



Rizzetta & Company

Meadow Pointes IV Community Development District

**Board of Supervisors' Meeting
November 14, 2018**

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

District Board of Supervisors	Liane Sholl Denise Rae William Horner Susan Fischer Megan McNeil	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Christine Perkins	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services Inc

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

www.meadowpointe4cdd.org

**Board of Supervisors
Meadow Pointe IV Community
Development District**

November 7, 2018

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, November 14, 2018 at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on October 10, 2018Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for September 2018Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Gate LocksTab 3
 - B. Presentation of Amended Fiscal Year 2017/2018 Budget.....Tab 4
 1. Consideration of Resolution 2019-02, Amending the Fiscal Year 2017/2018 BudgetTab 5
 - C. Presentation of Arbitrage Report for Series 2004A from LLS Tax SolutionsTab 6
 - D. Consideration of Proposal from Cardno for Wet/Dry Season MonitoringTab 7
 - E. Consideration of Proposal from Ecological Consultants for Pond M7 PlantingsTab 8
 - F. Discussion of Wildlife Trapping ServicesTab 9
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of the October 2018 Field Inspection Report, Inclusive of LMP response.....Tab 10
 2. Presentation of LMP Proposals for Landscape EnhancementTab 11
 - D. Aquatic Systems
 1. Presentation of the October 2018 Waterway Inspection ReportTab 12
 2. Consideration of Proposals for Littoral Shelf Plantings And Vegetative CutbacksTab 13
 - E. Amenity Management
 1. Review of Amenities ReportTab 14
 - F. District Manager

7. **AUDIENCE COMMENTS ON OTHER ITEMS**
8. **SUPERVISOR REQUESTS**
9. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1

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 10, 2018 at 12:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Liane Sholl	Board Supervisor, Chairman
Denise Rae	Board Supervisor, Vice Chairman <i>(via phone)</i>
Bill Horner	Board Supervisor, Assistant Secretary
Susan Fischer	Board Supervisor, Assistant Secretary
Megan McNeil	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Christine Perkins	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker <i>(via phone)</i>
Tonja Stewart	District Engineer, Stantec
Raul Anaya	Clubhouse Manager
Jimmy Taylor	Aquatic Systems, Inc.
Morgan Melatti	Aquatic Systems, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and performed roll call confirming a quorum for the meeting. The Pledge of Allegiance was recited by those present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Susan Gile inquired about HOA fencing standards, as well as who would be the new LCAM for the HOA.

46
47 Mr. Scott Page requested to have the District reinstall the locks on pedestrian
48 gates. Ms. Fischer communicated that this topic had previously been touched on
49 numerous times. Discussion ensued pertaining to the residents' expectations vs. what
50 perhaps was promised by the builders, which entity would be responsible for maintenance
51 in specific locations (CDD or HOA), as well as revisiting this discussion at the next
52 meeting and obtaining proposals for a gate lock to understand the scope of the potential
53 investment.

54
55 Mr. Dan Skolnik inquired about the maintenance responsibility of landscaping
56 around the ponds in Windsor. Ms. McNeil provided some context and background
57 pertaining to this topic, as there was an area that had been mistakenly maintained by the
58 CDD in lieu of the HOA. Discussion ensued regarding increases in assessments over
59 time, and it was noted that the most recent increase was due to road reserves.

60
61 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
62 **of Supervisors' Meeting held on**
63 **September 11, 2018**
64

65 Ms. Rae communicated that her name needed to be amended on the agenda
66 page. Mr. Cox remarked that this would be modified.
67

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 11, 2018, for Meadow Pointe IV Community Development District.

68
69 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
70 **Maintenance Expenditures for August**
71 **2018**
72

73 Discussion ensued on the hog-trapping contract with Jerry Richardson and the
74 timing of its commencement. This topic would be revisited for further discussion and
75 review at the Board's November meeting to identify if there would be a need to continue
76 with hog-trapping services.
77

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the payment of operations and maintenance expenditures for August 2018 (\$75,121.88) for Meadow Pointe IV Community Development District.

78
79 **FIFTH ORDER OF BUSINESS** **Presentation of Arbitrage Report**
80

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Arbitrage Report for Meadow Pointe IV Community Development District.

81
82 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2019-01,**
83 **Re-Designating Officers**
84

On a Motion by Mr. Horner, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adopted Resolution 2019-01, Re-Designating Officers for Meadow Pointe IV Community Development District.

