
50 noted that they would be doing an inspection of the CDD area sidewalks to get them fixed.  
51

52 **THIRD ORDER OF BUSINESS**

**Acceptance of Supervisor Luanne Dennis'  
Resignation**

53  
54  
55 The Board reviewed and accepted Ms. Dennis' resignation. They thanked her for her  
56 services.  
57

On a motion from Ms. Rekar, seconded by Mr. Flores, the Board of Supervisors accepted Ms. Luanne Dennis' resignation for the Country Walk Community Development District.

58  
59 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposals to Remove  
Damaged Grand Oak Limb**

60  
61  
62 The Board reviewed and considered two proposals to remove the damaged Gran Oak tree.  
63 After a brief discussion, they agreed to accept Arborist Aboard's proposal in the amount of  
64 \$2,250.00.  
65

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board of Supervisors accepted the Arborist Aboard proposal to remove the damaged Grand Oak tree in the amount of \$2,250.00 for the Country Walk Community Development District.

66  
67 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

68  
69 **A. Clubhouse Manager**

70 Ms. Savinon presented her monthly report to the Board. There were no questions at this  
71 time.  
72

73 Ms. Savinon talked to the Board about residents not picking up their trash at the pavilion  
74 after having parties and asked if it is possible to start charging residents moving forward.  
75 The Board would like to add "Discussion of Pavilion Rules" to the next meeting agenda.  
76

77 **B. Deputy Report**

78 The Board reviewed the deputy report.  
79

80 The Board asked for a more detailed report moving forward.

81 **C. Aquatic Report**

82 The Board reviewed the Steadfast Aquatics Report.  
83

84 It was noted that Pond 3D, across from the Clubhouse, is not improving. Mr. Riemensperger  
85 will continue to work on this and will report back to the Board once it is rectified.  
86  
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90 **D. Landscape Inspection Report**

91 Mr. Liggett presented his report to the Board.

92  
93 Mr. Adams informed the Board that a resident voiced concerns regarding excess moss on  
94 the trees. The Board asked Mr. Rivera to have his crews pick up the moss when they can  
95 reach it.

96  
97 The Board reviewed and considered a proposal for Coco Brown Mulch in the amount of  
98 \$32,800.00 from Juniper. They would like Mr. Adams to do more research and obtain more  
99 proposals. This was tabled to the next meeting.

100  
101 **E. District Counsel**

102 Ms. Steinerts announced her resignation from Straley, Robin & Vericker and noted that Mr.  
103 Vivek Babar will be stepping in as District Counsel for the time being.

104  
105 The Board would like District Counsel to track the zoning process for the new development  
106 next to Country Walk. Mr. Babbar will investigate and report back to the Board as  
107 soon as he has an update.

108  
109 **F. District Engineer**

110 Mr. Brletic presented his report to the Board.

111  
112 He mentioned that there is some vegetation on the pod area that needs to be removed and  
113 that he will work with Mr. Adams to get this resolved.

114  
115 Mr. Brletic recommended giving the resident that has material in the conservation area 60  
116 days before asking them to remove it.

117  
118 **G. District Manager**

119 The Board received the District Manager report from Mr. Adams.

120  
121 Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on  
122 February 15, 2023, at 6:00 p.m.

123 **SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors  
Meeting held on December 8, 2022**

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126 Mr. Adams presented the Minutes of the Supervisors meeting held on December 8, 2022 to  
127 the Board.

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On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board approved the Minutes from the Board of Supervisors Meeting on December 8, 2022, as amended, for the Country Walk Community Development District.
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133 **SEVENTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance  
Expenditures for November 2022**

134  
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136 The Board was presented with the Operation and Maintenance Expenditures for October  
137 2022 in the amount of \$285,440.16.

138  
139 Ms. Rekar questioned why the District is paying for HBO Plus and HBO Max. The Board  
140 requested these items be removed.

141  
142  

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for November 2022 in the amount of \$285,440.16 for the Country Walk Community Development District.

143  
144 **EIGHTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

145  
146 There were no audience comments presented at this time.

147  
148 **NINTH ORDER OF BUSINESS**

**Supervisor Requests**

149  
150 Mr. Flores is still working on proposals for Poop Stations near the soccer field. The Board  
151 would like a large trash can next to Red Culver for poop and trash.

152  
153 Ms. Rekar asked to have a discussion about Holiday Decorations on the next agenda.

154  
155 **TENTH ORDER OF BUSINESS**

**Adjournment**

156  
157 Mr. Adams stated that if there were no further business items to come before the Board,  
158 then a motion to adjourn was in order.

159  

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 8:40 p.m. for Country Walk Community Development District.

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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman