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

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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	Chairman
Denise Rae	Vice Chairman
William Horner	Assistant Secretary
Susan Fischer	Assistant Secretary
Megan McNeil	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.
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, 2018 .....................Tab 1
   B. Consideration of Operation and Maintenance Expenditures for September 2018 ..................................................Tab 2
5. BUSINESS ITEMS
   A. Discussion Regarding Gate Locks .................................................Tab 3
   B. Presentation of Amended Fiscal Year 2017/2018 Budget ...........Tab 4
      1. Consideration of Resolution 2019-02, Amending the Fiscal Year 2017/2018 Budget .........................Tab 5
   C. Presentation of Arbitrage Report for Series 2004A from LLS Tax Solutions .........................................................Tab 6
   D. Consideration of Proposal from Cardno for Wet/Dry Season Monitoring ..................................................Tab 7
   E. Consideration of Proposal from Ecological Consultants for Pond M7 Plantings ..........................................Tab 8
   F. Discussion of Wildlife Trapping Services .........................................Tab 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 Enhancement .................................................................Tab 11
   D. Aquatic Systems
      1. Presentation of the October 2018 Waterway Inspection Report ..........................................................Tab 12
      2. Consideration of Proposals for Littoral Shelf Plantings And Vegetative Cutbacks ..........................Tab 13
   E. Amenity Management
      1. Review of Amenities Report .................................................................Tab 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 (via phone)
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 (via phone)
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.
Mr. Scott Page requested to have the District reinstall the locks on pedestrian gates. Ms. Fischer communicated that this topic had previously been touched on numerous times. Discussion ensued pertaining to the residents’ expectations vs. what perhaps was promised by the builders, which entity would be responsible for maintenance in specific locations (CDD or HOA), as well as revisiting this discussion at the next meeting and obtaining proposals for a gate lock to understand the scope of the potential investment.

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

THIRD ORDER OF BUSINESS
Consideration of Minutes of the Board of Supervisors’ Meeting held on September 11, 2018

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

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.

FOURTH ORDER OF BUSINESS
Consideration of Operation and Maintenance Expenditures for August 2018

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

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.

FIFTH ORDER OF BUSINESS
Presentation of Arbitrage Report

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.
SIXTH ORDER OF BUSINESS
Consideration of Resolution 2019-01, Re-Designating Officers

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.

SEVENTH ORDER OF BUSINESS
Consideration of Audit Engagement Letter for FY 17-18

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.

EIGHTH ORDER OF BUSINESS
Consideration of First Addendum to the Professional District Services Contract

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

NINTH ORDER OF BUSINESS
Establish of Audit Committee

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.

TENTH ORDER OF BUSINESS
Staff Reports

A. District Counsel

Mr. Babbar had no report.

B. District Engineer

Ms. Stewart provided updates regarding recent road inspections, as miscellaneous issues were still being addressed. Discussion ensued regarding the conveyance process with Lennar, as District Staff would work with Lennar to communicate on any infrastructure that would be due to be coming online. Ms. Stewart provided a background on the public/private roads question that had arisen earlier in the day, as well as communicated that she would be providing an updated ownership exhibit. Ms. McNeil
inquired about Lennar’s new areas (such as a new dog park), and whether or not certain infrastructure would be turned over to the CDD for maintenance. Mr. Babar remarked that the District can push back on conveyances as Lennar cannot pass along infrastructure without approval by the Board. Ms. Stewart continued her report by discussing her recent meeting with Aquatic Systems, as well as provided an update on the Duke Energy substation. Ms. Melatti additionally confirmed that the District’s ponds within the Enclave were being maintained.

C. Field Operations Manager
1. Presentation of the August 2018 Field Inspection Report

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

2. Presentation of the September 2018 Aquatic Systems Waterway Inspection Report

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

D. Amenity Management
1. Presentation of Amenity Report

Mr. Anaya provided an Amenity Management update, which included a reminder of the community’s forthcoming garage sale. Mr. Anaya asked for direction from the Board in relation to adding language to the rules and signage for the gym, such as “No open-toed shoes,” as well as “Shirts Required” so the expectations are clear to residents. Mr. Anaya additionally mentioned that he was working with the community’s deputy as well as 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.

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Assistant Secretary          Chairman/Vice Chairman