
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, October 11, 2023, at 10:01 a.m.** at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also present were:

Michael Scanlon	Board Supervisor, Chairman (Via Conference Call)
Greg Woodcock	District Engineer, Stantec (Via Conference Call)
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Jason Liggett	Landscape Specialist
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Doug Agnew	Representative, Advanced Aquatics
Angel Rivera	Representative, Juniper Landscape (Via Conference Call)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. McNeil 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**

Ms. Barbara Terry, owner at 31124 Whinsenton Dr, requested an easement agreement for pool equipment. Counsel to follow-up.

Mr. Conrad Milne, an owner in Windsor, asked what the District is doing to address traffic concerns with more and more single-family and multi-family homes being built nearby. Ms. McNeil noted that the Board has been trying to get our local County Supervisor to attend a meeting to hear directly from residents, and she suggested that owners contact all five County Supervisors to address these issues. Mr. Milne also requested a No Trespassing sign be installed at the northern end of Windsor, between SR56 and the rear fence.

Mr. Mark Khan, an owner in Windsor, asked what the MPIV CDD has determined regarding the Woodcreek CDD having mowed down a natural terrain barrier that would have physically separated the two communities and reduced the likelihood of trespassing. Mr. Scanlon instructed the District Engineer to promptly determine if Woodcreek encroached and destroyed the MPIV natural barrier. Mr. Khan also noted there is a 5-foot security gap at the western-most front entry point of Windsor, created during the conservation cutback (adjacent the SW corner of Pond 58); the Board asked the District Engineer to propose a solution. Mr. Khan also requested the District install keypad locking devices on the pedestrian gates at each neighborhood entry.

Mr. Daniel Kamsler, an owner in Enclave, requested District Engineer follow-up with the County regarding partial use of an Easement which the County has denied.

Mr. Susan Gile, an owner in Shellwood noted that there could be additional fencing requirements when a new development is built to the east of Shellwood and Parkmonte. She also requested lights be installed for the tennis court.

FOURTH ORDER OF BUSINESS

Business Items

**A. Consideration of Hog Trapping Services Proposals
(Under Separate Cover)**

The Board received three proposals for review, but tabled the issue, while recommending Supervisors check for reviews and references prior to the next meeting.

B. Consideration of Holiday Decoration Proposal

Clubhouse manager and Ms. McNeil recommended selection of Decorating Elves, based on past experience. Ms. Stanger will provide final proposal for ratification.

C. Ratifying FY 2023-2024 Insurance Renewal Proposal

<p>On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board accepted the Ratifying FY 2023-2024 Insurance Renewal Proposal totaling \$40,168, for the Meadow Pointe IV Community Development District.</p>
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

The Board expressed concern learning that the PSCO did not provide a replacement when the MPIV Deputy was on leave or away for training. Mr. Scanlon asked the District Manager to review the contract on this point and to make this an agenda item in Nov. Separately, Mr. Page raised concerns about recent reports of homeless people within MPIV; the Board asked Mr. Adams to reach out to the Deputy regarding authorities and plans to address homeless individuals on district property.

B. District Engineer

The District Engineer had been working with Doug from Advanced Aquatics on Pond 64 which needs additional plants and a tree removed within Union Park to access the pond. More details will be provided at the next meeting. Greg acknowledged that the pathway would require routine cutbacks, and a No Trespassing sign at the path entry should be installed.

At Pond 81, which consistently is a brown, murky color, no reason or solution has been identified. Doug and Greg will coordinate further.

The Board requested Greg to go onsite and provide feedback on the HA-5 project for Shellwood, Parkmonte, Whinsenton, and Windsor. Update on HA-5 to be provided in the next month.

C. Aquatic Maintenance Report

1. Waterway Inspection Report

Advanced Aquatics sprayed the culverts at Bourneville Terrace in Meridian. Greg recommends April is a good time for new aquatic plantings.

D. Landscape Inspection Services Manager

1. Field Inspection Report

Written report provided and reviewed.

