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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, February 8, 2023 at 5:00**  
14 **p.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 Michael Scanlon	<b>Board Supervisor, Chairman</b>
20 Megan McNeil	<b>Board Supervisor, Vice-Chairman</b>
21 Scott Page	<b>Board Supervisor, Assistant Secretary</b>
22 Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>
23 George Lancos	<b>Board Supervisor, Assistant Secretary</b>

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25 Also present were:  
26

27 Darryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
28 Lori Stanger	<b>Clubhouse Manager</b>
29 Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
30 Angel Rivera	<b>Juniper Landscape</b>
31 Jason Liggett	<b>Landscape Inspection Manager</b>
32 Doug Agnew	<b>Advanced Aquatics (via conference call)</b>
33 Greg Woodcock	<b>District Engineer, Cardno</b>
34 Scot Brizendine	<b>Vice President of Operations, Rizzetta</b>
35 Kayla Connell	<b>Financial Services Manager, Rizzetta</b>
36 Matt Kite	<b>FL Class Representative (via conference call)</b>
37 Rob Bettini	<b>FL Class Representative (via conference call)</b>

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

**Call to Order**

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43 Mr. Scanlon called the meeting to order and performed roll call confirming a  
44 quorum for the meeting.  
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**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments - Items not on  
Agenda**

The Board heard concerns about Pond 81 being brown and murky.

**FOURTH ORDER OF BUSINESS**

**District Engineer Report**

Mr. Woodcock presented his report to the Board to include that HA-5 warranty work for roads in Shellwood requires additional information.

Mr. Woodcock presented a proposal from Site Masters to repair the pothole on Whinsinton Drive for \$3,200.00. He is still waiting on two more proposals. The Board will allow Mr. Woodcock to accept and approve a proposal for this work not to exceed \$3,200.00.

On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors will allow Mr. Woodcock to approve this proposal not to exceed \$3,200.00 for the Meadow Pointe IV Community Development District.

Mr. Woodcock and the Board discussed access to the pond through Union Park. Mr. Woodcock mentioned that he got a proposal from Clearcut to remove the trees for \$2,500 and one from Flawless for \$3,400.00. He will be meeting with Union Park again on March 1<sup>st</sup> to get approval for access. The Board agreed to table this until next month and would like to see a better plan/scope from Clearcut once approval is given from Union Park.

Ms. McNeil asked Mr. Woodcock if he had any updates on replacing traffic signs in Windsor. He is still working on this and will provide a spreadsheet/update at the next meeting.

Mr. Liggett brought up the boundary issue between Meadow Pointe IV and Meadow Pointe V and suggested we draw a line and stop mowing beyond Pond 91, across from the electric substation, as our northern boundary on Meadow Pointe Blvd due to new construction between that point and SR54. The Board agreed to mow up to a gravel road where construction is occurring, in the vicinity of Pond 91. Further modifications may be necessary based on construction. MPIV continues to be responsible to mow along MP Blvd southward to the intersection with SR56.

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board of Supervisors agreed the District's northern mowing boundary along MP Blvd is at/near a gravel road used for construction, just beyond Pond 91. This District's southern mowing boundary along MP Blvd is at SR56.

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86 **FIFTH ORDER OF BUSINESS** **Presentation of FL Class Investment**  
87 **Options**  
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89 Mr. Brizendine introduced Mr. Matt Kite and Mr. Rod Bettini from FL Class.  
90 Mr. Kite gave a presentation of the investment options they can provide. The Board had  
91 questions regarding the average interest rate and also what kind of accounts can be  
92 invested. After discussion, the Board agreed to open 3 separate accounts with FL Class: 1)  
93 The General Fund (less 2 months of normal operating expenses; 2) Road Reserve Funds  
94 at 100%, and 3) Capital Reserve Funds at 100 %, until a transfer is needed from any of  
95 these funds.  
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On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors agree to invest the General Funds, Reserve Funds and Capital Reserve Funds with FL Class for the Meadow Pointe IV Community Development District.

