

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, May 10, 2023 at 5:00 p.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	Board Supervisor, Chairman
Megan McNeil	Board Supervisor, Vice Chairman
Scott Page	Board Supervisor, Assistant Secretary
Liane Sholl	Board Supervisor, Assistant Secretary
George Lancos	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Angel Rivera	Juniper Landscape
Doug Agnew	Advanced Aquatics
Greg Woodcock	District Engineer, Cardno <i>(joined the meeting in progress at 5:16 p.m.)</i>
Josh Burton	Representative, Juniper Landscaping
Buddy	Deputy <i>(joined the meeting in progress at 5:19 p.m.)</i>

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Scanlon 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 - Items not on
Agenda**

Mr. and Mrs. Khan, owners in Windsor, requested the CDD install a fence along the boundary between MPIV CDD and the development to the east (Woodcreek CDD), to provide security for Windsor residents. Woodcreek partially installed a fence, but it leaves a gap of approximately 100 yards which permits trespassing into Windsor. Mr. Page asked why the Woodcreek fence ended without securing the boundary; no answer was provided. Mr. Scanlon requested that Mr. Woodcock and Mr. Liggett investigate the area to see if the Woodcreek developer encroached and removed plant material off District property without permission. This will be an agenda item at the next Board meeting. Separately, Mr. Libby, a resident in Shellwood, asked about improving the gym and status of District land south of Shellwood.

FOURTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2023/2024
Proposed Budget**

Mr. Adams presented the proposed budget, which had been developed during the course of two budget workshops. Board members discussed or adjusted several lines, resulting in a total budget of \$2,080,303.02.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Approving Fiscal Year 2023/2024
Proposed Budget and Setting the
Public Hearing on the Final Budget**

Mr. Adams presented and reviewed Resolution 2023-04, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a motion from Mr. Lancos, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2023-04, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget (August 9, 2023 at 5:00 p.m. at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543), for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Update on CDD/MPV-A HOA
Agreement**

Mr. Lancos said the MPIV-A HOA sent to District Council a proposed revision to the Agreement on 27 April. Council will review it and provide it to the Board at the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Towing Signage.

Counsel provided a rationale for installing warning signs at the entryway to each neighborhood. Some Board members requested that the signs be relocated.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

The Deputy provided updates to the Board. A discussion ensued regarding neighborhood parking. The Deputy also discussed reasons for the increase in the new Deputy contract, focusing on inflation and competitive pay raises for Pasco County Deputies.

B. District Engineer

Mr. Woodcock reviewed his Field Observation Report, including:

- He is working on proposals for sidewalk repair on Gwynhurst Blvd, in Windsor.
- He is waiting for proposals to repair the pavers at the exit gate of Provence.

He is waiting on a proposal for street sign repairs.

Mr. Woodcock discussed erosion at Pond 79 in Provence, along with overgrown vegetation around the control structure and outflow. He presented and reviewed a proposal from Finn Outdoor. Mr. Agnew stated that he would clear the vegetation and spray at no additional cost.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved Finn Outdoor's proposal in the amount of \$5,550.00 for erosion repairs at Pond 79 for the Meadow Pointe IV Community Development District. This is a Reserve Fund expenditure.

Ms. Sholl stated that repair work done at a pond in Shellwood has not been completed; she will provide pictures. Mr. Adams will research to see if the District paid for the erosion work by Liane's home.

Mr. Lancos asked about projects discussed in April, i.e., repairs on Firemoss in Meridian and a pothole in Whinsenton. Mr. Woodcock said these would be completed soon.

Mr. Page noted that for budget purposes, the District Engineer was to have validated the length of roadways in each neighborhood. He added that the

length of roadways for residents in Enclave and The Haven should be separate, not combined. Mr. Woodcock will verify the measurements.

Ms. McNeil asked about warranty work on road preservation in Shellwood, Windsor, and Winston. Mr. Woodcock is to follow up.

C. Aquatic Maintenance Report

Mr. Agnew presented his report to the Board. He stated that the water levels are currently low, as we approach the rainy season.

D. Landscape Inspection Services

1. February Landscape Inspection Report

Mr. Liggett presented his report to the Board. He reviewed the red-line items in the report.

Mr. Lancos stated that Parkmonte Dr. hasn't been touched in weeks and there are a ton of weeds.

Mr. Liggett shared that Juniper Landscaping has a production manager onsite.

A discussion ensued regarding the Conservation Area Cutback Project. Mr. Liggett stated that the vendor (Syte Management) has not removed all of the dead brush that was cut, causing a problem with landscaping. Mr. Liggett will obtain another bid to cleanup the area. Josh and Angel will walk the area. Syte has not been paid and offered the District a \$2,000 reduction to the invoice to resolve the issue.

On a motion from Mr. Lancos, seconded by Ms. McNeil, the Board of Supervisors approved withholding funds for the Conservation Area Cutback until next month when the Board has actual numbers for the Meadow Pointe IV Community Development District.

2. Juniper Response to the Landscape Inspection Report

A response to the landscape report was not received in time to be included in the agenda.

3. Update on Duke Energy Landscaping Restoration Project

Juniper started the markings for the Palm tree installation and the trees will be installed within the month. The Board requested that Ms. Stanger include this information in the newsletter for the community.

4. Update on Street Trees

Mr. Page conveyed that all 76 Southern Live Oak trees in the District right-of-way in Shellwood have been removed, and all but nine stumps have been grinded. Tree replacements are to follow soon; Ms. Stanger will provide Shellwood residents with an update once the dates are confirmed. Two damaged sprinkler systems are being repaired by Juniper.

E. Amenity Management

Ms. Stanger reviewed her April Amenity Report, to include the Mother's Day Tea Party. Ms. Stanger also spoke about the AC unit repairs.

Ms. Stanger discussed mesh netting for the boundary of the volleyball court; she is waiting on a proposal for maintenance of the volleyball court.

Ms. Stanger gave the Board an update on the YMCA proposal to offer a safety swimming class. She stated that they have received a grant and will do the class at no cost. The Board liked the idea. The safety class would be held in the second week of June.

The Board approved District funds to obtain a laptop for the Club Manager, in lieu of using personal equipment for official business.

F. District Counsel

Mr. Babbar informed the Board of the new law requiring Supervisors to do four hours of Ethics Training. Mr. Babbar will provide the text of the new law to Mr. Adams to forward to the Board members.

G. District Manager

Mr. Adams presented his report and the financial statements to the Board.

Mr. Adams reminded the Board that the next regular meeting will be held on June 14, 2023, at 10:00 a.m.

A discussion ensued regarding County Commissioner Weightman's meeting with Mr. Scanlon.

Mr. Adams presented and briefly reviewed the 1st Quarter Website Audit.

Mr. Page requested the status of his request to have two signs removed from the NW corner of MP Blvd and SR 56, which market Cal-Atlantic and Union Park home sales. Mr. Adams will obtain a proposal from Juniper to remove the signage from the District property.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Workshop Meeting held
on April 12, 2023**

The Board tabled the April 12th meeting minutes for revisions. It was mentioned that the Board might want to investigate getting a recording secretary to sit in the meetings to transcribe the meeting minutes.

TENTH ORDER OF BUSINESS

**Consideration Operations &
Maintenance Expenditures for March
2023**

The Board reviewed the Operations and Maintenance Expenditures for March 2023 in the amount of \$132,989.47.

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the March 2023 Operations and Maintenance Expenditures in the amount of \$132,989.47 for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Forum

There were no Supervisor requests put forth at this time.


TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors adjourned the meeting at 8:21 a.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chair/Vice Chair

Exhibit A

MEADOW POINTE IV

FIELD INSPECTION REPORT



April 28, 2023

Rizzetta & Company

Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

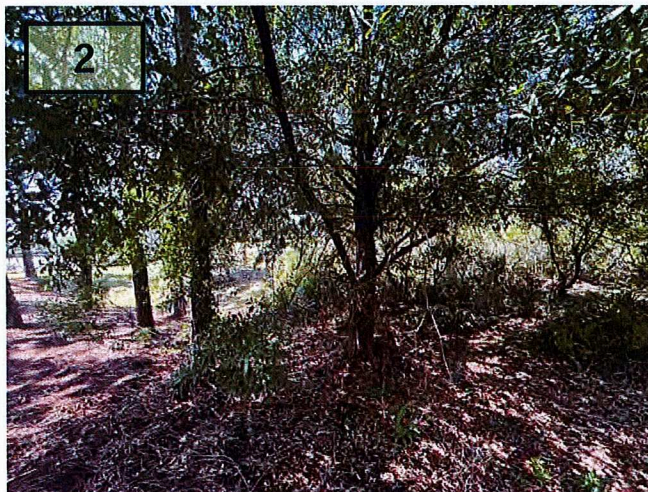
Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to work on plant material that was hurt from the frost and cold weather.
- ❖ Complete red items on the report.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. Continue to push new growth in the gold mound duranta in the the 3-tier bed in the front of the amenity center.
2. On the outbound side of the amenity center driveway lift up the oak tree near the flagpole area.(Pic 2)
6. Eradicate the crack weeds at the whinsenton place entrance.
7. WE are still struggling with the loropetalum at the Meadow Pointe IV entrance check this material for chili thrips and continue to fertilize.(Pic 7)

