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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, March 8, 2023 at 10:00 a.m.**
14 held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley
15 Chapel, FL 33543.
16

17 Present and constituting a quorum:

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19	Michael Scanlon	Board Supervisor, Chairman
20	Megan McNeil	Board Supervisor, Vice-Chairman
21	Scott Page	Board Supervisor, Assistant Secretary
22	Liane Sholl	Board Supervisor, Assistant Secretary
23		

24 Also present were:

25		
26	Darryl Adams	District Manager, Rizzetta & Co. Inc.
27	Lori Stanger	Clubhouse Manager
28	Vivek Babbar	District Counsel, Straley, Robin, & Vericker
29	Angel Rivera	Juniper Landscape
30	Jason Liggett	Landscape Field Inspection Manager
31	Doug Agnew	Advanced Aquatics
32	Greg Woodcock	District Engineer, Cardno
33		

34	Audience	Present
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36 **FIRST ORDER OF BUSINESS**

Call to Order

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

Pledge of Allegiance

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43 All present at the meeting joined in the Pledge of Allegiance.
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45 **THIRD ORDER OF BUSINESS**

**Audience Comments - Items not on
Agenda**

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48 Ms. Ivonne Molina, 31725 Fairhill Ct (Enclave) expressed concern about cracked
49 street gutters and sidewalk not draining in front of her house. Mr. Page added that there
50 are many similar problems in Enclave. Mr. Woodcock got the residents' information and
51 will inspect the area of concern.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

Deputy Krarpal provided updates to the Board and discussed several issues, to include motorcycle speeding, illegal parking on District roadways, and the need for residents to be careful as to when and where a resident agrees to meet someone to conclude a deal made on social media.

B. Amenity Management

Ms. Stanger will provide a proposal to Mr. Adams for the removal of lower gate panel and hinge replacements at one of the Meridian gates. This will be executed outside of the meeting and will be ratified at the next regular meeting. Ms. Stanger also will obtain a proposal to remove the lower panel for the other gate at Meridian and the two gates at Enclave, which causes a sail-effect during high winds.

Ms. Sholl noted that the Shellwood gates are open. Ms. Stanger is working to get it fixed.

Mr. Page asked about stone repairs to the Provence call box, apparently damaged by a vehicle making contact with the structure. Ms. Stanger is having Romannier Graphics provide an estimate to repair.

C. Aquatic Maintenance Report

Mr. Agnew presented his report to the Board, which noted, in part, that hogs are active at Pond 50 in Windsor.

The Board requested Mr. Adams inform the hog trapper and to add that the Board expects more detailed reports, e.g., where and when hogs were captured, instead of simply providing the number of hogs captured monthly.

It was noted that the erosion work on Pond 36 has not been completed. Mr. Woodcock will inspect the area and discuss it with Mr. Agnew.

D. Landscape Inspection Services

1. February Landscape Inspection Report

Mr. Liggett presented the report to the Board.

Mr. Liggett and the Board did not support an unsolicited \$18,251 proposal from Juniper to re-landscape around the tennis courts, instead prioritizing a need to replace existing weeds (originally Bahia sod) along the entranceway to the clubhouse and near the tennis courts with St. Augustine sod; irrigation would have to be installed. Mr. Liggett and Mr. Rivera will work together on this proposal for the Board to add for the next budget year.

Mr. Liggett is meeting with the vendor (Syte) that was hired for the conservation area cutback project. The Board does not want this vendor to be paid until all repairs and cleanup has been completed.

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101 Mr. Liggett noted that Duke Energy informed him that they have completed
102 the installation of the noise reduction elements on the powerlines in Provence.
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104 Noting that the grass has grown very quickly in Feb and March, while
105 landscaping is still on an every-other-month mowing schedule, Mr. Scanlon
106 recommended an adjustment in the fall to start the bi-weekly mowing a little
107 earlier, so next spring the weekly mowing would resume earlier.
108

109 **Duke Energy Landscape Project** Mr. Rivera presented a proposal for the
110 Provence Tree install in the amount of \$57,824.88. This proposal is less than
111 the \$60,000 proposal submitted by Red Tree Landscaping last month. After
112 a brief discussion, the Board agreed to approve this proposal.
113

On a motion from Ms. McNeil, seconded by Mr. Page, the Board of Supervisors approved the Provence Tree Install Proposal totaling \$57,824.88, for the Meadow Pointe IV Community Development District.

