

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, August 9, 2023, at 5:00 p.m.** 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
George Lancos	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary

Also present were:

Liane Sholl	Board Supervisor, Assistant Secretary (via conference call)
Greg Woodcock	District Engineer, Stantec
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Jason Liggett	Operations Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Doug Agnew	Representative, Advanced Aquatics (via conference call)
Josh Burton	Representative, Juniper Landscape
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Scanlon called the meeting to order and performed a 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

49 Mr. Daniel Kamsler requested permission to install an AC unit and fencing, not to
50 exceed four feet into the District Access Easement to the east side of his lot at 31443
51 Driscoll Dr., in the Enclave. The Access Easement is 25 feet wide, being 12.5 feet wide
52 on two adjoining lots.
53

On a motion from Mr. Page, seconded by Mr. Scanlon, with all in favor, the Board approved for Mr. Daniel Kamsler to install an AC unit and fence into the Access Easement, not to exceed a 4-foot encroachment, for the Meadow Pointe IV Community Development District.

54
55 A resident raised concern about a safety issue at the intersection of Whitewillow
56 Dr and Oldwoods Ave, whereas shrubs block the view of traffic approaching Meridian
57 from the Union Park area. Mr. Liggett will provide a proposal.
58

59 Mr. Nazrudeen Amin, a resident a 4510 Esperanza Ct in Provence, raised
60 concerns about ruts in the sod to the rear of his house caused by the installation of palm
61 trees during the Duke Energy restoration project. Mr. Liggett will provide a proposal for
62 sod from Juniper, to be added to the erosion proposal for the next meeting agenda.
63

64 **FOURTH ORDER OF BUSINESS** **Consideration of Proposal for Hog**
65 **Removal**

66
67 Tabled due to time constraints.
68

69 **FIFTH ORDER OF BUSINESS** **Consideration of CDD/MPV-A HOA**
70 **Agreement**

71
72 Mr. Page made a motion, and Mr. Lancos seconded, to approve the Agreement
73 with edits to the Cost Allocation paragraph as proposed by the MPIV-A Counsel. Ms.
74 Sholl, Mr. Scanlon, and Ms. McNeil opposed, and the motion failed 2-3.
75

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with Mr. Lancos and Mr. Page opposing, the Board approved the revised CDD/MPIV-A HOA Agreement by a vote of 3-2, with the proviso to intentionally omit Paragraph 9 (Cost Allocation) and to include a termination date of January 1 if a termination notice is provided by either organization by the preceding 15th of May, for the Meadow Pointe IV Community Development District.

76
77 The updated CDD/MPV-A HOA agreement is to be put on the next meeting's
78 agenda.
79

80 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Waste**
81 **Collection Action Plan**

82
83 A discussion was held regarding the Waste Collection Plan.
84

85 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding Sheriff's Deputy**
86 **Contract**
87

88 The Sheriff's Office will honor the prices offered in their original proposal for 2023-
89 2024.

90 **EIGHTH ORDER OF BUSINESS** **Consideration of the Proposals for**
91 **Pool Maintenance**

92
93
94 This item was tabled pending additional proposals.

95
96 **NINTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year**
97 **2023/2024 Final Budget and Levying**
98 **Assessments**
99

100
101 On a Motion by Ms. McNeil, seconded by Mr. Lanco, with all in favor, the Board of
102 Supervisors opened the Public Hearing on Fiscal Year 2023/2024 Final Budget and
103 Assessments, for the Meadow Pointe IV Community Development District.

104 Several audience members complained that the CDD letter sent to
105 landowners informing them of an increase in assessments did not include all assessments
106 to be imposed, The Board requested District Management to ensure letters in future years
107 provide details for all three major categories of expenditures and assessments, i.e.,
108 Operations & Maintenance, Bonds, and Reserves, and show a comparison to the current
109 year data..

110 On a Motion by Ms. McNeil, seconded by Mr. Lanco, with all in favor, the Board of
111 Supervisors closed the Public Hearing on Fiscal Year 2023/2024 Final Budget and
112 Assessments, for the Meadow Pointe IV Community Development District.

113
114 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-05,**
115 **Adopting Fiscal Year 2023/2024 Final**
116 **Budget**
117

118 On a motion from Mr. Scanlon, seconded by Mr. Lanco, with all in favor, the Board
119 approved Resolution 2023-05 Adopting Fiscal Year 2023/2024 Final Budget, for the
120 Meadow Pointe IV Community Development District.

121
122 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06,**
123 **Levying O&M Assessments for Fiscal**
124 **Year 2023/2024.**

125 On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board
126 approved Resolution 2023-06, Levying O&M Assessments for Fiscal Year 2023/2024, for
127 the Meadow Pointe IV Community Development District.

128
129 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-07,**
130 **Setting the Meeting Schedule for Fiscal**
131 **Year 2023/2024**
132

123 The Board requested that their January 10th meeting be held at night and their
124 February 14th to be held in the morning.
125

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Resolution 2023-07, Setting the Meeting Schedule for Fiscal Year 2023/2024 as amended, for the Meadow Pointe IV Community Development District.

126
127 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-08,**
128 **Re-designating a Secretary**
129

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Resolution 2023-08, Re-designating a Secretary Scott Brizendine, for the Meadow Pointe IV Community Development District.