85
86 **SEVENTH ORDER OF BUSINESS** **Consideration of Audit Engagement**
87 **Letter for FY 17-18**
88

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Audit Engagement Letter from Berger Toombs for Fiscal Year 2017-2018 for Meadow Pointe IV Community Development District.

89
90 **EIGHTH ORDER OF BUSINESS** **Consideration of First Addendum to**
91 **the Professional District Services**
92 **Contract**
93

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted the Frist Addendum to the Professional District Services Contract for Meadow Pointe IV Community Development District.

94
95 **NINTH ORDER OF BUSINESS** **Establish of Audit Committee**
96

On a Motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to re-notice the Audit RFP for Meadow Pointe IV Community Development District.

97
98 **TENTH ORDER OF BUSINESS** **Staff Reports**
99

100 A. District Counsel

101 Mr. Babbar had no report.
102

103 B. District Engineer

104 Ms. Stewart provided updates regarding recent road inspections, as
105 miscellaneous issues were still being addressed. Discussion ensued
106 regarding the conveyance process with Lennar, as District Staff would work
107 with Lennar to communicate on any infrastructure that would be due to be
108 coming online. Ms. Stewart provided a background on the public/private
109 roads question that had arisen earlier in the day, as well as communicated
110 that she would be providing an updated ownership exhibit. Ms. McNeil
111
112

113 inquired about Lennar's new areas (such as a new dog park), and whether
114 or not certain infrastructure would be turned over to the CDD for
115 maintenance. Mr. Babar remarked that the District can push back on
116 conveyances as Lennar cannot pass along infrastructure without approval
117 by the Board. Ms. Stewart continued her report by discussing her recent
118 meeting with Aquatic Systems, as well as provided an update on the Duke
119 Energy substation. Ms. Melatti additionally confirmed that the District's
120 ponds within the Enclave were being maintained.

121
122 **C. Field Operations Manager**

123 **1. Presentation of the August 2018 Field Inspection Report**

124
125 Mr. Cox presented the August 2018 Field Inspection Report to the Board for
126 review. Ms. Fischer expressed concerns pertaining to ant mounts and
127 overgrowth present surrounding fountain boxes, which needed to be
128 addressed by LMP. Ms. Sholl communicated that the large pond on Shellwood
129 was not being mowed as appropriate, and that they should be addressing the
130 large palm behind the gate on Shellwood. Ms. Fischer discussed a recent
131 irrigation repair as well as CDD/HOA payment responsibilities.

132
133 **2. Presentation of the September 2018 Aquatic Systems Waterway Inspection**
134 **Report**

135
136 Ms. Melatti presented the Aquatic Systems waterway inspection report to the
137 Board, notating certain areas that were experiencing vegetation overgrowth.
138 Ms. Melatti discussed various areas of concern where cutbacks were
139 recommended, such as at ponds #52, #59, #60, & #61, and recommended
140 littoral shelf plantings in several areas, such as Pond #9. Discussion ensued
141 on clearing out an area for access on Pond #64 as well as ongoing
142 maintenance responsibilities for clearance. Ms. Stewart was also provided
143 direction to identify ownership of a new pond that potentially fell under the DOT.
144 Ms. Melatti communicated that she would present itemized proposals for the
145 Board's consideration at the next meeting regarding recommended vegetation
146 cutbacks, performing clearance(s), and plantings.

147
148 **D. Amenity Management**

149 **1. Presentation of Amenity Report**

150
151 Mr. Anaya provided an Amenity Management update, which included a
152 reminder of the community's forthcoming garage sale. Mr. Anaya asked for
153 direction from the Board in relation to adding language to the rules and
154 signage for the gym, such as "No open-toed shoes," as well as "Shirts
155 Required" so the expectations are clear to residents. Mr. Anaya additionally
156 mentioned that he was working with the community's deputy as well as
157 security vendor to address an issue of a truck following children within the

District, as well as provided an update to the damage from a Milan Transportation truck that had previously damaged the gate.

(Ms. Rae left the call at 1:00 p.m.)

E. District Manager

Mr. Cox reminded the Board that the next regular meeting is scheduled for November 14, 2018 at 5:00 p.m., and updated the Board on their current financial status. Mr. Cox additionally introduced Ms. Perkins, who would be the new District Manager transitioning into the District.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident inquired about the possibility of the District paying the State's \$10.00 mandatory renewal fees for Board Supervisors.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Fischer inquired about the comprehensiveness of the Egis property schedule, to ensure that all of the District's current infrastructure would be included and added as appropriate.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 1:13 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman