Meadow Pointe IV
Community Development District

Board of Supervisors’ Meeting
December 12, 2018

District Office:
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Pasco, Florida 33544
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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.
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, December 12, 2018 at 12:00 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. Administer Oath of Office to Newly Elected Supervisors
      1. Consideration of Compensation
      2. Review of Chapter 190 FL Statues
      3. Review of Sunshine Laws and Code of Ethics for Public Officers and Employees
   B. Consideration of Resolution 2019-03, Designating Officers of the District
   C. Consideration of Minutes of the Board of Supervisors’ Meeting held on November 14, 2018
   D. Consideration of Operation and Maintenance Expenditures for October 2018
5. BUSINESS ITEMS
   A. Consideration of Audit Committee Recommendation
   B. Consideration of Proposal from Cardno for Wet/Dry Season Monitoring
   C. Consideration of Proposal from Ecological Consultants for Pond M7 Plantings
   D. Consideration of Proposal from Fitness320 for Active Aging Boot Camp
   E. Consideration of Proposals for Community Email Blasts
   F. Consideration of Proposals for Ancillary Trash Clean-Up
6. STAFF REPORTS
   A. District Counsel
   B. District Engineer
      1. Review of Pavement Preservation Report
   C. Field Services Manager
      1. Presentation of the November 2018 Field Inspection Report
   D. Aquatic Systems
      1. Presentation of the November 2018 Waterway Inspection Report
   E. Amenity Management
      1. Review of Amenities Report
   F. District Manager
7. AUDIENCE COMMENTS ON OTHER ITEMS
8. SUPERVISOR REQUESTS
9. ADJOURNMENT

We 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 4
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, November 14, 2018 at 5:00 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
Bill Horner Board Supervisor, Assistant Secretary
Susan Fischer Board Supervisor, Assistant Secretary
Megan McNeil Board Supervisor, Assistant Secretary (via phone)

Also present were:

Christine Perkins District Manager, Rizzetta & Company, Inc.
Greg Cox District Manager, Rizzetta & Company, Inc.
Vivek Babbar District Counsel, Straley, Robin, & Vericker
Tonja Stewart District Engineer, Stantec
Raul Anaya Clubhouse Manager
Jimmy Taylor Aquatic Systems, Inc.
Morgan Melatti Aquatic Systems, Inc.
Robert Saliva Southern Access Services

Audience

FIRST ORDER OF BUSINESS Call to Order

Ms. Perkins 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

Mr. Scott Page expressed his support of locks on the pedestrian gates, as well as communicated concerns pertaining to the pricing within proposals.
Mr. Nathaniel Jones inquired about the cost structure of security operations within the District’s budget. Ms. Scholl provided some historical context of the previous cost-share agreement with Country Walk, and Ms. Rae spoke on the challenges of the limited officer availability within Pasco County. Discussion ensued about previous explorations for retaining private security, the request for additional presence from residents, as well as ensuring there was language on the website alerting residents to call the non-emergency number when concerns arise that are not a true emergency.

A resident communicated concerns about security presence, and additionally expressed support for locks on pedestrian gates.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Meeting held on October 10, 2018

On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on October 10, 2018, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2018

Ms. Scholl inquired about the addition of infrastructure to the District’s insurance property schedule. Ms. Perkins expressed that the property schedule was being reviewed by staff and that anything that is pertinent to be added will be included, as well as updated when appropriate. Discussion ensued about the differences in electric pricing for the Gate on Fennwood Ct. compared to other similar gates, to which Ms. Stewart estimated that the invoice included the lift station. Ms. Perkins communicated she would reach out to confirm with Withlacoochee River Electric Cooperative.

On a Motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors ratified the payment of operations and maintenance expenditures for September 2018 ($94,570.02) for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Gate Locks

Mr. Cox reviewed the meeting decorum for audience members that were present, as residents were reminded that they are provided the opportunity to speak during the designated audience comment periods at the beginning and end of the Board meeting.

Mr. Saliva from Southern Automated Access Services reviewed each of the proposals within the Board’s agenda, first discussing the option of remediating pedestrian gate closers (Proposal #961 for $1,140.00). The consensus of the Board was to replace these as needed, as these would hold up much better over multi-year use vs. consistently replacing hinges that perhaps would need to be replaced annually, and thus would be a cost-saving to the District.
Discussion ensued regarding Proposal #963 ($22,500.00), and Proposal #964 ($20,000.00), including the pros/cons of each option, additional ongoing maintenance concerns over the long-term, the estimated foot traffic through the pedestrian gates, current construction traffic, as well as the minimal feedback received some several communities specifically requesting the gate locks. The Board’s consensus was to not take action at this current time, given that the District did not have these expenses currently budgeted. Therefore, this topic would be tabled until budgetary discussions took place for the following fiscal year, so the situation overall could be additionally monitored to obtain supplementary data from incidents that arise, entertain additional proposals, as well as gauge resident’s continued feedback on this subject.

SIXTH ORDER OF BUSINESS  
Presentation of Amended Fiscal year 2017/2018 Budget

Mr. Cox presented the amended fiscal year 2017/2018 budget for the Board’s review, as the District went overbudget in their Reserve Fund, however was underbudget in their General Fund. Ms. Perkins communicated that the District needs to approve an amended budget within 60-days of the fiscal year ending if the District goes over budget, and Mr. Cox additionally mentioned this was important for audit purposes.

1. Consideration of Resolution 2019-02, Amending the Fiscal Year 2017/2018 Budget

On a Motion by Mr. Horner, seconded by Ms. Rae, with all in favor, the Board of Supervisors adopted Resolution 2019-02, Amending the Fiscal Year 2017/2018 Budget for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS  
Presentation of Arbitrage Report for Series 2004A from LLS Tax Solutions

Ms. Perkins presented the Series 2004A Arbitrage Report from LLS Tax Solutions, and indicated that the District had no arbitrage liability at this time.

On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Arbitrage Report for Series 2004A from LLS Tax Solutions for Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS  
Consideration of Proposal from Cardno for Wet/Dry Season Monitoring

This item was tabled and will be brought back for the December meeting, as Ms. Stewart indicated that additional information would need to be received by Lennar.
NINTH ORDER OF BUSINESS  Consideration of Proposal from Ecological Consultants for Pond M7 Plantings Wetland Mitigation

This item was tabled and will be brought back for the December meeting, as additional information would be requested from Lennar for this as well.

TENTH ORDER OF BUSINESS  Discussion of Wildlife Trapping Services

Discussion ensued about the pros/cons to continuing with wildlife trapping services. The general consensus of the Board was to continue with trapping services to mitigate prospective property damage at this time. Ms. Rae expressed her disapproval pertaining to this service.

ELEVENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel

Mr. Babbar had no report.

B. District Engineer

Ms. Stewart distributed her “Pavement Preservation Rainy Season Observations- Year 1” report (Exhibit A), which would additionally be added to the December Board agenda for further review and discussion. While reviewing her report, Ms. Stewart indicated that the HA5 Product has shown improvement over time, was protecting the areas of asphalt that it needed to, and the contractor would revisit in February to provide additional upkeep and maintenance. Ms. Stewart additionally communicated that this product would best be applied to new roadways, as Ms. Sholl inquired about the ideal timing of application in the newer neighborhoods. Ms. Stewart additionally communicated about her experience with the vendor, various aesthetic issues and/or challenges, consideration of timing and the District financials when consideration future paving projects, polishing variations, as well as impact of weather and garbage truck maintenance on conditions.

C. Field Operations Manager

1. Presentation of the October 2018 Field Inspection Report, Inclusive of the LMP response.

Ms. Perkins presented the October 2018 Field Inspection Report to the Board, along with the response from LMP for review.

2. Presentation of LMP Proposals for Landscape Enhancement
   I.) Parkmont Entrance
   II.) Shellwood Entrance
Discussion ensued about the location of sod replacements proposed by LMP as well as the availability of irrigation to support the health of replaced sod during the non-rainy season in these specific areas of inquiry. Ms. Perkins communicated she would follow-up with LMP as these proposals additionally could be approved by the Chairman outside the meeting when both inquiries were appropriately addressed. Ms. Sholl additionally expressed some concerns about the increased presence of trash in common areas, and inquired about additional trash pick-up services. Ms. Perkins communicated that proposals could be entertained at the last meeting for trash pick-up services that were out of the current scope of LMP’s maintenance contract.