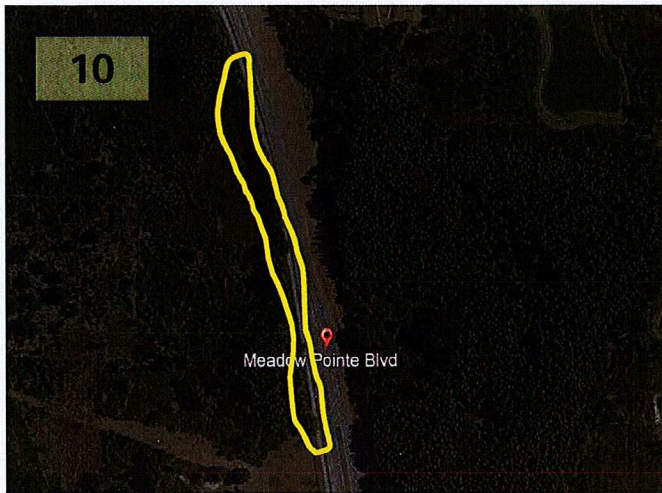


3. Make sure crews are hard edging the rain gutters just outside the main driveway for the amenity center and eradicate the crack weeds.(Pic 3>)
4. During weekly mowing visits make sure we are removing signs throughout district property.
5. **Improve the soft edging in the bed spaces at the whinsenton entrance.**



Meadow Pointe Boulevard

8. Treat the fakahathcee grass throughout meadow pointe blvd for spider mites.
9. **During my visits, the tree rings around the haven pond backs still need to be cleaned up and spray. Eradicate the weeds in the tree rings and soft edged the beds.**
10. **The oak trees still have not been lifted along the path on the west side of meadow pointe blvd before state road 56 this needs to be completed before the next meeting.**



11. Make sure during every visit hard edging in the district is be completed.
12. Eradicate the crack and crevice weeds in the road gutters on Meadow Pointe Blvd going toward state road 56 this includes the island at the 56 intersection.
13. **Eradicate the crack weeds in the center island on Oldwoods Avenue as well as in the road gutters.**
14. When is the next details scheduled for the meridian frontage, I don't feel like we have really gotten on top of this area. We need to keep a focus on this area and make sure it is staying weed free and maintained.(Pic 14>) ...

Conservation cutback update

Myself and George met onsite and looked at the clean up that was done and concluded that not much debris was removed from the mowable areas. Some areas we can mow other we cannot. We have areas that are now needing grading work because of the machinery. I have sent out an email to Syte Land management stating that we have given them enough time to fix the damage and remove the debris from the pond banks at that we are going to get pricing to have these items fixed and deduct the amount form the final payment.

Duke Energy Palm Install

Juniper is working on getting these areas marked out and prepped for the new palm installs that will start the week of 5-8-2023



Proposals

1. Prepare pricing to have Saint Augustine installed around the tennis court in the irrigated areas along with the driveway coming in the amenity center. Include the strips near the basketball and volleyball court.



Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
1										
2	REVENUES									
3										
4	Interest Earnings									
5	Interest Earnings	\$ 3,480	\$ 3,480	\$ -	\$ 3,480	\$ -	\$ -		\$ 1,717	
6	Special Assessments									
7	Tax Roll*	\$ 1,486,997	\$ 1,486,997	\$ 1,480,326	\$ 6,671	\$ 1,661,106	\$ 180,780		\$ 1,212,325	\$ 1,348,407
8	Other Miscellaneous Revenue									
9	Miscellaneous	\$ 3,980	\$ 3,980	\$ -	\$ 3,980	\$ -	\$ -			
10										
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
12										
13	TOTAL REVENUES	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,661,106	\$ 180,780		\$ 1,214,042	\$ 1,348,407
14										
15	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,494,456	\$ 1,490,477	\$ 1,480,326	\$ 10,151	\$ 1,661,106	\$ 180,780		\$ 1,214,042	\$ 1,348,407
16										
17	EXPENDITURES - ADMINISTRATIVE									
18										
19										
20	Legislative									
21	Supervisor Fees	\$ 7,800	\$ 15,600	\$ 15,000	\$ (600)	\$ 15,000	\$ -		\$ 15,800	\$ 12,600
22	Financial & Administrative									
23	Administrative Services	\$ 3,077	\$ 6,154	\$ 6,153	\$ (1)	\$ 6,153	\$ -	No increase	\$ 5,800	\$ 5,916
24	District Management	\$ 16,628	\$ 31,977	\$ 33,256	\$ 1,279	\$ 33,256	\$ -	No increase	\$ 31,569	\$ 33,058
25	District Engineer	\$ 21,936	\$ 43,872	\$ 16,500	\$ (27,372)	\$ 30,000	\$ 13,500	Board Advise	\$ 10,184	\$ 14,997
26	District Engineer Special Project	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	District Engineer Special Project-Map	\$ -	\$ 0
27	Disclosure Report	\$ 6,000	\$ 6,000	\$ 7,000	\$ 1,000	\$ 7,000	\$ -		\$ 7,000	\$ 7,000
28	Trustees Fees	\$ 2,200	\$ 4,400	\$ 15,000	\$ 10,600	\$ 12,000	\$ (3,000)	21-\$14,652, 20-\$20,886, 19-\$16,621	\$ 14,652	\$ 3,772
29	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 2,696	\$ 2,546	New County Stormwater was \$2,546 back in Jan.	\$ 150	\$ 150
30	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -		\$ 5,000	\$ 5,100
31	Financial & Revenue Collections	\$ 2,652	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -	No increase	\$ 5,000	\$ 5,100
32	Accounting Services	\$ 11,138	\$ 22,276	\$ 22,277	\$ 1	\$ 22,277	\$ -	No increase	\$ 21,000	\$ 21,420
33	Auditing Services	\$ -	\$ 4,975	\$ 4,975	\$ -	\$ 4,975	\$ -		\$ 4,975	\$ 4,975
34	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -		\$ 3,000	\$ 2,000
35	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	Estimated increase in Ins. 15% increase	\$ 2,960	\$ 3,108

Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
36	Legal Advertising	\$ 326	\$ 652	\$ 1,000	\$ 348	\$ 1,000	\$ -		\$ 2,693	\$ 1,821
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		\$ 826	\$ 1,554
38	Bank Fees	\$ 122	\$ 244	\$ 200	\$ (44)	\$ 200	\$ -		\$ 256	\$ 358
39	Dues, Licenses & Fees	\$ 175	\$ 350	\$ 550	\$ 200	\$ 550	\$ -		\$ 905	\$ 1,055
40	Website Hosting, Maintenance, Backup (and Email)	\$ 1,369	\$ 2,738	\$ 3,000	\$ 262	\$ 3,000	\$ -	21-\$2738, 20-\$5,063, 19-\$1,200	\$ 2,738	\$ 2,738
41	Legal Counsel									
42	District Counsel	\$ 10,157	\$ 20,314	\$ 29,000	\$ 8,686	\$ 29,000	\$ -	2020-\$29,204, 2021-\$28,275	\$ 28,275	\$ 25,920
43										
44	Administrative Subtotal	\$ 93,225	\$ 174,501	\$ 170,899	\$ (3,602)	\$ 191,057	\$ 20,158		\$ 162,783	\$ 152,642
45										
46	EXPENDITURES - FIELD OPERATIONS									
47										
48	Law Enforcement									
49	Deputy	\$ 59,459	\$ 118,918	\$ 119,000	\$ 82	\$ 132,802	\$ 13,802	Next year's contract is \$132,802.	\$ 106,563	\$ 107,127
50	Electric Utility Services									
51	Utility Services	\$ 12,204	\$ 24,408	\$ 11,000	\$ (13,408)	\$ 11,000	\$ -	This isn't normal. The District normally pays \$900 per month which is around \$11,000 per year. There was big amount that hit on 10/31/22 for 7,181.03.	\$ 11,719	\$ 1,698
52	Utility - Clubhouse	\$ 6,759	\$ 13,518	\$ 12,000	\$ (1,518)	\$ 15,000	\$ 3,000	Per Board	\$ 11,201	\$ 11,235
53	Street Lights	\$ 41,348	\$ 82,696	\$ 70,000	\$ (12,696)	\$ 86,000	\$ 16,000	Per Board	\$ 74,792	\$ 75,539
54	Garbage/Solid Waste Control Services									
55	Garbage - Clubhouse	\$ 5,170	\$ 10,340	\$ 1,000	\$ (9,340)	\$ 1,000	\$ -	The Meadow Pointe North HOA is hitting this line item. We will get this changed.	\$ 840	\$ 1,045
56	Solid Waste Assessment	\$ 1,337	\$ 1,337	\$ 2,000	\$ 663	\$ 1,500	\$ (500)		\$ 3,057	\$ 1,236
57	Garbage - Residential	\$ 69,872	\$ 139,744	\$ 149,370	\$ 9,626	\$ 198,777	\$ 49,407	Cost of contract is for 19.58 per home. The District has 846 homes	\$ 82,973	\$ 86,950
58	Water-Sewer Combination Services									
59	Utility Services	\$ 7,866	\$ 15,732	\$ 20,000	\$ 4,268	\$ 15,000	\$ (5,000)	Board decision.	\$ 18,750	\$ 17,214
60	Stormwater Control									
61	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	150k project that can be done over 4 years. Note through the capital reserve	\$ 4,255	\$ 1,872
62	Aquatics Contractor Services	\$ 27,292	\$ 54,584	\$ 54,820	\$ 36	\$ 57,318	\$ 2,698	Per Contract by Doug	\$ 52,380	\$ 57,515
63	Stormwater Assessment	\$ 2,495	\$ 4,990	\$ 2,444	\$ (2,546)	\$ 2,444	\$ -	per DE	\$ 2,822	\$ 2,444
64	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	Supervisor change-Added 5k for culver maintenance	\$ -	\$ -
65	Aquatic Planting	\$ 15,810	\$ 31,620	\$ 18,000	\$ (13,620)	\$ 15,000	\$ (3,000)	Project planting for ponds 19, 23, 24, and 83. Subject to change.	\$ -	\$ -
66	Other Physical Environment									
67	General Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,540	\$ 132	Estimated increase in Ins. 15% increase	\$ 3,498	\$ 3,673
68	Property Insurance	\$ 21,469	\$ 21,469	\$ 23,204	\$ 1,735	\$ 32,204	\$ 9,000	Estimated increase in Ins. 50% increase	\$ 18,418	\$ 19,337
69	Entry & Walls Maintenance (Pressure Washing)	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	"Common area maintenance"	\$ 10,617	\$ 10,905

Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
70	Landscape Maintenance	\$ 131,157	\$ 262,314	\$ 270,148	\$ 7,834	\$ 210,000	\$ (60,148)	CDD/HOA agreement starts October 1, 2023	\$ 152,673	\$ 218,149
71	Landscape Maint. Haven Neighborhood	\$ -	\$ -	\$ -	\$ -	\$ 8,600	\$ 8,600	New Line item added by the Board	\$ -	\$ -
72	Landscape Maint. MP North Neighborhood	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 9,010	\$ 5,010	Per Board	\$ -	\$ -
73	Landscape Maint. Winneton Neighborhood	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 9,010	\$ 4,010	Per Board	\$ -	\$ -
74	Landscape Maint. Parkmonte Neighborhood	\$ -	\$ -	\$ 5,102	\$ 5,102	\$ 6,960	\$ 1,858	Per Board	\$ -	\$ -
75	Landscape Maint. Shellwood Neighborhood	\$ -	\$ -	\$ 3,584	\$ 3,584	\$ 7,370	\$ 3,786	Per Board	\$ -	\$ -
76	Lift Station Maintenance	\$ 517	\$ 1,034	\$ 5,000	\$ 3,968	\$ 5,000	\$ -		\$ 6,111	\$ 2,387
77	Irrigation Repairs	\$ 7,350	\$ 14,700	\$ 8,000	\$ (6,700)	\$ 10,000	\$ 2,000	Increase by the Board	\$ 1,882	\$ 32,978
78	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -		\$ -	\$ -
79	Landscape Replacement Plants, Shrubs, Trees	\$ 550	\$ 1,100	\$ 25,000	\$ 23,900	\$ 25,000	\$ -		\$ 4,244	\$ 4,925
80	Landscape Annuals Color Rotation	\$ 4,114	\$ 8,228	\$ 3,600	\$ (4,628)	\$ 17,580	\$ 13,980	January Annuals = \$1875. Board approved	\$ 3,980	\$ 7,071
81	Landscape - Mulch	\$ 37,416	\$ 74,832	\$ 35,200	\$ (39,632)	\$ 45,000	\$ 9,800	Proposals for mulch at New Haven (\$2,600) & Windsor Buffer (\$2,600). Board approved	\$ -	\$ 29,275
82	Landscape Fertilization	\$ -	\$ -	\$ 16,500	\$ 16,500	\$ 16,500	\$ -		\$ 14,877	\$ 15,208
83	Landscape -Conservation Cutbacks	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New Line item-Board decides. Ask Jason to get proposal.	\$ -	\$ -
84	Landscape Pest Control	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -		\$ 3,745	\$ 2,051
85	Landscape Inspection Services	\$ 5,075	\$ 10,150	\$ 9,900	\$ (250)	\$ 10,500	\$ 600	Increase by \$50 per month	\$ 8,700	\$ 8,700
86	Holiday Decorations @ Clubhouse	\$ 7,216	\$ 7,216	\$ 2,700	\$ (4,516)	\$ 2,700	\$ -	Per Board recommendation	\$ 2,491	\$ 14,239
87	Holiday Lights @ entrance	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ 22,500	\$ 20,400	\$2500 Per neighborhood	\$ -	\$ -
88	Holiday Lights @ entrance of Shellwood Place	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ -	\$ (1,900)		\$ -	\$ -
89	Holiday Lights @ entrance of Winsenton	\$ -	\$ -	\$ 2,170	\$ 2,170	\$ -	\$ (2,170)		\$ -	\$ -
90	Holiday Lights @ entrance of Meadow Pointe North	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ -	\$ (2,100)		\$ -	\$ -
91	Gate & Street Facilities									
92	Gate Maintenance Contract	\$ 6,154	\$ 12,308	\$ 7,680	\$ (4,628)	\$ 7,000	\$ (680)	Per Board recommendation	\$ 53,852	\$ -
93	Gate Repair	\$ 19,533	\$ 39,066	\$ 45,000	\$ 5,934	\$ 45,000	\$ -	Per Board recommendation	\$ -	\$ 29,042
94	Gate Phone/Internet	\$ 3,731	\$ 7,462	\$ 6,500	\$ (962)	\$ 6,500	\$ -	Southern Automated was in this line item. Investigate.	\$ 5,797	\$ 12,274
95	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ 925	\$ -
96	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -		\$ -	\$ 335
97	Sidewalk Repair & Maintenance	\$ 235	\$ 470	\$ 5,000	\$ 4,530	\$ 15,000	\$ 10,000	Drainage Issue	\$ 22,150	\$ 14,178
98	Streetlight Deposit Bond	\$ 5,320	\$ 10,640	\$ 7,094	\$ (3,546)	\$ 7,094	\$ -	cost at one time.	\$ 7,095	\$ 7,095
99	Security Camera Maintenance/Replacement	\$ 525	\$ 1,050	\$ 1,000	\$ -	\$ 2,500	\$ 1,500	Per Board request	\$ 8,944	\$ 278
100	Gate/Clubhouse Service Contract	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	CRT \$1,820 per quarter with CRT. Total \$7,280.	\$ -	\$ -

Proposed Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1							
2	REVENUES						
3							
4	Special Assessments						
6	Interest Earnings	\$ 8,566	\$ -	\$ 8,566	\$ -	\$ -	
7	Tax Roll*	\$ 211,424	\$ 150,000	\$ 61,424	\$ 350,000	\$ 200,000	Fully Funding for Captial Rerves-Currently 38%
8							
9	TOTAL REVENUES	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
10							
12							
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 219,990	\$ 150,000	\$ 69,990	\$ 350,000	\$ 200,000	
14							
15	EXPENDITURES						
16							
17	Contingency						
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Capital Reserves	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	
20	Road Reserves						
21							
22	TOTAL EXPENDITURES	\$ 244,379	\$ 150,000	\$ (94,379)	\$ 350,000	\$ 200,000	

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
INTERNAL ROAD RESERVES**

Parcel ID/Name	Number of Lots	Estimated Total Costs	NET			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Per Lot Yearly Costs	Per Lot Yearly Costs				
			6% GROSS					
			Per Lot Yearly Costs	Per Lot Yearly Costs				
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
HAVEN Ph. 1 & 2 ENCLAVE	169	\$59,049.22	\$49.91	\$53.10		\$8,974.05	\$8,435.60	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
Total	908	\$377,567.32			Gross	\$65,343.80	\$65,343.80	\$61,423.17
					Net	\$61,423.17		
					Variance	\$3,920.63		

* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

* Inflation based on 1.5% increase per year

*There are 52 townhomes in Haven and 117 SF 70' lots in Enclave.

Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2023/2024
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL REVENUES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXPENDITURES					
Administrative					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
Administrative Subtotal	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL EXPENDITURES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

Gross assessments

\$605,300.34

Notes:

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$2,072,529.02
Pasco County Collection Cost @ 2%	2%	\$44,096.36
Early Payment Discount @ 4%	4%	\$88,192.72
2023/2024 Total		\$2,204,818.10

2022/2023 O&M Budget		\$1,691,748.93
2023/2024 O&M Budget ⁽¹⁾		\$2,072,529.02

Total Difference		\$380,780.09
-------------------------	--	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
SF 50' - Whinserton				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,777.31	\$1,989.58	\$212.27	11.94%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,553.17	\$2,999.77	\$446.60	17.49%
SF 50' - Parkmonte				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,774.26	\$1,984.17	\$189.91	10.70%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,543.81	\$2,968.05	\$424.24	16.68%
SF 60' - Shellwood Place				
Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,754.70	\$1,963.14	\$208.44	11.88%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,630.96	\$3,073.73	\$442.77	16.83%
SF 55' - Provence				
Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,893.12	\$189.15	11.10%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,858.18	\$3,281.66	\$423.48	14.82%
TH - Meadow Pointe North				
Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
Operations/Maintenance	\$1,808.64	\$2,069.33	\$260.69	14.41%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.32	133.33%
Total	\$2,490.21	\$2,985.23	\$495.02	19.88%
SF 75' - Windsor				
Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,895.47	\$192.50	11.30%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,860.46	\$3,287.29	\$426.83	14.92%
SF 70' - Enclave				
Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,894.57	\$190.60	11.19%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,737.70	\$3,162.63	\$424.93	15.52%
TH - Haven				
Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$2,098.93	\$394.96	23.18%
Road Reserve	\$53.10	\$53.10	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,326.67	\$2,955.96	\$629.29	27.05%
SF 65' - Meridian				
Series 2022A-2 Debt Service	\$844.02	\$844.02	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,894.77	\$190.80	11.20%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
Total	\$2,602.51	\$3,027.64	\$425.13	16.34%

⁽¹⁾ Total represents General Fund Budget Expenses plus Capital Reserve and Road Reserve Budget Expenses.

**Meadow Point IV
Law Enforcement Budget
Fiscal Year 2023-2024**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			70,548	

<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
Total Benefits:			41,248	

Total Personal Services:	111,796
---------------------------------	----------------

Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Glock/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, warranty	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

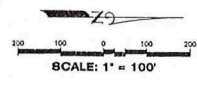
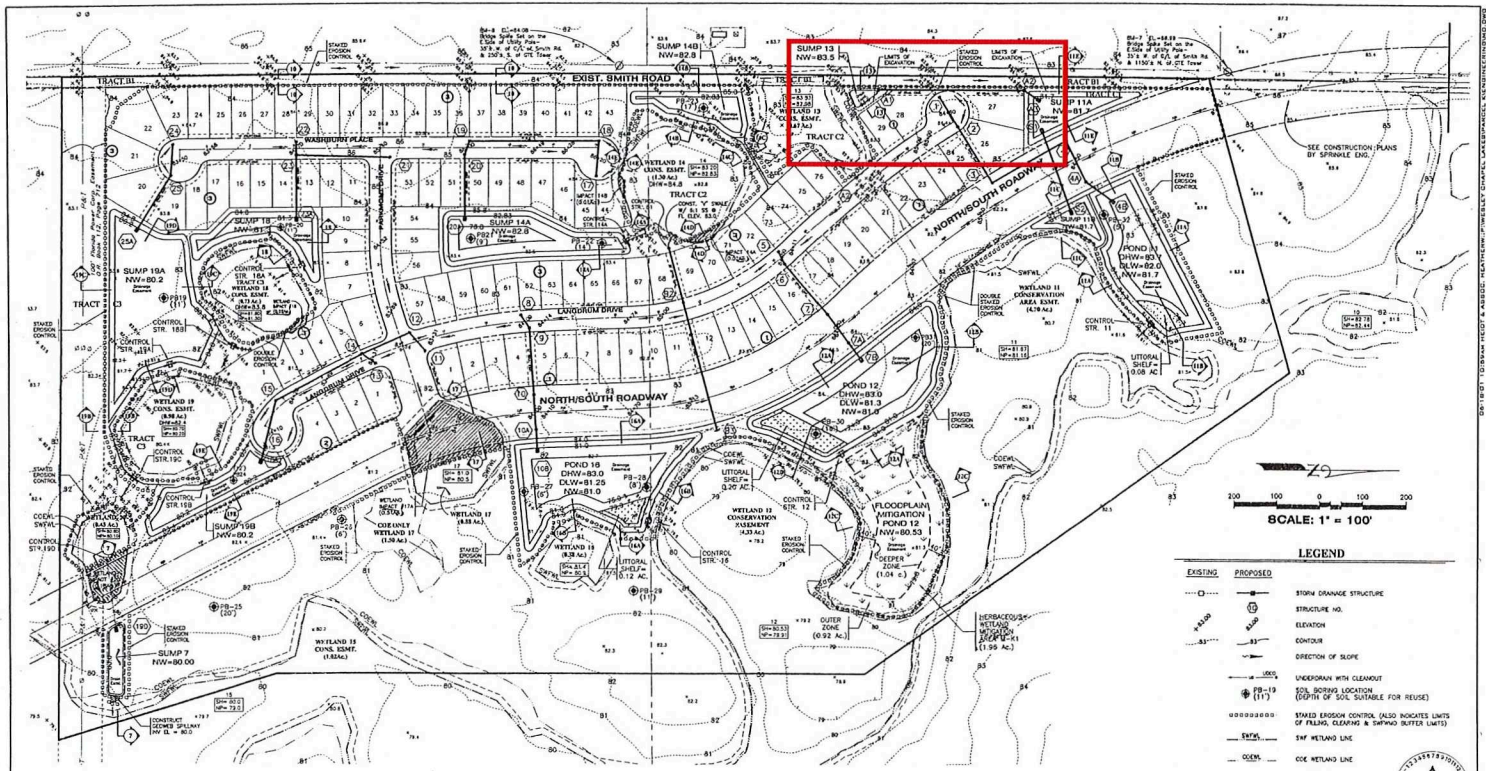
Total Operating Expenses:	14,846
----------------------------------	---------------

Capital:

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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Total Capital:	6,160
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	132,802
---	----------------



LEGEND

EXISTING	PROPOSED	DESCRIPTION
—○—	—○—	STORM DRAINAGE STRUCTURE
—○—	—○—	STRUCTURE NO.
—○—	—○—	ELEVATION
—○—	—○—	CONTOUR
—○—	—○—	DIRECTION OF SLOPE
—○—	—○—	UNDERDRAIN WITH CLEARDIRT
—○—	—○—	SOIL BORING LOCATION (DEPTH OF SOIL SUITABLE FOR REUSE)
—○—	—○—	STAGED EROSION CONTROL (ALSO INDICATES LIMITS OF FILLING, CLEARING & SWAMP BUFFER LIMITS)
—○—	—○—	SWF WETLAND LINE
—○—	—○—	COE WETLAND LINE
—○—	—○—	15' OFFSET FROM SWF (FOR INFORMATIONAL PURPOSES ONLY)
—○—	—○—	SWAMP WETLAND IMPACT
—○—	—○—	WETLAND MITIGATION
—○—	—○—	TREES TO BE REMOVED
—○—	—○—	TREES TO BE PROTECTED
—○—	—○—	TREE BARRIAGE

SWAMP WETLAND SUMMARY TABLE

WETLAND ID	ACRES ON SITE	IMPACT ID	ACRES	GENERAL IMPACT TYPE
11	1.79			PE
12	0.87			PE
13	1.32	1A, 7/18	0.02/0.01	PE
14	1.02			PE
15	0.28			PE
16	0.88	17A	0.31	PE
17	0.72	18	0.22	PE
18	0.38	20	0.18*	PE
20*	0.43			PE
TOTAL ON SITE = 15.42 AC.		NON-EXEMPT TOTAL ON SITE = 0.58 AC.		

