



# MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT



**Welcome Packet**





# MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

ENCLAVE	SHELLWOOD	
PROVENCE	PARKMONTE	
MERIDIAN	WHINSENTON	
WINDSOR	MEADOW POINTE NORTH	
	THE HAVEN	



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### Meadow Pointe IV Clubhouse

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(813) 973-3003 mpivclub@live.com

Manager – Lori Stanger

Assistant Manager – Jennifer Klukowski

Clubhouse WIFI Password: clubhouse4

### CDD Contacts

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**Regional District Manager:** Matthew Huber

(813) 933-5571 Ext 2772 [MHuber@Rizzetta.com](mailto:MHuber@Rizzetta.com)

**District Manager:** Darryl Adams [DarrylA@Rizzetta.com](mailto:DarrylA@Rizzetta.com)

**Website:** <http://meadowpointe4cdd.org>

### Board of Supervisors:

Chairman – Michael Scanlon

[Michael.J.Scanlon@outlook.com](mailto:Michael.J.Scanlon@outlook.com)

Vice Chairman – Megan McNeil

[MeganMcNeil.mpcddiv@gmail.com](mailto:MeganMcNeil.mpcddiv@gmail.com)

Assistant Secretary - Liane Sholl

[Shollmp4@gmail.com](mailto:Shollmp4@gmail.com)

Assistant Secretary – Scott Page

[Page.mp4cdd@outlook.com](mailto:Page.mp4cdd@outlook.com)

Assistant Secretary – George Lancos

[GLmpivcdd@gmail.com](mailto:GLmpivcdd@gmail.com)

### HOA Contacts

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**Rizzetta HOA Manages:** Parkmonte,

Shellwood, Whinsenton

Lauren Toronto 813-994-1001 x1885

[LToronto@Rizzetta.com](mailto:LToronto@Rizzetta.com)

**Meadow Pointe North HOA**

Shirley Aubrey 941-274-3295

[MeadowPointeNorth@HomeRiver.com](mailto:MeadowPointeNorth@HomeRiver.com)

**Greenacre HOA Manages:**

Windsor, Meridian, Provence, Enclave

Laura Coleman 813-936-4113

[LColeman@Greenacre.com](mailto:LColeman@Greenacre.com)

**Inframark HOA Manages:** The Haven at Meadow Pointe

Ben Meyers (813) 991-1116

[Benjamin.Meyers@Inframark.com](mailto:Benjamin.Meyers@Inframark.com)

**First Contact:** Lori Bounds [Lori.Bounds@Inframark.com](mailto:Lori.Bounds@Inframark.com)



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### Subdivision Gates

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If residents experience any problems with their four-digit PIN, windshield tags, or the call box, please contact a Clubhouse staff member at 813-973-3003.

Gate call box instructions:

- Residents use the pound key (#) before entering their four-digit PIN. **\*Meadow Pointe North, Provence, Shellwood and Windsor Residents do NOT press (#).**
- Visitors look up resident's last name in the directory and push the call button. The resident answers the phone call and then presses and briefly holds the number nine (9) to open the gates.
- Residents may update their directory information at the Clubhouse when they provide identification, such as a driver's license.

### Useful Phone Numbers

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Non-Emergency Sheriff's Office  
727-847-8102 #7

Animal Control  
813-929-1212  
After hours Emergencies  
727-847-8102

Statewide Nuisance Alligator Hotline  
866-392-4286

\*Coastal Waste & Recycling  
727-561-0360

\*Trash: Monday and Thursday

\*Recycle: Every Wednesday

Meadow Pointe I: 813-973-1671  
Meadow Pointe II: 813-991-5016  
Meadow Pointe III: 813-383-6676



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### **FACILITY USAGE GUIDELINES**

Meadow Pointe IV Clubhouse and swimming pool may be used by all residents of the Meadow Pointe IV community. Meadow Pointe IV residents are permitted to have up to four guests per household. Non-residents will have to pay a daily, monthly, or yearly fee to use the amenities.

Clubhouse office hours are 9am to 9pm every day except for annual holidays including the New Year, Easter, Thanksgiving and Christmas, in which the clubhouse and swimming pool are closed.

Swimming pool hours are 9am to dusk every day except for the holidays listed above. The park closes at Dusk. No overnight parking or loitering is permitted. Violators are subject to arrest.

