1				
2	Ν	INUTES OF MEETING		
3				
4	Each person who decides to appeal any decision made by the Board with respect to			
5	any matter considered at the me	eting 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	d.		
8				
9	MEADOW POINTE IV			
10	COMMUNITY DEVELOPMENT DISTRICT			
11	-			
12	The workshop meeting of the Board of Supervisors of the Meadow Pointe IV			
13	Community Development District was held on Wednesday, March 1, 2023 at 9:00 a.m. held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley			
14				
15	Chapel, FL 33543.			
16				
17	Present and constituting a quorum:			
18 19	Michael Scanlon	Poord Supervisor Chairman		
20	Megan McNeil	Board Supervisor, Chairman		
20	Scott Page	Board Supervisor, Vice-Chairman Board Supervisor, Assistant Secretary		
22	Liane Sholl			
22	George Lancos	Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary		
24	Coorge Lances	Board Supervisor, Assistant Secretary		
25	Also present were:			
26				
27	Darryl Adams	District Manager, Rizzetta & Co. Inc.		
28	Lori Stanger	Clubhouse Manager		
29	Josh Burton	Juniper Landscape		
30	Angel Rivera	Juniper Landscape		
31				
32	Audience	Not Present		
33				
34	FIRST ORDER OF BUSINESS	Call to Order		
35				
36	Mr. Adams called the mee	ting to order and performed roll call confirming a quorum		
37	for the meeting.			
38				
39	SECOND ORDER OF BUSINES	S Pledge of Allegiance		
40	A.II.			
41	All present at the meeting	joined in the Pledge of Allegiance.		
42		Audiana		
43	THIRD ORDER OF BUSINESS	Audience Comments - Items on		
44 45		Agenda		

46 47 48 49	There were no audience comments pres	sented at this time.		
50 51 52 53 54	FOURTH ORDER OF BUSINESS	Discussion of Landscape Agree		НОА
55 56 57 58 59	Purpose of the workshop was to review on division of landscape responsibilities between Meridian, Provence, and Windsor).	options and develop n the CDD and the N	a sense of the E IPIV-A HOA (End	Board clave,
60 61 62	The Board reviewed analysis presented to five likely courses of action (COA). MPIV-A D			
63 64 65	Supervisors developed a consensus to presented as follows:	plan and budget tow	ard COA 3, which	n was
66 67 68 69	- Concept: MPIV-A HOA maintains all landscapi CDD maintains all landscaping exterior to the does for the five other CDD neighborhoods.	ng within the gates t MPIV-A front gates,	o their neighborh as the CDD cur	oods; rently
70 71 72 73 74 75	 Major Operational Impacts: Simplifies CDD tracking of costs for early all 9 neighborhoods would be assessed toward to an APIV-A adds responsibility to mow por by having one vendor mow the area weekly, in days. 	the total cost for all e nd banks, presenting	ntryway landscap a neater appear	oing. ance,
76 77 78 79 80 81 82 83 84 85 86 85 86 87 88 89 90	 Major Financial Impacts: Increased cost for CDD to add resp additional neighborhoods. Reduced cost for MP Increased cost for MPIV-A to add resp front gates. Reduced cost for CDD. MPIV-A owners would pay a pro ra maintain entryways for all 9 neighborhoods, and area, common areas along MP Blvd & Oldwoods MPIV-A owners add cost to mow pon Owners in Shellwood Place, Parkmont the Haven are to pay the CDD actual and total co to include pond banks and contiguous drainage assessed for such expenses, since they are paindividual neighborhoods. 	PIV-A HOA. ponsibility to maintain ata assessment towa d for CDD costs to m s Ave, and for Conse d banks within the 4 te, Whinsenton, Mea osts to mow/landsca ge areas. MPIV-A	pond banks insid ard CDD expens naintain the Clubb rvation Area cutb neighborhoods. dow Pointe North pe any interior po owners are not	le the es to nouse acks. n, and prtion, to be
70	individual neighborhoods.			

91			
92	Separately, a majority of Supervisors coalesced around the idea for the CDD to		
93	assume responsibilities for all holiday decorations at the entranceway, as the CDD currently		
94	does for five of the nine neighborhoods. MPIV-A HOA would transfer this responsibility for		
95	its four neighborhoods to the CDD.		
96			
97			
98			
99			
100			
101 102	Mr. Langage agid the MDIV/A HOA will review the CDD's proposed sharped		
102	Mr. Lancos said the MPIV-A HOA will review the CDD's proposed changes,		
103	provided that these changes be planned for a one-year trial basis and with an initial review		
104	after six months of implementation, starting 1 Oct 2023. Once an agreement is reached, Mr. Babbar will prepare a revised comprehensive agreement to replace the Easement		
105	Agreement approved in Oct 2015. The Board appointed Mr. Scanlon as lead for this project		
107	for the CDD and Ms. Cindy Milne will represent the MPIV-A HOA for discussions with the		
107	CDD.		
109			
110	This will be discussed at future regular meetings.		
111	The tim be discussed at latare regular meetings.		
112			
113	The workshop meeting ended at 10:15 a.m.		
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115			
116	1		
117	ALL MM		
118	I lay this		
119	Assistant Secretary Chair/Vice Chair		
120			
121			