Jason Liggett requested new proposals to replace a dead palm tree along the ponds in Provence (Duke Energy project).

In Shellwood, the sod installation for street-tree rings is a problem as it appears that some residents did not provide immediate and sufficient water to help the sod become established during hot and dry conditions; the owner/resident is responsible to replace dead sod.

Regarding the street-tree project, Mr. Page related that the vendor submitted permit requests to the County for Provence, and that requests for the other neighborhood are being finalized. Mr. Page will draft an information paper to prepare residents for the upcoming project, which Ms. Stanger will send as an email blast.

**2. Juniper's Response to the Field Inspection Report
(Under Separate Cover)**

Representative said red items have been completed. Angel Rivera raised concerns on illegal dumping of debris on district property. Also, someone is doing donuts on CDD property.

3. Juniper’s Proposals for Landscape Items

Angel Rivera provided an \$8,296 proposal for ADA-approved playground mulch. Ms. Stanger and the Board expressed concern about the high cost so soon after replacing mulch last year. Mr. Rivera suggested adding pads in the high-use areas such as at swings and slides, to reduce the quantity required. Ms. McNeil noted the Board did not specifically budget for this but asked District Manager to create a line for Playground Mulch in future budgets.

The \$9,000 proposal in the Board packet to re-landscape around the tennis courts was part of the project approved during the Sep 2023 meeting.

E. Amenity Management

1. Review of Amenities Report

On a motion from Mr. Lancos, seconded by Ms. Sholl, with all in favor, the Board approved the Suncoast Pool contract in the amount \$1,700 per month, for the Meadow Pointe IV Community Development District.

Ms. Stanger requested more lighting around the basketball and tennis courts and dumpster area. Ms. Stanger suggested movement-detection capable, solar powered, lighting. Proposal will be provided in the next meeting.

Ms. Stanger suggested getting new dumpsters. Proposal needed for next month’s meeting.

On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board approved the Pool Furniture in the amount of \$3,494, for the Meadow Pointe IV Community Development District.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved 10 security camera replacements for the clubhouse in the amount of \$5,200, for the Meadow Pointe IV Community Development District.

2. Review of Amenities Contract

On a motion from Ms. Sholl, seconded by Mr. Lancos, with all in favor, the Board approved the Amenity Contract in the amount of \$216,520, for the Meadow Pointe IV Community Development District.

F. District Counsel

The Board had no questions or comments.

G. District Manager

Mr. Adams reminded the Board that the next regular meeting will be held on November 8, at 5:00 p.m.

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

Mr. Adams presented the District Manager reports, RAID log and the financial statements to the Board, and announced three seats are up for election in 2024.

2. Presentation of Arbitrage Rebate Report for Series 2007AB Bonds

On a motion from Ms. McNeil, seconded by Mr. Sholl, with all in favor, the Board accepted the Arbitrage Rebate Report for Series 2007AB, for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

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

On a motion from Ms. Sholl, seconded by Mr. Lancos, with all in favor, the Board accepted the Minutes of the Board of Supervisors' Regular Meeting held on August 9, 2023, for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

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

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 13, 2023 (Revised)

On a motion from Ms. Sholl, seconded by Mr. Lancos, with all in favor, the Board accepted the Minutes of the Board of Supervisors' Regular Meeting held on September 13, 2023, for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2023

Mr. Page asked for reimbursement for the Site Masters paid invoice in the amount of \$1,500., as services were provided to MPIII, not MPIV; billed to wrong district.

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 (\$161,438.75), for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Supervisors Forum

Mr. Scanlon requested District Management services to be added to the agenda.
Mr. Scanlon raised concerns regarding continued failure to repair street signs.
Mr. Lancos requested the revised HOA/CDD agreement to be sent to the board.
Ms. Sholl requested lighting discussion to be added to the agenda.


ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lancos, seconded by Ms. Sholl, the Board of Supervisors adjourned the meeting at 12:25 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chair/Vice Chair