MPIV residents use key fobs to access the amenities at the clubhouse. A maximum of 4 key fobs per residence may be purchased for \$25 each.

### **GENERAL RULES**

Residents under the age of 14 years must be under parental supervision while using any of the Clubhouse facilities.

Residents who are under the influence of alcoholic beverages or drugs will be asked to leave the premises immediately. Residents using profane language or acting inappropriately will be asked to leave. Pasco County Sheriff Deputies will be called when residents refuse to leave when instructed by staff personnel. The resident may be subject to arrest.

Appropriate dress is required in all areas of the facility. Please see posted signs.

Alcoholic beverages are not permitted on the property. Weapons of any kind are not permitted on the property.

All animals must remain on a leash (under the control of a person) while on the property.

Minors who are asked to leave the premises for disobeying rules or misbehavior may not return to the premises until the Facility Manager has met with their parents to discuss their behavior. The Manager may elect to suspend usage rights and/or have the minor be supervised by an adult for a period up to one year.

Adults who are asked to leave the premises for disobeying rules or misbehavior may not return to the premises that day. The Manager may elect to suspend usage rights for a period up to one year. This may be appealed by the resident by asking the CDD Board of Supervisors to remove or reduce the penalty.

### **OFFICE EQUIPMENT**

Residents may ask the office staff to receive/send faxes and print copies. Regarding copies, the office staff will provide up to five printed copies at no charge. Residents will be asked to go to a local office supply store if they need more than five copies.

Residents may purchase windshield tags for \$12.00. \*MPIV receives only credit or debit cards for payment.

Notary services are available free of charge to MPIV Residents. Please call the Clubhouse to schedule an appointment with Lori Stanger or Jennifer Klukowski.



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### **SPORTS AND EQUIPMENT USAGE GUIDELINES**

Sports equipment may be borrowed from the Clubhouse office provided a Resident ID and/or Driver's License is left at the office to ensure the return of the equipment. The Resident will be required to pay for any replacement of equipment if it is damaged or lost. Management will revoke all clubhouse privileges until the matter is resolved. Appropriate dress is required. Please see posted signs.

### **COMMUNITY PARK AND PONDS**

The Community Park is open at dawn and closes at dusk. The Community Park is open to Meadow Pointe IV residents. Residents under the age of 14 years must be supervised by an adult.

No motorized vehicles are allowed on the park. Pets are allowed but must be on a leash (controlled by a person).

No fishing is allowed in any Community Development District ponds. If you see any trespassers fishing, please report this to the non-emergency Sheriff's office number at 727-847-8102 ext. 7

### **FITNESS ROOM USAGE GUIDELINES**

Residents using the fitness room must be 18 years old and show proof of age when asked by staff. Residents 16 years or older may use the fitness room provided they are with an adult. Residents with a doctor's order requiring their children to exercise may do so with permission from the Clubhouse Manager.

Residents must wipe down the equipment and return it to its original position after use. Residents are limited to 30 minutes on equipment if others are waiting. The 30-minute clock begins when a resident informs staff that they would like to use the equipment. Staff will inform the resident using the equipment that another resident is waiting for a turn. They'll have 30 minutes to complete their workout. The gym hours are from 9:00 am to 8:30 pm daily.

Appropriate athletic-wear and closed-toed athletic shoes must be worn in the gym. Loud music is prohibited. Abuse of equipment (such as slamming weights, using treadmills at top speed) will not be tolerated and the person(s) in violation will be asked to leave immediately.

### **PLAYGROUND USAGE GUIDELINES**

The playground is intended for children under the age of 14 years. All children *must be supervised by an adult* while using the equipment. No animals are permitted in the playground area. No smoking is allowed. Closed-toed secure (tied) shoes must be worn.

### **TENNIS COURTS USAGE GUIDELINES**

The tennis courts may not be reserved. Usage is on a first-come basis. All children under the age of 14 years must be supervised by an adult while using the courts. Bicycles, roller blades, skateboards, and scooters are not permitted on the tennis courts.

Tennis courts may be used for other sports provided they are not being used for tennis at the time and a rubber ball is used. No animals are permitted in the tennis court area.

### **VOLLEYBALL COURT USAGE GUIDELINES**

The volleyball courts may not be reserved. Usage is on a first-come basis. All children under the age of 14 years must be supervised by an adult while using the courts.



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### **BASKETBALL COURTS USAGE GUIDELINES**

The basketball courts may not be reserved. Usage is on a first-come basis. All children under the age of 14 years old must be supervised by an adult while using the courts. Bicycles, roller blades, skateboards, and scooters are not permitted on the basketball courts.

Basketball courts may be used for other sports provided they are not being used for basketball at the time and a rubber ball is used. Basketball courts may not be used for team practices.

### **SWIMMING POOL USAGE GUIDELINES**

Pool hours are 9am to dusk. The pool is open every day unless maintenance or severe weather forces closure and or the Clubhouse is closed.

All children under the age of 14 years must be under parental supervision at all times. All swimmers under the age of five must have a parent or guardian in the pool with them at all times.

The pool furniture may not be reserved and may be used on a first-come basis. The pool furniture must be kept at least ten feet from the edge of the pool at all times.

No alcoholic beverages are permitted on the pool deck. No beverages/food may be taken into the pool and these must be kept at least ten feet from the pool's edge. No smoking in the pool area. No pets are allowed in the pool area.

Appropriate swimwear is required, as we provide a 'Family Friendly' environment. Please see posted notices.

No balls, Frisbees or toys are allowed unless they are made with soft materials. Flotation devices are allowed, provided they are used in a normal and safe manner.

No diving or flipping into the pool. No running and jumping into the pool. No running or horseplay is allowed on the pool deck. No rough-housing or aggressive splashing is allowed while in the pool.

Showering is requested before entering the pool. Swimming lanes must be kept open when in use by lap swimmers.

When using poolside chairs or chaise lounges, a towel must be placed to avoid oil stains on the webbing.

Loud music is prohibited. No electronic devices are permitted while in the pool.

The pool and pool deck will be evacuated when severe weather occurs. Lightning that is observed will force closure of the pool for thirty minutes after each strike. The lightning detector, when showing electrical activity within 8 miles, will force pool closure. Severe thunder or heavy rains will also precipitate closing the swimming pool.

The pool will be closed for a minimum of four hours in the event of body fluids such as vomit, blood or feces entering the pool water. The pool will be 'shocked' and all waste removed before the pool may reopen.

Any residents not obeying the posted rules will be warned to adhere to them or face expulsion. After a second warning, staff may ask the person(s) to leave the pool. The Deputy may be called to assist if necessary.



# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

## Clubhouse Meeting Room Rental Form

Today's Date: \_\_\_/\_\_\_/\_\_\_ Rental Date: \_\_\_/\_\_\_/\_\_\_ Day of week \_\_\_\_\_

Time of Rental: 10 AM - 2 PM **OR** 3 PM - 7 PM **OR BOTH** (9 hours/ 2x rental charge)

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Purpose for Room Rental: \_\_\_\_\_

### Reminders:

1. **Reservation Fees are non-refundable if no-show.**
2. **No Cash or Checks accepted.**
3. **The rental time period includes setup and cleaning within the reserved time frame. No early arrival.**
4. **The Renter must remain on property (at the event) during the time of the rental agreement.**
5. **All children must be supervised by adults.**
6. **The number of guests must not exceed 36 persons at any time. Tables & chairs for 32 people only.**
7. **Absolutely NO alcoholic beverages will be permitted.**
8. **Guests may not use any area other than the reserved clubhouse meeting room.**
9. **Renter will not use the gym, swimming pool, and/or the pool deck to entertain guests.**
10. **No food/drinks allowed on carpeted areas. Party must stay in meeting room.**
11. **Decorations permitted in the clubhouse party room only. No confetti or confetti balloons permitted.**
12. **The Host should provide beverages for his/her guests. Coffee and bottled water will not be provided by the Clubhouse.**
13. **The music and noise level of the party must be contained within the boundaries of the rented room.**

### FOR OFFICE USE ONLY:

#### Resident Rental Fees:

Reservation Fee	\$50.00	_____	Square Amount _____
Compliance Deposit	\$200.00	_____	Square Receipt _____

#### Non-Resident Rental Fees:

Reservation Fee	\$200.00	_____	Square Amount _____
Compliance Deposit	\$200.00	_____	Square Receipt _____

RENTER SIGNATURE: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

CDD SIGNATURE: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_





# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

(00066462 DOCX/2)

## RENTAL AGREEMENT

This is a rental agreement between the Meadow Pointe IV Community Development District (“CDD”) and a person who desires to rent a clubhouse meeting room within the CDD’s Clubhouse (“Renter”). Subject to the terms and conditions hereof, the Renter is hereby given a temporary revocable license to use the clubhouse meeting room and agrees to be held responsible for such use as outlined on this rental agreement.