130
131 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Arbitrage**
132 **Engagement Renewals for 2007AB and**
133 **2004A**
134

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the Arbitrage Engagement Renewals for 2007AB and 2004A, for the Meadow Pointe IV Community Development District.

135
136 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**
137

138 **A. Deputy Report**

139 The Board discussed enforcement against illegal parking on District streets and
140 requested Mr. Adams to discuss with the Deputy.
141

142 **B. District Engineer**

143 **1. Funding:** Expenditures for District Engineer services have exceeded the
144 annual budgeted amount. The Board expressed support for the quality of
145 work being done by Mr. Woodcock.
146

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board approved Stantec's change order in the amount of \$9,000, for the Meadow Pointe IV Community Development District.

147 **2. Update on HA5**

148 The Board requested Mr. Adams determine if funds could be recouped from
149 the previous road surfacing vendor whose work requires followup in some of
150 the neighborhoods. The District Manager will work with the District Counsel
151 on the matter.
152

153 **3.** The Board requested a discussion on erosion be on next month's meeting
154 agenda. Mr. Woodcock will prepare proposals.

155 **4.** The District Engineer and Board discussed repair work necessary at Pond
156 17.

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board approved to repair the skimmer on Pond 17 for \$4,500, for the Meadow Pointe IV Community Development District.

157 **5. Update on Road Depression Review and Proposal for Repair**

158 The Board discussed a road depression at the intersection of Kelmin and
159 Sotherby in Provence. Mr. Page advised placing traffic cones as a safety
160 warning, until work is completed.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the repair of the road depression in Provence using funds from the reserves, for the Meadow Pointe IV Community Development District.

161 **C. Aquatic Maintenance Report**

162 **1. July Waterway Inspection Report**

163 The Board didn't have any concerns about the Aquatic's report.

164 **D. Landscape Inspection Services Manager**

165 **1. July Landscape Inspection Report**

166 The Board expressed frustration with Juniper's performance and requested
167 improvements. Mr. Liggett communicated concerns to Juniper about their
168 performance.

169 Mr. Page stated that O'Neil's Tree Service is beginning the process to
170 inventory and then obtain permits for the street trees in Enclave, Meridian,
171 Provence, and Windsor.

172 Mr. Liggett is working on proposals to install sod where tree stumps were
173 grinded for the street-tree project otherwise completed in Shellwood.

174 **2. Juniper's Proposals for Landscape Items**

175 Juniper submitted a proposal for \$55,233 to install St. Augustine sod at the
176 clubhouse grounds. Mr. Page noted that the 2023-2024 budget provides for
177 only \$20K for a landscape improvement project at the clubhouse. He
178 requested Juniper refine the proposal to focus on higher traffic/visibility areas,
179 such as along the entrance way.
180
181
182

183 **E. Amenity Management**

184 **1. Review of July Amenities Report**

185 Ms. Stranger reviewed her July Amenity Report.

186 **F. District Counsel**

187 **1. Consideration of Agreement with Coastal Waste and Recycling**

188 Mr. Babbar stated that he is working on the agreement and will send it to the
189 Board once completed.

190 **G. District Manager**

191 Mr. Adams reminded the Board that the next regular meeting will be held on
192 September 13, 2023, at 10:00 a.m.
193
194
195
196

197 **1. Review of District Manager Report, Raid Log, and Monthly Financial**
198 **Statement**

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

201
202 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
203 **of Supervisors' Regular Meeting held**
204 **on June 14, 2023 (previously tabled)**
205

206 The District Manager recommended, and the Board agreed to have the minutes focus on
207 motions, directives, and significant issues instead of trying to capture all comments made
208 during the meeting.
209

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2023 as presented, for the Meadow Pointe IV Community Development District.

210
211 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
212 **of Supervisors' Regular Meeting held**
213 **on July 12, 2023**
214

214 It was stated that Ms. Sholl's name was spelled wrong on line #80.
215

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

216
217 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of Operation and**
218 **Maintenance Expenditures for June**
219 **2023**
220

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2023 (\$218,741.44), for the Meadow Pointe IV Community Development District.

221
222 **NINETEENTH ORDER OF BUSINESS** **Supervisors Forum**
223

224 The Board requested the removal of a previous Supervisor's name (Susan Fisher)
225 from the portal and to replace with the current Supervisor (Mr. George Lancos).
226

227 Mr. Lancos raised concerns regarding a defaced fence in Parkmonte. Mr. Lancos
228 asked Mr. Adams to determine ownership and if the district owns it to have it repaired.
229

230 Mr. Page inquired about the Pond report highlighting signs removed and trash
231 found at Pond 19 in Parkmonte. The Board agreed to re-install the sign and to highlight
232 in the monthly newsletter about keeping our ponds free of trash and debris.
233

234 **TWENTIETH ORDER OF BUSINESS** **Adjournment**
235

On a motion from Mr. Lancos, seconded by Ms. McNeil, the Board of Supervisors adjourned the meeting at 7:54pm. for the Meadow Pointe IV Community Development District.

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237
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239
240

Darryl Adams

Assistant Secretary

Am L

Chair/Vice Chair

DRAFT