

**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, June 14, 2023, at 10:03 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	<b>Board Supervisor, Chairman</b> <i>(via conference call)</i>
Megan McNeil	<b>Board Supervisor, Vice Chairman</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>
George Lancos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Jason Liggett	<b>Operations Manager</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Angel Rivera	<b>Juniper Landscape</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Greg Woodcock	<b>District Engineer, Cardno</b>

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

**Call to Order**

Mr. Adams 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**

There were no audience comments at this time.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Boundary Between MP IV and Woodcreek CDD in Windsor**

A discussion was held regarding fencing between MP IV and Woodcreek CDD.

On a motion from Mr. Page, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors adopted a policy that Meadow Pointe IV CDD will not add to any existing perimeter fence or any fences for any reason, for the Meadow Pointe IV Community Development District, but that the responsible HOA may do so upon CDD approval of the HOA plan. The CDD will continue to maintain and replace, as necessary, existing fences which are the responsibility of the District.

**FIFTH ORDER OF BUSINESS**

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

It was noted that the agreement is not ready for approval at this time. The Board asked that it be tabled until next month.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Report**

Not Present.

Ms. Stanger discussed the recent pool incident with the Board. The Board asked Ms. Stanger to update and publicize rules and actions to be taken regarding inappropriate behavior at clubhouse facilities. The Board asked that Management send a warning letter to the residents that were involved in the recent pool incident.

**B. District Engineer**

**1. HA-5 Road Preservation Warranty Work Update**

Ms. Stewart and Mr. Babbar reviewed the HA-5 project. Ms. Stewart stated that she is waiting on the timeframe for when the HA-5 vendor can complete the warranty work.

Mr. Woodcock stated that he is working on a revised pavement planning cost report to submit to the Board.

**2. Consideration of Proposals for Paver Repairs at Provence Gate**

Mr. Woodcock is having difficulty finding a vendor to take on this small project. Mr. Page recommended a vendor who might do so.

**3. Consideration of Proposals for Street Sign Repairs**

The Board tabled this item until further notice.

**4. Miscellaneous Items**

Mr. Woodcock will examine the trestle above the exit gate at Provence, which shows signs of serious deterioration.

Mr. Woodcock stated that repairs to Pond 79 will be done in July.

Mr. Woodcock is working with a vendor to repair the sidewalk at Firemoss Ln in Meridian, and to repair a sidewalk not properly draining on Gwynhurst Blvd in Windsor (near Pond 50).

**C. Aquatic Maintenance Report**

The Board reviewed the report, noting that there is some hog damage by pond #50. They asked that the trapper be notified. The Board asked that Staff also reach out to the trapper and ask him to provide the Board with the location of his traps and plans regarding the number of hogs in the community.

A request was made that Mr. Agnew provide the Board with a map and his outline relative to his aquatic plantings plan for fiscal year 2023/2024.

The Board reviewed the May landscape report and asked Management to get with Mr. Woodcock to verify who owns pond #91. If it is not Meadow Pointe IV, they would like Mr. Agnew to stop maintaining it.

*(Mr. Scanlon left the meeting at 11:44 a.m.)*

**D. Landscape Inspection Services**

**1. May Landscape Inspection Report**

Mr. Liggett presented his report to the Board.

**2. Juniper Response to the Landscape Inspection Report**

Mr. Rivera stated that he would remove the Union Park sign from District property at no charge.

**3. Update on Duke Energy Tree Install Program**

Mr. Liggett stated that the installation of the palm trees is complete and looks good and that this action is complete. The Board agreed that the CDD will trim the palms annually, and that owners on pond frontage lots are responsible to

maintain the tree landscape beds as part of owners' responsibility to maintain landscaping to the edge of the pond bank.

**4. Update on Street Trees**

Mr. Page reported that all 76 of the new trees have been planted to replace the 76 Oaks that were removed. Mr. Page asked Mr. Liggett to obtain proposals to sod the tree-rings where trees were removed.

The Board asked that Ms. Stanger send an email blast to Shellwood residents regarding the street trees. They also asked that the District Engineer work with the Haven HOA regarding the County's street tree requirements and report back to the Board.

On a motion from Mr. Page seconded by Mr. Scanlon, with all in favor, the Board approved moving forward with removal of all living Southern Live Oak trees within District Right-of-Ways in the neighborhoods of Windsor, Meridian, Enclave, Provence, and Haven, for the purpose of eliminating the current and future threat of damage to District infrastructure, and to use the current street tree vendor (O'Neill's) with a not-to-exceed amount of \$350,000 to come from the Reserve Account Each tree removed by the District will be replaced by the District with a species generally known not to cause root damage to infrastructure, for the Meadow Pointe IV Community Development District.

**5. Update on Cleanup of Conservation Area Cutback**

The Board authorized District Management to pay the revised cutback invoice.

**E. Amenity Management**

Ms. Stanger reviewed her May Amenity Report. Mr. Page inquired about the test case in Meridian of removing lower gate panels and replacing them with pickets, to reduce windborne sail-effect damage. The consensus was that this is a success, and the same project can be done for the gates in Enclave.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the SASS proposal for gate repairs in Enclave, for the Meadow Pointe IV Community Development District.

**F. District Counsel**

Mr. Babbar informed the Board that the proposals for waste pick-up will be on next month's agenda, and he will be providing the proposals.

**G. District Manager**

Mr. Adams reminded the Board that the next regular meeting will be held on July 12, 2023, at 10:00 a.m.

**1. Review of May DM Report and Financial.**

Mr. Adams presented his report and the financial statements to the Board. The Board asked that Duke Energy be removed from the agenda and agreed to just having motions on the minutes without comments being provided.

**2. Feedback on Meeting with County Commissioner**

Mr. Adams stated that he and Mr. Scanlon met with the Commissioner and will continue to work with him. The Commissioner will attend a CDD meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Budget Workshop held  
on May 1, 2023**

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the budget workshop held on May 1, 2023, as amended, for the Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on May  
10, 2023**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the minutes of the meeting held on May 10, 2023, as presented, for the Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Revised Minutes of  
the Board of Supervisors' Regular  
Meeting held on April 12, 2023**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the minutes of the meeting held on April 12, 2023 as discussed, for the Meadow Pointe IV Community Development District.

**TENTH ORDER OF BUSINESS**

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

The Board tabled this item as the report wasn't included in the agenda.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Forum**

Ms. Sholl asked that the District Engineer provide feedback on his recent report.

**TWELFTH ORDER OF BUSINESS**

**End of Meeting Audience Comments**

Mr. Greene, an owner in Provence, requested the CDD to replace his street-tree which was damaged/removed due to tropical storm winds. He added that the MPIV-A HOA is requiring the owner to replace the tree and owner expense, but Mr. Greene believes the CDD should replace his street-tree as it does other trees in the community. Board members explained that the CDD program is limited to replacing existing/living Southern Live Oak trees which currently present a threat to CDD infrastructure such as sidewalks and roads, and that the CDD is not paying to remove or replace other trees not currently presenting such a threat.


Ms. McNeil asked that a discussion on the street tree policy be on next month's agenda and that it be included in the next newsletter.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors adjourned the meeting at 1:20 pm. for the Meadow Pointe IV Community Development District.

  
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**Assistant Secretary**

  
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**Chair/Vice Chair**