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115 **2. Consideration of Parkmonte Debris Clean Up Proposal**

116 Mr. Adams previously approved an \$883.91 proposal by Juniper to cleanup a
117 portion of the conservation area between homes on Landdrum Drive
118 (Parkmonte). Mr. Page requested Mr. Adams work with the appropriate HOA
119 to have them identify the responsible parties and to help ensure this does not
120 recur. Mr. Scanlon asked the Deputy to contact residents adjacent/near the
121 area to identify those illegally dumped debris into a Conservation Area.
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124 **3. Consideration of the Oak Tree Removal Near the Tennis Court**

125 Mr. Page will seek a proposal from O'Neil's Tree Service, which hopefully
126 could be executed when oak trees are removed from Shellwood.
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129 **4. Update on Shellwood Street Trees**

130 Mr. Page informed that O'Neil's Tree Service continues to work with the
131 County to obtain permits to execute the plan.
132

133 **E. District Counsel**

134 The Board had a brief discussion about the MPIV-A HOA/ CDD Agreement. Mr.
135 Page is to send revised draft language to Mr. Babbar for his review.
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137 **F. District Engineer**

138 The Board held a discussion regarding access to Pond 64. The Union Park Board
139 of Supervisors agreed to allow Meadow Pointe IV access to Pond 64.
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On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors approved Clearcut to complete the clearing path to pond 64 from the Union Park side of the pond, for the Meadow Pointe IV Community Development District.

142 The Board discussed repairs required on Firemoss Ln in Meridian, for a
143 depression adjacent an inlet structure.

On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors approved Site Master to repair the culvert for \$1600 and Precision to complete the sidewalk repairs not to exceed \$2,400 for the Meadow Pointe IV Community Development District.

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146 In response to a resident's complaint that the water was low in Pond 28, the Board
147 and Mr. Woodcock discussed and agreed that the pond is fine and that no action
148 is necessary at this time.

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150 Mr. Woodcock and Ms. Stewart are going to work together on getting street sign
151 proposals. Ms. Stewart will send Mr. Woodcock a copy of the HA5 schedule.

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153 Regarding MPIV CDD time and money spent on the issue of flooding in Meridian
154 from the development at Wynfields South, Mr. Woodcock will send the total
155 monetary cost caused by the developer to recoup that money.

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157 Regarding the Audience Comment at the beginning of the meeting, Mr. Page
158 asked about anticipated costs to make necessary repairs. Mr. Woodcock
159 estimated \$1,200 be budgeted for each sidewalk repair.

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161 **G. District Manager**

162 Mr. Adams presented his report to the board.

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164 Mr. Page thanked Mr. Adams for working with Union Park and Lennar to remove
165 the old and decrepit signs at MP Blvd and SR56. Mr. Adams advised that Lennar
166 has abandoned the Cal-Atlantic sign; thus, he asked Juniper for a proposal to
167 remove.

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169 Mr. Page thanked Mr. Adams for responding to concerns from owners about non-
170 residents trespassing from the Wynfields South development into Windsor. The
171 Developer informed Mr. Adams that a privacy fence between the two
172 neighborhoods will be installed in early April.

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174 Mr. Adams reminded the Board that the next regular meeting will be held on April
175 12, 2023, at 10:00 a.m. and reminded them that their budget workshop meeting
176 is scheduled for March 20, 2023 at 9:00 a.m.

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178 **FIFTH ORDER OF BUSINESS** **Update on CDD/MPV-A HOA**
179 **Agreement**

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181 The Board summarized results of the 1 March Workshop.

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183 **SIXTH ORDER OF BUSINESS** **Consideration of Revised Minutes of**
184 **the Board of Supervisors Regular**
185 **Meeting held on February 8, 2023**
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