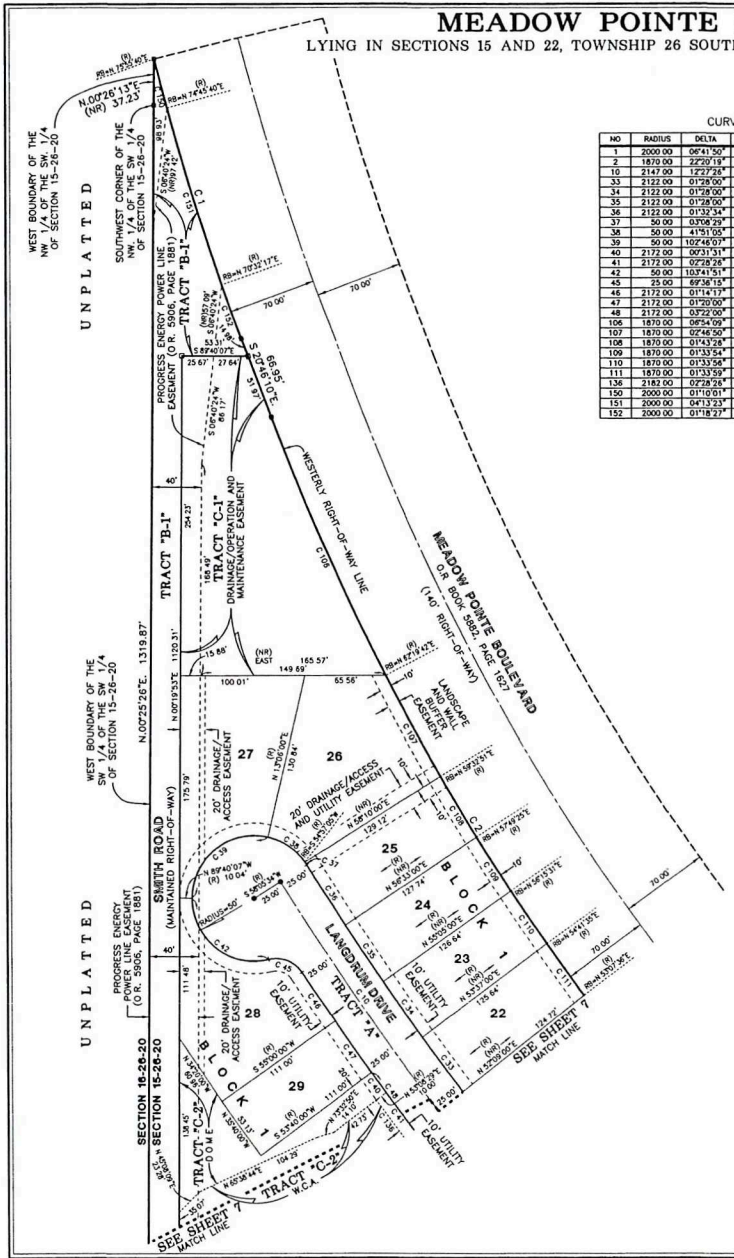
* = Included Wetland Less Than 0.50 AC. In Size.
 ** = PE Potential Erosion.
 HERBACEOUS WETLAND MITIGATION AREA (W-1) = 1.98 ACRES (VS 0.58 AC. OF IMPACT)
 0.58 AC. OF IMPACT AT 2.75:1 = 1.54 ACRES OF MITIGATION REQUIRED. THIS LEAVES
 0.42 AC. OF "EXCESS" CREDIT IN W-1.

NOTE SEE WETLAND IMPACT & MITIGATION DETAILS (SHEET 1 OF 19 FOR WETLAND IMPACT CROSS SECTIONS.)

HEIDT & ASSOCIATES, Inc. Tampa • Fort Myers Tampa Office 1114 Bayshore Avenue Phone 813 255 2211 Fax 813 255 2211 Fort Myers Office 1000 S. Pine Ave. Phone 941 489 1941 Fax 941 489 1941		MASTER DRAINAGE PLAN WESLEY CHAPEL LAKES PARCEL K PROVIDED BY MEADOW POINTE PARTNERS	
04-19-01 04-19-01 07-18-01 04-23-01	DESIGN BY PLAN, SPECIFICATIONS & MONITORING CIVIL ENGINEER REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 10000	DATE DESCRIPTION REVISIONS	SHEET NO. PROJECT NO. DATE DRAWN BY CHECKED BY APPROVED BY

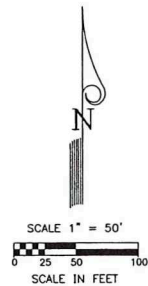
MEADOW POINTE IV PARCEL "K"
 LYING IN SECTIONS 15 AND 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO



CURVE DATA TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	2000.00	08°41'50"	333.78	117.02	233.52	S 172°2'15"E
2	1870.00	22°20'19"	729.08	369.23	724.47	S 31°56'19"E
10	2147.00	12°21'28"	466.80	234.33	465.86	N 58°08'10"W
33	2122.00	01°39'00"	54.32	27.16	54.32	N 37°03'00"W
34	2122.00	01°39'00"	54.32	27.16	54.32	N 52°57'00"W
35	2122.00	01°39'00"	54.32	27.16	54.32	N 34°11'00"W
36	2122.00	01°39'00"	54.32	27.16	54.32	N 52°42'43"W
37	50.00	03°06'29"	2.74	1.37	2.74	N 33°28'41"W
38	50.00	03°06'29"	2.74	1.37	2.74	N 52°58'28"W
39	50.00	102°48'07"	89.66	62.60	78.14	S 51°42'56"W
40	2172.00	00°21'31"	19.91	9.95	19.91	S 36°35'45"E
41	2172.00	02°28'24"	83.78	41.89	93.77	S 38°03'44"E
42	50.00	103°41'51"	90.49	63.65	78.64	S 21°31'03"E
45	25.00	08°58'13"	30.37	15.18	28.54	S 68°33'51"E
46	2172.00	01°18'17"	45.93	23.47	45.93	S 34°22'52"E
47	2172.00	01°30'00"	50.54	25.27	50.54	S 35°40'00"E
48	2172.00	02°02'00"	123.63	61.81	123.63	S 38°03'00"E
106	1870.00	08°54'09"	225.28	112.78	225.14	S 24°13'14"E
107	1870.00	02°46'20"	90.75	45.38	90.74	S 29°03'44"E
108	1870.00	01°43'28"	58.27	29.14	58.27	S 21°18'29"E
109	1870.00	01°33'54"	51.08	25.54	51.07	S 32°57'32"E
110	1870.00	01°33'54"	51.10	25.55	51.12	S 34°31'27"E
111	1870.00	01°33'54"	51.12	25.56	51.12	S 38°03'22"E
136	2182.00	02°28'28"	84.21	42.11	84.21	N 58°05'44"W
150	2000.00	01°01'01"	49.73	24.87	49.73	S 43°32'00"E
151	2000.00	04°13'23"	147.41	73.74	147.38	S 17°21'02"E
152	2000.00	01°18'27"	45.64	22.82	45.64	S 20°06'57"E



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

NOTE
 A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO LB148 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177 091 (9)

Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (SWFWD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit

- LEGEND:**
- 1 Symbol ● indicates (P.R.M.) Permanent Reference Monument - LB148, Unless otherwise noted
 - 2 Symbol ○ indicates (P.R.M.) Offset Permanent Reference Monument - LB148, Unless otherwise noted
 - 3 Symbol ● indicates (P.C.P.) Permanent Control Point LB148 (See Sheet No 2 for P.C.P. Reference Diagram)
 - 4 (R) indicates radial line
 - 5 (NR) indicates non-radial line
 - 6 (RB) indicates reference bearing
 - 7 SWFWD - Southwest Florida Water Management District Wetland Line
 - 8 WCA - Wetland Conservation Area
 - 9 D.O.M.E. - Drainage/Operation and Maintenance Easement
 - 10 O.R. - Official Records Book

2212 SWANN AVENUE
 TAMPA, FLORIDA 33606
 PHONE (813) 253-5311
 FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
 LICENSED BUSINESS NUMBER LB148
 CIVIL ENGINEERING
 LAND SURVEYING



Langdrum Drive Fence Ownership

Write a description for your map.

Legend



Google Earth

Image Landsat / Copernicus

200 ft



S/H



Rcpt: 1276648 Rec: 18.50
DS: 103.60 IT: 0.00
12/04/09 Dpty Clerk

Prepared by and return to:
Josephine Lee Larkin, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 100
Dade City, FL 33525
352-567-1241
File Number: 09-11-12JL

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
12/04/09 03:40pm 1 of 2
OR BK 8226 PG 563

#14,760.00

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Warranty Deed

This Warranty Deed made this 30th day of November, 2009, between Meadow Pointe IV Community Development District, a unit of special purpose local government and existing under Chapter 190, Florida Statutes, whose post office address is 509 Guisando De Avila Ste 100, Tampa, FL 33613, grantor, and William R. Smith, as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001; and Ruth S. Adams, as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, whose post office address is 4223 Smith Road, Zephyrhills, FL 33543, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida to-wit:

Tract B-1, Meadow Pointe IV Parcel "K", according to the map or plat thereof as recorded in Plat Book 53, Page 11, Public Records of Pasco County, Florida.

Parcel Identification Number: 15-26-20-0020-0B100-0000

THE PROPERTY BEING CONVEYED HEREIN IS VACANT LAND.

The Grantees, as trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT & EXISTING UNDER CHAPTER 190, FL STATUTES

Leslie Wells
Witness Name: Leslie Wells

Amanda C. Hudson
Witness Name: Amanda C. Hudson

By: [Signature]
Name: Thomas H. Gray
Title: V. CHAIRMAN

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of November, 2009 by Thomas H Gray, Vice -Chairman of the Board of Supervisors, of Meadow Pointe IV Community Development District, a unit of special purpose local government and existing under Chapter 190, Florida Statutes, on behalf of firm. He/she are personally known or have produced a driver's license as identification.

[Notary Seal]



Teri Leigh Gartenmayer
Notary Public
Printed Name: Teri Leigh Gartenmayer
My Commission Expires: 2-23-12

3/8



Rcpt: 1278886 Rec: 27.00
DS: 9553.60 IT: 0.00
12/18/09 Dpty Clerk

Prepared by and return to:
Josephine Lee Larkin, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 100
Dade City, FL 33525
352-567-1241
File Number: 09-05-06JL

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
12/18/09 12:40pm 1 of 3
OR BK 8235 PG 1436

R

\$1,364,760.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16 day of December, 2009, between William R. Smith, individually, and joined by his wife, Lillian A. Smith, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001, and Ruth S. Adams, a single person, individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, whose post office address is 4223 Smith Road, Zephyrhills, FL 33543, grantor, and District School Board of Pasco County, whose post office address is 7227 Land O' Lakes Blvd., Land O' Lakes, FL 34638, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO & MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

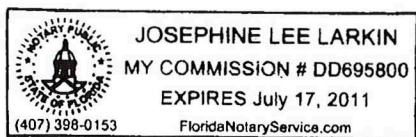
Leonard H. Johnson
Witness Name: Leonard H. Johnson
Josephine Lee Larkin
Witness Name: Josephine Lee Larkin
(Witnesses as to all Grantors)

William R. Smith
William R. Smith, Individually, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001
Lillian A. Smith
Lillian A. Smith
Ruth S. Adams (Seal)
Ruth S. Adams, Individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16 day of December, 2009 by William R. Smith, individually, and joined by his wife, Lillian A. Smith, and as Trustee of The William R. Smith Revocable Living Trust Agreement dated July 16, 2001, on behalf of said trust, who are personally known or have produced a driver's license as identification.

[Notary Seal]

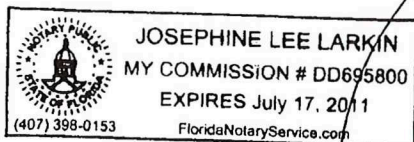


Josephine Lee Larkin
Notary Public
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16 day of December, 2009 by Ruth S. Adams, individually, and as Trustee of The Ruth S. Adams Revocable Living Trust Agreement dated July 16, 2001, on behalf of said Trust, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Josephine Lee Larkin
Notary Public
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

Parcel 1:

The SW 1/4 of the SE 1/4, less and except the W 1/2 of the N 1/2 of said SW 1/4 of the SE 1/4 of Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

Parcel 2:

The SE 1/4 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, less and except the Southerly 300 feet of the Easterly 300 feet of the S 1/2 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

LESS AND EXCEPT right-of-way for Smith Road.

Parcel 3:

The Southerly 300 feet of the Easterly 300 feet of the S 1/2 of the SE 1/4 of said Section 16, Township 26 South, Range 20 East, Pasco County, Florida.

LESS AND EXCEPT right-of-way for Smith Road.

SUBJECT to an easement for road right of way described as follows: The East 30.00 feet of the South 300.00 feet of the East 300.00 feet of the South 1/2 of the Southeast 1/4 of Section 16, Township 26 South, Range 20 East, Public Records of Pasco County, Florida.

Parcel 4:

Tract B-1, Meadow Pointe IV Parcel "K", according to map or plat thereof as recorded in Plat Book 53, Page 11, Public Records of Pasco County, FL

Parcel Numbers:

162620 0000 00900 0000
162620 0000 00800 0000
162620 0000 00800 0010
152620 0020 0B100 0000

139,739



Grantor's Name: Clearwater Bay Associates, Inc.
Project Work Order Number: 20018987

Rcpt: 792494 Rec: 44.00
DS: 978.60 IT: 0.00
06/21/04 Dpty Clerk



**POWER LINE
EASEMENT**

JED PITTMAN PASCO COUNTY CLERK
06/21/04 09:48am 1 of 5
OR BK 5906 PG 1881

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **FLORIDA POWER CORPORATION, a Florida corporation d/b/a Progress Energy Florida, Inc.** (GRANTEE herein) Post Office Box 14042, St. Petersburg, Florida 33733 its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity overhead or underground electric transmission and distribution lines, communication systems and related facilities which will be used solely for providing electric energy services, (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over, under, upon, across, through and within the following described lands in Pasco County, Florida, and referred to hereinafter as the Easement Area to wit:

Portions of Section 15 and 22, Township 26 South, Range 20 East, Pasco County, Florida
For legal description see Exhibit A attached hereto and incorporated herein by reference.

Tax Parcel Number: 15-26-20-0000-00200-0013, 22-26-20-0000-00100-0013

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and systems and supporting structures (including poles) and related facilities, including the right to increase or decrease the number and type of supporting structures (including poles), wires and voltage not to exceed 230 KV, and to build, maintain and protect such roadways as may reasonably be required for these purposes.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities solely for the purpose of providing electric energy services, including (i) the right to trim, cut and keep clear trees, limbs and undergrowth within said Easement area and the right to cut down at any time and from time to time, in GRANTEE'S discretion, any tree standing outside the Easement Area the height of which tree plus five (5) feet equals or exceeds the distance from the base of such tree (also known as "danger tree") to the nearest overhead facility or to a point on the ground directly underneath the nearest overhead facility, and to

This document prepared by: Marva Taylor
Return to: Transmission Line Dept., Florida Power Corporation
4600 Lake Lucien Drive, Suite 400, Maitland, FL 32751

Return to:

3300 Exchange Place
Lake Mary, FL 32746



cut and remove any limb or any part thereof of any tree standing outside the Easement Area where such limb, or any part thereof, protrudes or is likely to protrude into the Easement Area.

GRANTOR covenants and agrees that no trees (other than citrus trees), buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two feet. GRANTOR may construct and operate a road in the Easement Area consistent with the GRANTEE'S utilization guidelines.

GRANTOR further grants and conveys to GRANTEE in perpetuity all rights and privileges reasonably necessary or convenient for the full use and enjoyment thereof, for the purposes above described.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state or local law, rule or regulation, including but not limited to, the right to utilize said Easement Area for, (a) ingress and egress, (b) general farming or citrus groves, (c) construction, maintenance and travel over roads and streets across the Easement Area.

PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right, GRANTOR, covenants and agrees to obtain from GRANTEE (800)700-8744, www.progress-energy.com/projectsolutions, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Encroachment Agent a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems, or with any foregoing guidelines or laws. The construction, maintenance, and travel over Meadow Pointe Boulevard is expressly hereby permitted.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed his/her hand and seal this 30th day of April, 20 04.

Signed, sealed and delivered
in the presence:

Jacqui Allen

Jacqui Allen

Print or type name here

LAURA ST. CLAIR

Print or type name here

By: CLEARWATER BAY ASSOCIATES, INC., a
Florida Corporation

[Signature]

By: Lee Arnold Jr., President

State of Florida)
County of Pinellas)

The foregoing Easement was acknowledged before me this 30th day of April, 2004, by Lee Arnold Jr., President of Clearwater Bay Associates, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.

(SEAL)

Kari Ann Trippi

Name:

Notary Public

Serial Number:

My Commission Expires:



Kari Ann Trippi
Commission # DD268474
Expires November 18, 2007
Bonded Troy Fam - Insurance, Inc. 800-385-7019

DESCRIPTION:

A PORTION OF "AREA J" AND "AREA K" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5615, PAGES 299-311 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A":

BEGINNING AT THE SW CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING ALSO THE NW CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE N00°25'50"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1220.94 FEET; THENCE N06°40'48"E, 97.17 FEET TO A POINT ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF MEADOW POINTE BOULEVARD (140' RIGHT-OF-WAY), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING AND A DISTANCE OF S17°21'15"E 147.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID PROPOSED RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 147.35 FEET; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY CURVE ALONG A NON-TANGENT LINE, S06°40'48"W, 143.08 FEET; THENCE S00°25'50"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE AFORESAID WEST BOUNDARY OF SECTION 15, A DISTANCE OF 1034.86 FEET; THENCE S00°01'40"E, ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST BOUNDARY OF THE AFORESAID SECTION 22, A DISTANCE OF 1250.28 FEET TO A POINT ON THE NORTH BOUNDARY OF THE EXISTING FLORIDA POWER CORPORATION TARPON SPRINGS - ZEPHYRHILLS TRANSMISSION LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 112, PAGES 72-76 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°28'49"W, ALONG SAID NORTH BOUNDARY, 40.00 FEET TO A POINT ON THE SAID WEST BOUNDARY OF SECTION 22; THENCE N00°01'40"W, ALONG SAID WEST BOUNDARY, 1250.06 FEET TO THE POINT OF BEGINNING.


PARCEL "A" CONTAINING 102,197 SQUARE FEET (2.346 ACRES), MORE OR LESS.

PARCEL "B":

COMMENCING AT THE SW CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING ALSO THE NW CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE N00°25'50"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1850.26 FEET; THENCE S89°33'38"E, 76.23 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF MEADOW POINTE BOULEVARD (140' RIGHT-OF-WAY), SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S89°48'16"E, ALONG THE NORTH BOUNDARY OF "AREA J" AS DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5615, PAGES 299-311 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 20.00 FEET; THENCE S00°27'52"W, 164.87 FEET; THENCE S06°40'48"W,

55.07 FEET TO A POINT ON THE AFORESAID PROPOSED EAST RIGHT-OF-WAY LINE, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1860.00 FEET AND A CHORD BEARING AND DISTANCE OF N03°11'39"W 219.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID PROPOSED RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 220.11 FEET TO THE POINT OF BEGINNING.

PARCEL "B" CONTAINING 3,165 SQUARE FEET (0.073 ACRES), MORE OR LESS.


DONALD E. STANALAND: 3/23/04
PROFESSIONAL LAND SURVEYOR
NO. 1577, STATE OF FLORIDA
HARRY W. MARLOW, INC.
CERTIFICATE OF AUTHORIZATION NO. LB938

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Update will be on the next month agenda.	NA	Jason Liggett
2	Street Tree Project			Permits got approved and the project will start soon.	NA	Scott Page and District Manager
3	Fiscal Year 2022-2023 Budget			Proposed Budget is in May	May-23	District Manager
4	Pressure Washing			Approved in January	Feb-23	Clubhouse Manager
5	Erosions			Will be discussed at the May Meeting	Feb-23	District Engineer
6	HAS Project			Updates will be provided at the May Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals from Juniper.	Jun-23	Juniper
8	Volleyball Fence Proposal			The Board will decide if they will move forward at the next month meeting.	Jun-23	Clubhouse Manager
9	Debris at Parkmonte			Completed	Mar-23	Juniper
10	Palm Installation Proposal			The Board approved on February 8, 2023 not to exceed 60,000.	Jun-23	Field Analyst
11	Pot Hole Project			This was approved on February 8, 2023. District Engineer will provide an update at the next meeting	Jun-23	District Engineer
12	Juniper Surcharge Credit			Completed	Mar-23	District Manager
13	Juniper Landscaping Mowing Credit			Completed	Mar-23	District Manager
14	O'Neil Tree Removal near Tennis Court			This was approved on April 12, 2023	Jun-23	District Manager
15	CDD/MPV-A HOA Agreement			The Board will discuss at the Budget Workshop	May-23	Board of Supervisors
16	Trash Services			Waiting on proposals from other vendors.	May-23	District Manager
17						
18						
19						
20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item

RAID Log - Risks, Actions, Issues, Decisions

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16	Trash Services			Waiting on proposals from other vendors.	May-23	District Manager
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20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item

 **Stantec**
FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Meadow Pointe IV- Pond 88 Erosion Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

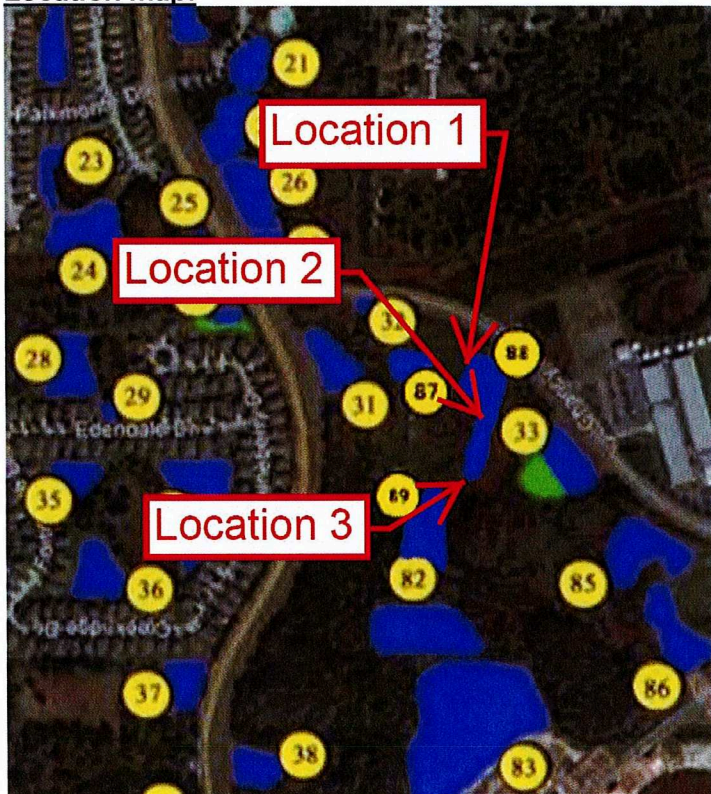
Description of Work Activity:

Location: (Street Names/MH#,s, etc.) Bellmeade Ct Meadow Pointe IV Pond 88 Erosion Review

General: Stantec received a report of erosion on pond 88 located within Meadow Pointe IV community. During our onsite review we observed low water levels due to the time of year. Once rainy season starts the pond will fill up. Minor erosion below the normal water line was observed. During our onsite review we did observe an area in a landscape bed that was showing signs of erosion. We recommend coordinating with landscape contractor to repair the bed and stabilize to eliminate erosion at this location. Refer to location 3 on the map below for location as well as photo documenting the condition during our onsite review.

Report By: BTW

Location map:



Location 1: Photo documenting low water levels.



Location 2: Photo documenting low water levels.



Location 3: Erosion observed in landscape bed. Recommend reviewing with the landscape company to eliviate the issue.



Stantec

FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Meadow pointe IV – Pond 79 Erosion Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

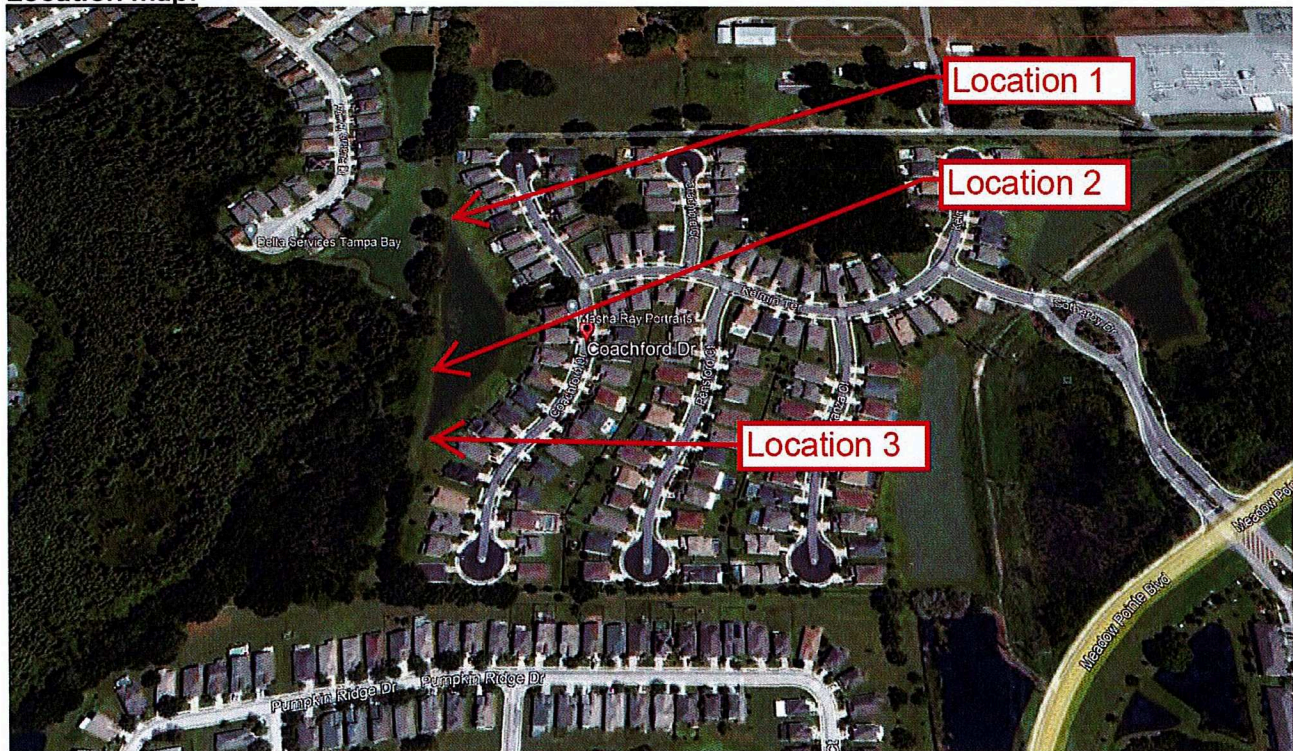
Description of Work Activity:

Location: (Street Names/MH#s, etc.) Coachford Dr Meadow Pointe IV Pond 79 Erosion Review

General: Stantec received reports of erosion on pond 79. During our onsite review we observed signs of erosion and mitered end section (MES) erosion and undermining of the structure. We also observed overgrown vegetation around the existing control structure and outfall. Below is a map showing the locations of the areas observed that require repair.

Report By: BTW

Location map:



Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Erosion is also occurring on the upstream side of the mitered end section. Prior to repair, contractor is to expose the upstream pipe joint to verify there is not an issue. If there is an issue with the joint the contractor is to construct a concrete collar per FDOT standard detail and restore the area to its original condition. Contractor to provide a separate line item on the proposal in case this is needed.