D. Aquatic Systems

1. Presentation of the October 2018 Waterway Inspection Report

Ms. Melatti presented the October 2018 Waterway Inspection Report to the Board. Ms. Rae inquired about the brown appearance of some brush that Mr. Taylor confirmed was in the process of decomposing. Discussion ensued about the prioritization of proposals that were presented in the agenda.

2. Consideration of Proposals for Littoral Shelf Plantings and Vegetative Cutbacks

Mr. Taylor communicated that Pond #20 was a great candidate to showcase their Mobitrac equipment, and thus would remove the invasive vegetation at no cost to the District, at a cost-savings of $1980.00. Therefore, the District would host a demonstration and invite other Managers to attend on a forthcoming date. The proposal for Pond #64 was recommended to be able to clear a pathway to the pond, and the proposal for Pond #17 would allow for treatment of a littoral shelf that was showcasing a lot of invasive vegetation and would be recommend to be cut back.

On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Proposals for Vegetative Cutbacks in Pond #17 ($5,130.00), and Pond # 64 ($1,620.00) for Meadow Pointe IV Community Development District.

Proposals for Ponds #9 ($3,250.00), and Ponds #59, #60, & #61 ($10,440.00) were discussed as being of a lower priority and thus were tabled.

E. Amenity Management

1. Presentation of Amenity Report

Mr. Anaya provided an Amenity Management update, reminding the Board of the upcoming holiday party on December 15th, and communicated that on Thanksgiving Day, the Clubhouse would be closed, and on Friday after Thanksgiving the Clubhouse hours would be from 3:00 PM-9:00 PM. Positive feedback was expressed about the recent flag pole installation, as well as the state of cleanliness of the Clubhouse. Mr. Anaya additionally communicated that the shade structure would be pressure washed as it was previously missed by the vendor.
F. District Manager

Ms. Perkins reminded the Board that the next regular meeting is scheduled for December 12, 2018 at 12:00 p.m.

Ms. Perkins also passed out the CDD 101 Flyer to the Board members, which was being hosted by Rizzetta & Co.

Mr. Cox reviewed the process of submitting and taking Oaths of Office for newly-elected Board Supervisors.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident communicated that he had spoken to Mr. Silva during the meeting, and recommended a revision of scope to bring the pricing of pedestrian gate locks down.

A resident inquired about the possibility of putting some locks on specific gates and not all.

Discussion ensued about the back gate near the dog park, its need for remediation, and ownership (CDD or HOA).

A resident inquired about parking enforcement on the streets, as well as general parking policies, which are both posted on the website.

A resident suggested to develop supplementary resources for residents to determine what is the responsibility of the District vs. the HOA.

A resident inquired about the process of obtaining proposals and how quotes are itemized.

A resident asked about how he could learn more about CDDs and what is involved. Ms. Perkins reminded the audience that many resources can be located on the District’s website, as well as recommended reviewing thoroughly Florida Statute 190 for Community Development Districts.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Rae inquired about the tax collector letter received from Pasco County, to which Ms. Perkins clarified that it was in reference to the additional tax monies collected due to residents paying their taxes late.

Ms. Rae questioned about the railing that was down, to which Mr. Anaya provided an update that this was under the purview of the County and was anticipated to be remedied within the next 10-12 days.

Ms. Rae asked about the option of moving meetings back to Tuesdays. Ms. Perkins communicated that wouldn’t be able to accommodate the move at this time, however would alert the Board if and when her schedule changed to accommodate this request.
Ms. Rae communicated concern over the state of the lifted sidewalks within Shellwood. Ms. Perkins expressed that she would coordinate with Ms. Stewart and Mr. Brown to assess this issue.

Ms. Rae queried about the vacant land behind Shellwood and prospective future uses that would benefit the residents.

Ms. Fischer communicated that the monument light for Parkmonte on the left-hand side was not operable. Mr. Anaya communicated that he would investigate this further.

FOURTEENTH 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 6:57 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman