

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, July 12, 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:

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| 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:

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| Daryl Adams | District Manager, Rizzetta & Company, Inc. |
| Lori Stanger | Clubhouse Manager |
| Jason Liggett | Operations Manager |
| Vivek Babbar | District Counsel, Straley, Robin, & Vericker |
| Angel Rivera | Juniper Landscape |
| Tonja Stewart | District Engineer, Stantec |
| Greg Woodcock | District Engineer, Stantec |
| Doug Agnew | Representative, Advanced Aquatics |
| Mitchell Bower | Representative, Coastal Waste & Recycling |
| Deputy Buddy | Community Officer |

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| Audience | Present |
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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

A resident of Whinsenton raised concern about high water levels behind Medbury Dr (Pond #17). District Engineer will follow up.

FOURTH ORDER OF BUSINESS

Update on CDD/MPV-A HOA Agreement

Mr. Babbar recommended this be put on the agenda before the meeting as it should be a public hearing discussion. He will send the agreement to the Board for review.

FIFTH ORDER OF BUSINESS

Discussion Regarding Street Tree Policy

Mr. Page informed the Board that the street tree project in Shellwood is completed, except where sod needs to be replaced; Mr. Liggett is obtaining a proposal to complete that action. Mr. Lancos noted that some residents are not maintaining/watering the new tree in front of their home, for which the owner is responsible. Mr. Page advised that O'Neil's Tree Service has begun the inventory and permitting process for the removal/replacement of existing Southern Live Oak trees in the District right-of-way in Windsor, Meridian, Enclave, Provence, and the Haven. The District Manager and District Engineer will determine the requirements for street-trees at the Haven.

Mr. Liggett noted that a homeowner in Provence is asking for the CDD to remove a developer-installed Elm tree which is six feet inside the owner's property line, i.e., on the house-side of the sidewalk. The Board determined that the owner is responsible for the trees on her lot and that the owner should follow HOA/ARB rules on removing/replacing trees. Mr. Page requested a Board determination regarding an owner in Enclave who would like the CDD to remove the developer-installed oak tree on his lot, which is only 3 feet from the sidewalk and likely will cause sidewalk damage. Mr. Page observed that there are a few similar situations in other neighborhoods. Ms. Sholl noted that in a previous case, the District inserted a root barrier to protect the sidewalk. The sense of the Board is that homeowners are responsible to maintain/remove/replace trees on private lots, and that the District will not remove such trees on behalf of the owner. The CDD will look at the possibility/feasibility of root barriers to protect the sidewalk.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

Deputy Buddy provided an update on the investigation of thieves targeting unlocked cars in Shellwood Place, and he commented on the excellent quality of gate cameras to help capture activities. Ms. Stanger will work with the vendor servicing cameras regarding the license plate reader. The Board and Deputy also talked about street parking and asked that an article be placed in the newsletter.

An addendum was received from PCSO, further increasing the Deputy's contract costs for next year. District Management will include it on the next agenda.

B. District Engineer

1. HA-5 Road Preservation Warranty Work Update

Holbrooke will honor the warranty from a prior vendor to repair surfaces in Shellwood. In addition, Holbrooke and Ms. Tonya Stewart recommend treating surfaces in Parkmonte, Windsor, and Whinsenton.

On a motion from Mr. Lancos, seconded by Mr. Scanlon, with all in favor, the Board approved moving forward with the HA5 work with a not-to-exceed amount of \$180,523, providing funds are available, for the Meadow Pointe IV Community Development District.

2. Proposal for Pond 50 Control Structure

On a motion from Ms. McNeil, seconded by Ms. Scholl, with all in favor, the Board approved a not-to-exceed amount of \$4,250 to repair the Pond 50 Control Structure and a sidewalk on Gwynhurst Blvd., for the Meadow Pointe IV Community Development District.

3. Miscellaneous Items

Mr. Woodcock stated that the sidewalk repairs have been completed and the sign repairs are on hold pending receipt of a 50% deposit.

C. Aquatic Maintenance Report

Mr. Agnew reviewed the report, noting concerns with access to ponds #64 & #91.

A request was made to send Jerry the Hog Trapper a performance notice and to include providing a monthly report as a requirement for the RFP (would like three proposals).

D. Landscape Inspection Services

1. May Landscape Inspection Report

Mr. Liggett presented his report to the Board, noting that Juniper will be providing a proposal to repair the damage from the vehicle that drove into the water.

E. Amenity Management

Ms. Stanger reviewed her May Amenity Report.

F. District Counsel

The Board gave Mr. Babbar authorization to work with Coastal Waste & Recycling on an agreement for waste services. It should be ready to include on next month's agenda.

G. District Manager

Mr. Adams reminded the Board that the next regular meeting will be held on August 9, 2023, at 5:00 p.m.

1. Review of May DM Report and Financial.

Mr. Adams presented his report and the financial statements to the Board and led discussions on various topics.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Budget Workshop held on June 14, 2023

This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration Operations & Maintenance Expenditures for April and May 2023

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors ratified the operation and maintenance expenditures for April 2023 (\$127,779.93), for the Meadow Pointe IV Community Development District.

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors ratified the operation and maintenance expenditures for May 2023 (\$164,169,61), for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Forum

Mr. Page asked Board Members to reconsider, in light of how thieves recently gained access to Shellwood Place, the current policy of leaving pedestrian gates unlocked.

TENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. McNeil, seconded by Mr. Scanlon, the Board of Supervisors adjourned the meeting at 12:29 pm. for the Meadow Pointe IV Community Development District.


Assistant Secretary

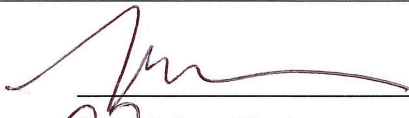

Chair/Vice Chair

Exhibit A

**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% | | <u>0</u> | |
| 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 | 32.67% | | 24,112 | |
| Group Health/Life Insurance | 10,500.00 | | <u>10,500</u> | |
| Total Benefits: | | | 43,514 | |

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| Total Personal Services: | 114,061 |
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Operating Expenses:

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| 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 |

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| Total Operating Expenses: | 14,846 |
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Capital:

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| 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 | 135,068 |
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