

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, September 13, 2023, at 10:00 a.m.** 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 |
| George Lancos | Board Supervisor, Assistant Secretary |
| Scott Page | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|---------------|------------------------------------------------------------|
| Greg Woodcock | District Engineer, Stantec (Via Conference Call) |
| Sean Craft | District Manager, Rizzetta & Company, Inc. |
| Lori Stanger | Clubhouse Manager |
| Vivek Babbar | District Counsel, Straley, Robin, & Vericker |
| Doug Agnew | Representative, Advanced Aquatics |
| Angel Rivera | Representative, Juniper Landscape |
| Deputy Buddy | Community Officer |

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| Audience | Present |
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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

Mr. Will Butler from American Illumination & Décor was present to inquire as to the status of a holiday decorating proposal he submitted. Clubhouse Manager Lori Stanger will

50 follow up with him and other vendors for proposals to be addressed at the October meeting.
51 Supervisor McNeil was appointed as the Board liaison on the project.

52
53 Mr. Stan Kinnaman, owner in Meridian, asked about cleaning the weirs at Pond 64.
54 District Engineer said that has been completed.

55
56 Ms. Susan Gile, owner in Shellwood, asked about replacing a street-tree.

57
58 **FOURTH ORDER OF BUSINESS** **Update Regarding Waste Action Plan**

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62 **FIFTH ORDER OF BUSINESS** **Consideration of Proposal for Pool**
63 **Maintenance**

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65 After a discussion on pool proposals, the Board opted to remain with Suncoast
66 Pools at a cost of \$1500/month.

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68 On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board
69 accepted the Suncoast Pool Proposal in the amount of \$1,500 a month as presented, for
70 the Meadow Pointe IV Community Development District.

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72 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Revised**
73 **CDD/HOA Agreement**

74 District Counsel conveyed a counterproposal from the MPIV-A HOA Counsel for
75 language to be inserted into paragraph 9, to address the issue of cost allocation. Mr.
76 Scanlon motioned to rescind the revised CDD/HOA Agreement, which was approved by the
77 Board in Sep. The motion failed with two opposing and two abstaining. The agreement as
78 passed in Sep will become effective 1 Oct 2023, pending approval by the MPIV-A HOA.

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80 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

81 **A. Deputy Report**

82 Deputy Allman provided his report, which included that he has responded to the
83 open gap between Windsor and Woodcreek CDD, created by the new
84 development. The Board discussed installing a No Trespassing sign, which will
85 be considered after the MPIV-A determines whether to install a fence along the
86 CDD border. Ms. Gile raised concern of an all-terrain vehicle operating in
87 Shellwood, and discussion turned to homeless people living on District property
88 to the immediate south of Shellwood. The Deputy will follow up.

89 **B. District Engineer**

90 **1. Update on HA5**

91 The Board gave District Engineer direction to proceed with the HA-5 road
92 preservation work with an upper limit of \$155,435.84 and to prepare new
93 plans if cost is projected to exceed \$155,435.84.

94 **2. Discussion Regarding Erosion and Proposal**

95 The Board discussed a proposal to repair the erosion problem behind 4240
96 Balmoral Ct, in Whinsenton, Pond 10, to be funded by the capital reserves.
97

On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board accepted the Finn Outdoor proposal for the pond erosion repair in the amount of \$19,300, for the Meadow Pointe IV Community Development District.

98
99 **3.** Mr. Woodcock will look at the open gap at the boundary of Windsor and
100 Woodcreek CDD, to determine if a survey is required in case the MPIV-A HOA installs a
101 fence. Supervisors agreed the CDD should pay for the cost of the survey if the HOA installs
102 the fence on District property.
103

104 4. Mr. Woodcock stated the sidewalk project in front of Pond 50 is complete.
105

106 **C. Aquatic Maintenance Report**

107 **1. August Waterway Inspection Report**

108 During the Aquatics Maintenance Report, ponds 31 and 60 were identified
109 as areas where there is significant overgrowth which needs to be cleared
110 out. The Board directed Jason Liggett to investigate who the nearby
111 homeowners are and to have letters sent to those residents informing them
112 that those areas are their responsibility to maintain. Mr. Scanlon asked to
113 look at shrubs at the culverts along Bourneville in Meridian. Mr. Page
114 requested an update on when aquatic plantings would occur, as budgeted
115 for 2023-2024.
116

117 **D. Landscape Inspection Services Manager**

118 **1. August Field Inspection Report**

119 Written report provided and reviewed.
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121 **2. Juniper's Response to the Field Inspection Report**

122 Crew will remove the sign at MP Blvd and SR56.
123

124 **3. Juniper's Proposals for Landscape Items**

125 The Board approved the sod replacement proposal from Juniper Landscaping
126 in the amount of \$11,000. Additionally, with regards to the \$18k proposal for
127 new plant material, the Board gave direction to Juniper revise their proposal
128 and appointed Supervisor Sholl as the liaison on the project, authorizing her
129 to approve a revised proposal with a NTE of \$9000.
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On a motion from Ms. Page, seconded by Ms. Sholl, with all in favor, the Board accepted the Juniper Landscaping proposal for the Sod replacement in the amount of \$11,000, for the Meadow Pointe IV Community Development District.

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132 **E. Amenity Management**

133 **1. Review of Amenities Report**

134 During the Clubhouse Manager's Report, the Board gave direction to
135 purchase new umbrellas for the pool deck using funds in this fiscal year's
136 budget, and to have the clubhouse manager obtain a proposal for new

137 tables to replace the older tables which are breaking down. Additionally,
138 they gave direction to Darryl Adams to investigate whether there are
139 sufficient funds in this year's budget to move forward with these items before
140 the end of the fiscal year.

141
142 **F. District Counsel**

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

144 Supervisors and Staff discussed the transition from Waste Connections to
145 Coastal Waste & Recycling, effective 1 Oct 2023. There remain questions as
146 to the definition of Bulk Pickup, which will occur on the third Friday of each
147 month.

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149 **G. District Manager**

150 Mr. Craft reminded the Board that the next regular meeting will be held on
151 October 11, 2023, at 10:00 a.m.

152
153 **1. Review of District Manager Report, Raid Log, and Monthly Financial**
154 **Statement**

155 Mr. Craft presented the District Manager reports, RAID log and the financial
156 statements to the Board. The Board requested that the RAID log be updated
157 just before the meetings to have the most up to date information. They also
158 requested an update on line 24 for hog trapping proposals and to change the
159 language on line 25 to read "County Commissioner Invite".

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161 **2. Presentation of 2nd Quarter Website Audit**

162 The Board had no questions or comments.

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164 **EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on August 9, 2023 (previously tabled)**

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168 The Board motioned to table the Minutes of the Board of Supervisors' Regular
169 Meeting held on August 9, 2023. The Board requested draft minutes be provided in Word
170 version to Supervisors well in advance of a meeting, to enable Supervisors to review/edit
171 the draft prior to transmission of the Final Agenda with Tabs.

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173 **NINTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for August
2023**

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176 On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board
ratified the Operation and Maintenance Expenditures for August 2023 (\$123,082.82),
for the Meadow Pointe IV Community Development District.

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178 **TENTH ORDER OF BUSINESS**

Supervisors Forum

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180 Mr. Page requested that Jason Liggett ensure that sod is laid to cover the tree rings
181 where street-tree stumps were recently grinded in Shellwood.
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ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lantos, seconded by Ms. McNeil, the Board of Supervisors adjourned the meeting at 12:14 p.m. for the Meadow Pointe IV Community Development District.

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Darryl Adams

Assistant Secretary

AmL

Chair/Vice Chair

DRAFT