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98 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
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100 **A. Deputy Report**  
101 The Deputy's report was reviewed. The Board had no questions or comments.  
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103 **B. Amenity Management**  
104 Ms. Stanger presented her report to the Board.  
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106 The Board would like Ms. Stanger to obtain an additional proposal from a  
107 vendor specializing in fencing. This will be on the agenda next month.  
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109 The Board would like Mr. Liggett to obtain a proposal to remove Oak  
110 Trees uprooting the tennis court.  
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112 The Board asked for an update on the gate at Meridian. Ms. Stanger will  
113 contact the vendor to have this looked at.  
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115 **C. Aquatics Maintenance Report**  
116 The Board received the Aquatics Maintenance Report from Mr. Agnew.  
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118 He recommends that the landscaper cut and remove brush from the bank  
119 of Pond 18. Mr. Rivera's team will investigate the area.  
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121 **D. Landscape Inspection Report**

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

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124 The Board and many landowners complained about the after-effects of the  
125 Conservation Area Cutbacks in January. Mr. Liggett is working with the  
126 vendor (Syte) to clean up dead wood left behind before payment for  
127 services is provided. Much of the debris will be pushed further into the  
128 Conservation Area. Juniper noted that there are areas they cannot mow  
129 until the debris is removed. Mr. Liggett will work with Syte and Juniper.

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131 Mr. Lancos noted the destruction of a retaining wall panel on Bourneville  
132 Terrace in Meridian, during the work by Syte.

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134 Mr. Rivera will provide a proposal to pick up debris on Langdrum Drive in  
135 Parkmonte, as noted by Mr. Lancos.

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137 The Board reviewed and considered a revised proposal from Red Tree  
138 Landscaping to install 81 palm trees across the north and south ponds of  
139 Provence (Duke Energy Project), in the amount of \$60,000. To maintain the  
140 number of trees desired without an increase in cost, the trees will be a bit  
141 less mature than previously planned. Juniper Landscaping requested an  
142 opportunity to compete with the bid as altered by Red Tree. The Board  
143 made a motion not to exceed \$60,000 allowing other vendors to provide  
144 proposals as well.

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On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved the Palm Tree Installation proposal not to exceed \$60,000 for the Meadow Pointe IV Community Development District. Mr. Lancos will examine the Juniper proposal with Mr. Liggett, once received.

**E. District Counsel**

Mr. Babbar was present and did not have any updates.

**F. District Manager**

The Board received the District Manager Report from Mr. Adams, to include that the Rizzetta Management VP said Rizzetta will cover any late fees incurred by the District in recent months.

Mr. Adams is trying to schedule County Commissioner Seat 2 for a discussion at an upcoming CDD meeting.

Mr. Adams reminded the Board that the next regular meeting will be held on March 8, 2023, at 10:00 a.m.

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**SIXTH ORDER OF BUSINESS** **Discussion of FY 2023-2024 Budget**

The Board held a discussion regarding the FY 2023-2024 Budget and agreed to hold two budget workshop meetings to further discuss the budget. The first workshop will be held on March 20, 2023 at 9:00 a.m. and the second will be on April 10, 2023 at 9:00 a.m. The budget review will include analysis and recommendations of the Reserve Study, recently updated.

**SEVENTH ORDER OF BUSINESS** **Discussion of CDD/MPIV-HOA Agreement**

The Board discussed the CDD/MPIV-A HOA Agreement and agreed to hold a workshop meeting to further discuss this on March 1, 2023 at 9:00 a.m.

**EIGHTH ORDER OF BUSINESS** **Discussion of District Management Services**

Mr. Page initiated discussion regarding the Board's fiduciary responsibility to periodically compete its contract for District Management Services. This topic will be tabled until the August 2023 meeting.

**NINTH ORDER OF BUSINESS** **Consideration of the Revised Minutes of the Board of Supervisors' Regular Meeting held on January 11, 2023**

Mr. Adams presented the revised minutes of the Board of Supervisors' regular meeting held on January 11, 2023.

On a motion from Mr. Page, seconded by Mr. Lancos, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on January 11, 2023, as presented, for the Meadow Pointe IV Community Development District.

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**TENTH ORDER OF BUSINESS** **Consideration Operations & Maintenance Expenditures for December 2022**

The Board received the Operation and Maintenance Expenditures for December 2022 in the amount of \$163,351.01. Mr. Page questioned the fuel surcharge that has been paid to Juniper Landscaping for several months, even though the Board specifically did not approve paying a fuel surcharge until Juniper provided additional information. Mr. Adams will investigate and give an update at the next meeting.



On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the O&M Expenditures for December 2022 in the amount of \$163,351.01 for the Meadow Pointe IV Community Development District.

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**ELEVENTH ORDER OF BUSINESS**                      **Supervisor Forum**


There were no supervisor requests.

**TWELFTH ORDER OF BUSINESS**                      **Adjournment**

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board approved adjourning the meeting at 8:03 p.m. for the Meadow Pointe IV Community Development District.

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**Assistant Secretary**

  
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**Chair/Vice Chair**