### TERMS AND CONDITIONS:

1. Renter shall use the clubhouse meeting room and clubhouse in a careful, legal and proper manner and return the clubhouse premises in as good condition as it was prior to the use thereof by the Renter.
2. Renter assumes all risks of loss and damage to the clubhouse and personal property therein from any cause including fire, smoke, water, or theft. No personal property shall be removed from the clubhouse.
3. Renter fully inspected the clubhouse, and the personal property therein and hereby acknowledges that same are in good condition and repair and that Renter is satisfied with and has accepted same in such good condition and repair. Anything contrary shall be reduced to a written statement by both parties with signatures.
4. **Renter herewith deposits the sum of \$200.00 as security for the performance of Renter’s obligations hereunder, without limiting the rights of the CDD to seek other remedies available to it for the breach of such obligations by Renter. The security deposit shall not be construed as liquidated damages.** If Renter does not breach Renter’s obligations hereunder, the deposit will be returned to the Renter. Security deposit checks are destroyed after 30 days.
5. Renter shall indemnify the CDD and its supervisors, officers, and agents including the clubhouse employees against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature whatsoever, connected with or resulting from the use of the clubhouse by the Renter.
6. Decorations are limited to celebratory messages such as birthdays, anniversaries and such. All decoration must be approved by the Clubhouse Manager and cannot be larger than 20 square feet.
7. The Renter **shall not allow more than 36 guests** at any one time during the agreed times of the rental. Any number greater than this will be in violation of the FIRE MARSHALL. **Renter will incur and pay any fines levied for violation of clubhouse occupancy capacity.**
8. **Renter is required to be present on premises at all times during the agreed times of the rental agreement.**
9. **The four-hour agreement also includes any set-up time and cleaning of the rooms after use.**
10. **Cleanup includes the following: All trash is to be bagged and taken to the dumpster. Rooms are to be swept and mopped. Glass is to be cleaned. Tables cleaned and reset in their original position. IF USED, kitchen area is to be cleaned. The vacuum cleaner is to be used if there is debris on the carpet.**
11. In the event that either party is required to enforce this agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney’s fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **Renter will not use the swimming pool and or deck** to entertain guests. Renter agrees **not to entertain guests in the lobby area** during regular business hours. Renter will be responsible for all guests at all times. **Renter agrees not to serve or allow the consumption of alcoholic beverages by guests.**
13. **Any security deposit will be returned after clubhouse management has properly inspected the rented space.** This may take up to 3 business days.

The terms hereof constitute the entire agreement of the CDD and Renter. No oral statements have any force in effect or be binding upon the parties. The CDD may cancel this agreement if there is evidence that the Renter is in violation of this agreement. Renter’s license to rent the space **will automatically be terminated and the deposit shall be forfeited should guests be found consuming alcohol beverages.** Once the four-hour agreement has expired, all guests are asked to leave the clubhouse property.

Renter has read this agreement and by signature agrees to all terms and conditions.

RENTER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

CDD SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

### Welcome to Meadow Pointe IV

Residents of Meadow Pointe IV will receive a discounted rate on Vivint Security Services.

Category	Vivint	ADT
Doorbell camera with active package detection and protection	Yes	No
180° x 180° doorbell field of view	Yes	No
1080p HDR doorbell camera	Yes	No
Outdoor camera with active lurker detection and deterrent	Yes	No
4K HDR outdoor camera	Yes	No
Alexa and Google Assistant integration	Yes	Yes
Kwikset Smart Locks	Yes	Yes
Z-Wave integration	Yes	Yes
Vehicle disturbance notifications	Yes	No
24/7 video recording	Yes	No
Chamberlain MyQ garage door integration	Yes	No
Philips Hue integration	Yes	No

Please call Tate Allen, who is the representative with Vivint, and provide the code NFHT3 to receive a discounted rate. His phone number is 385-208-1044.