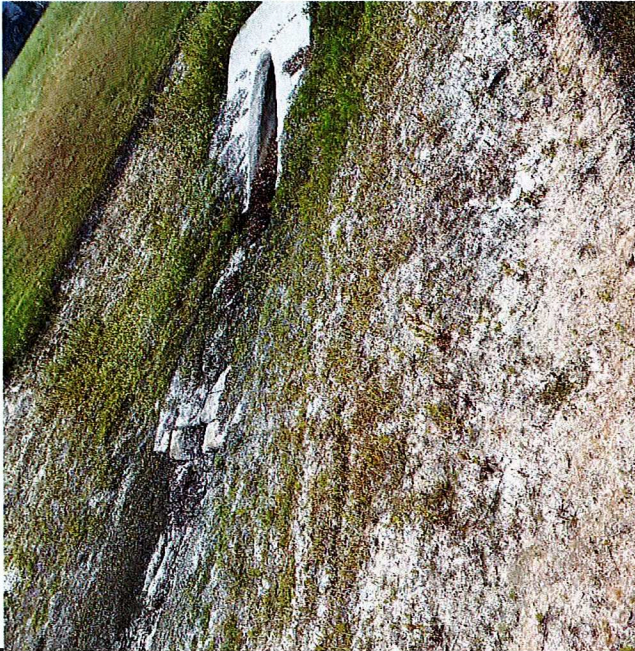
Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Overgrown vegetation around outfall structure. Clear 5ft around the outfall structure and ensure proper flow.



Location 3: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath eroded areas mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Stantec

FIELD OBSERVATION REPORT

Date: April 14, 2023 Field Observation Report Number: 2023-4
Project Name: Meadow Pointe 4 – Pond 50 Erosion Review
Project Number: 238200386
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#,s, etc.) Gwynhurst Blvd. Meadow Pointe IV, Pond 50

General: Stantec received a report of broken concrete sidewalk in front of Pond 50. Based on our review we found three panels of sidewalk depressing and cracking. We recommend removal and replacement of the sidewalk at the elevation to match the surrounding panels. This area is holding water due to a low spot in the sidewalk. The grass on either side of the sidewalk has grown to be higher than the sidewalk causing water to stand on the sidewalk without relief. We recommend installing a concrete flume from the sidewalk to the curb to allow the water to discharge to the road. We also reviewed the control structure located on pond 50 and found overgrown vegetation at the outfall structure. Overgrown vegetation is to be removed 5' around the existing structure. The map and photos below document our review and recommendations.

Report By: BTW

Location map:



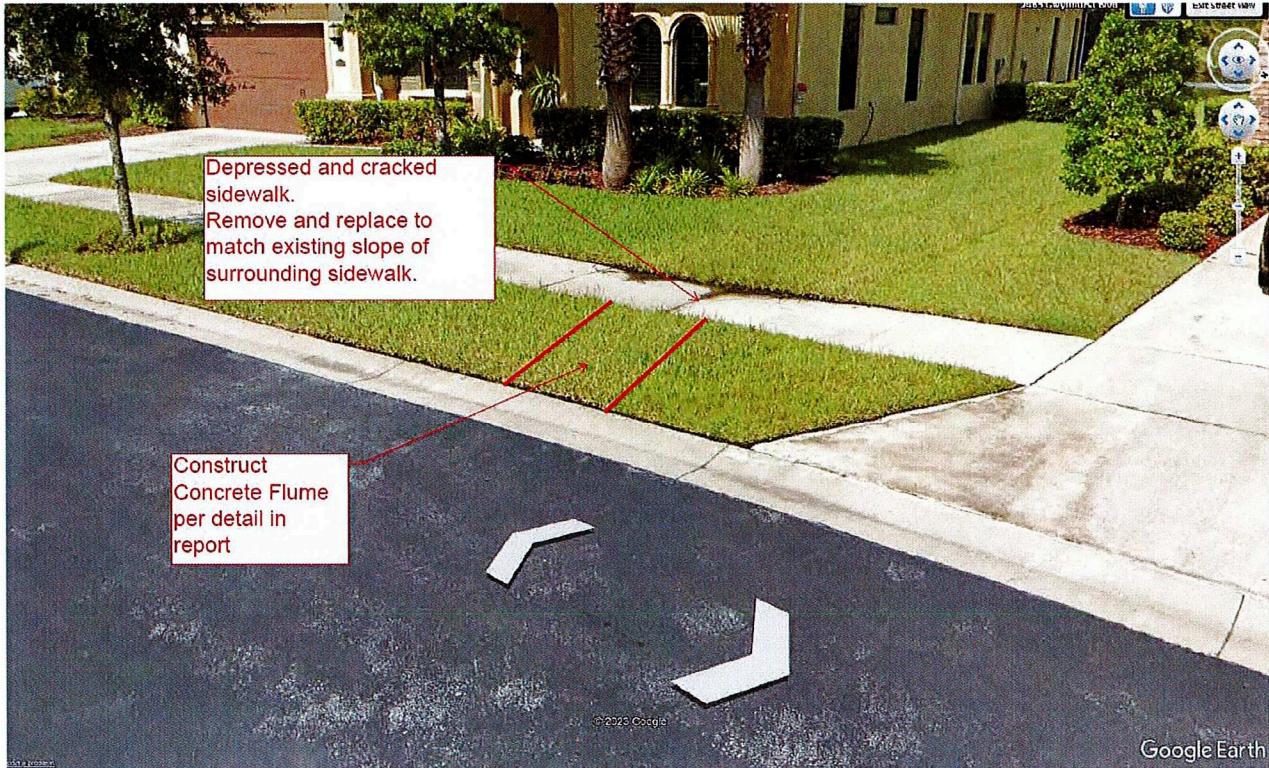
Location 1: Overgrown vegetation around outfall structure. clear 5ft around the structure.

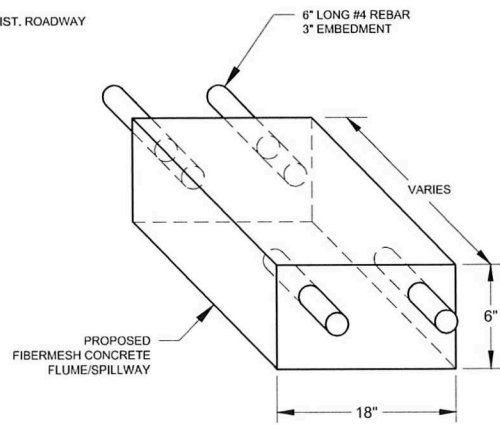
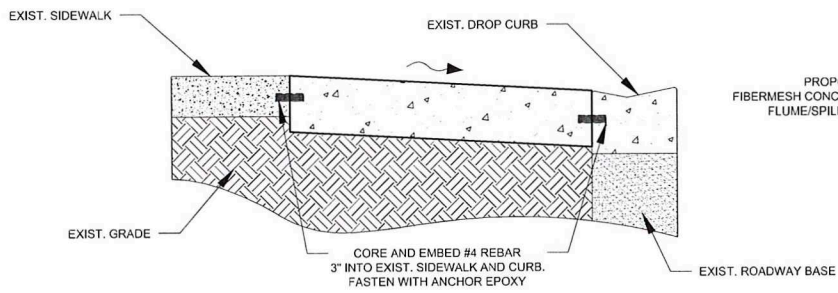
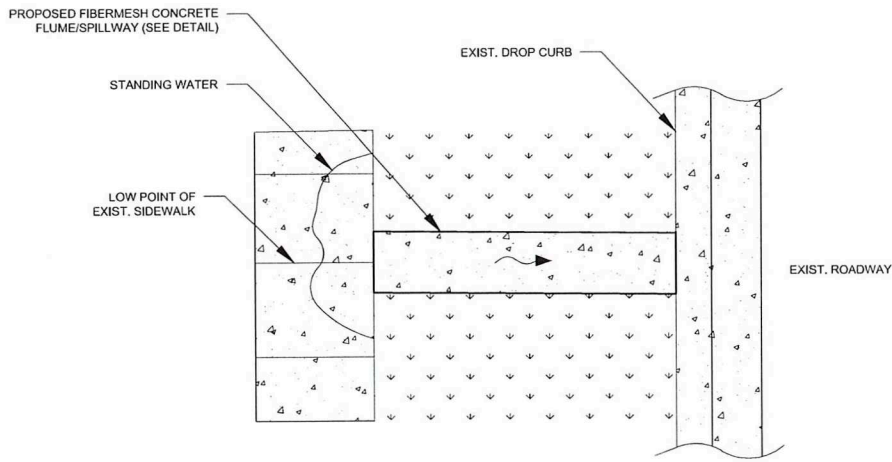


Location 2: Cracked sidewalk remove and replace 3 pannels of concrete sidewalk and sod all disturbed areas.



Location 2 Continued: Remove and replace 3 existing panels of sidewalk and construct concrete flume per detail included in this report.





CONCRETE FLUME
DETAIL
 N.T.S.