



46 There were no audience comments presented at this time.  
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52 **FOURTH ORDER OF BUSINESS**

**Discussion of CDD/MPV-A HOA  
Landscape Agreement**

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56 Purpose of the workshop was to review options and develop a sense of the Board  
57 on division of landscape responsibilities between the CDD and the MPIV-A HOA (Enclave,  
58 Meridian, Provence, and Windsor).  
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60 The Board reviewed analysis presented by the MPIV-A Board of Directors related  
61 to five likely courses of action (COA). MPIV-A Directors recommended COA 1 or COA 2.  
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63 Supervisors developed a consensus to plan and budget toward COA 3, which was  
64 presented as follows:  
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66 - Concept: MPIV-A HOA maintains all landscaping within the gates to their neighborhoods;  
67 CDD maintains all landscaping exterior to the MPIV-A front gates, as the CDD currently  
68 does for the five other CDD neighborhoods.  
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70 - Major Operational Impacts:

71 -- Simplifies CDD tracking of costs for each neighborhood entryway, as owners in  
72 all 9 neighborhoods would be assessed toward the total cost for all entryway landscaping.

73 -- MPIV-A adds responsibility to mow pond banks, presenting a neater appearance,  
74 by having one vendor mow the area weekly, instead of two vendors mowing on different  
75 days.  
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77 - Major Financial Impacts:

78 -- Increased cost for CDD to add responsibility to maintain entranceway at four  
79 additional neighborhoods. Reduced cost for MPIV-A HOA.

80 -- Increased cost for MPIV-A to add responsibility to maintain pond banks inside the  
81 front gates. Reduced cost for CDD.

82 -- MPIV-A owners would pay a pro rata assessment toward CDD expenses to  
83 maintain entryways for all 9 neighborhoods, and for CDD costs to maintain the Clubhouse  
84 area, common areas along MP Blvd & Oldwoods Ave, and for Conservation Area cutbacks.

85 -- MPIV-A owners add cost to mow pond banks within the 4 neighborhoods.

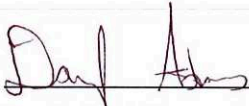
86 -- Owners in Shellwood Place, Parkmonte, Whinsenton, Meadow Pointe North, and  
87 the Haven are to pay the CDD actual and total costs to mow/landscape any interior portion,  
88 to include pond banks and contiguous drainage areas. MPIV-A owners are not to be  
89 assessed for such expenses, since they are paying the total cost for the interior of their  
90 individual neighborhoods.

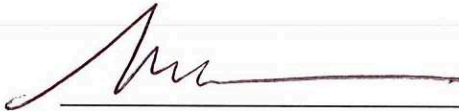
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92 Separately, a majority of Supervisors coalesced around the idea for the CDD to  
93 assume responsibilities for all holiday decorations at the entranceway, as the CDD currently  
94 does for five of the nine neighborhoods. MPIV-A HOA would transfer this responsibility for  
95 its four neighborhoods to the CDD.

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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,  
105 Mr. Babbar will prepare a revised comprehensive agreement to replace the Easement  
106 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  
108 CDD.

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110 This will be discussed at future regular meetings.

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113 ***The workshop meeting ended at 10:15 a.m.***

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119 **Assistant Secretary**

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119 **Chair/Vice Chair**

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