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.
Board of Supervisors
Meadow Pointe IV Community
Development District

January 2, 2019

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, January 9, 2019 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. Consideration of Minutes of the Audit Committee
      Meeting held on December 12, 2018......................................................Tab 1
   B. Consideration of Minutes of the Board of Supervisors
      Regular Meeting held on December 12, 2018 .........................Tab 2
   C. Consideration of Operation and Maintenance Expenditures
      for November 2018..................................................................................Tab 3
5. BUSINESS ITEMS
   A. Presentation of Arbitrage Report for Series 2005
      from LLS Tax Solutions...........................................................................Tab 4
   B. Consideration of Proposals for Ancillary Trash Clean-Up..............Tab 5
   C. Consideration of Proposals for Pressure Washing ......................Tab 6
   D. Consideration of Proposal for Replacement of
      Gate Hinges...............................................................................................Tab 7
6. STAFF REPORTS
   A. District Counsel
   B. District Engineer
   C. Field Services Manager
      1. Presentation of the December 2018 Field Inspection
         Report .......................................................................................................Tab 8
      2. Consideration of Proposal for Landscape
         Enhancement............................................................................................Tab 9
   D. Aquatic Systems
      1. Presentation of the December 2018 Waterway
         Inspection Report....................................................................................Tab 10
      2. Presentation of Aquatic Systems Fee Increase ..........Tab 11
   E. Amenity Management
      1. Review of Amenities Report............................................................Tab 12
   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 1
MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
December 12, 2018 Minutes of Meeting
Page 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 audit committee meeting of the Meadow Pointe IV Community Development District was held on Wednesday, December 12, 2018 at 12:03 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  
Denise Rae  
Bill Horner  
Susan Fischer  
Megan McNeil  
Board Supervisor, Committee Member
Board Supervisor, Committee Member
Board Supervisor, Committee Member
Board Supervisor, Committee Member
Board Supervisor, Committee Member

Also present were:

Christine Perkins  
Vivek Babbar  
Tonja Stewart  
Raul Anaya  
Kelly Klukowski  
District Manager, Rizzetta & Company, Inc.
District Counsel, Straley, Robin, & Vericker (via phone)
District Engineer, Stantec (via phone)
Clubhouse Manager
Clubhouse

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  
Ranking of Proposals

Ms. Perkins presented the two proposals received for the annual audit services to the Audit Committee and collected scoring sheets from each Committee member. Berger, Toombs, Elam, Gaines, & Frank was the highest-ranked bidder with a total of 500 points provided by all physically-present Committee members. Grau & Associates received a total of 360 points and therefore was the lowest-ranked bidder.
THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 12:05 p.m. for the Meadow Pointe IV Community Development District.

_________________________  ____________________________
Assistant Secretary                  Chairman/Vice Chairman
Tab 2
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, December 12, 2018 at 12:06 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 Chairman
Susan Fischer  Board Supervisor, Assistant Secretary
Megan McNeil  Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins  District Manager, Rizzetta & Company, Inc.
Vivek Babbar  District Counsel, Straley, Robin, & Vericker (via phone)
Tonja Stewart  District Engineer, Stantec (via phone)
Raul Anaya  Clubhouse Manager
Kelly Klukowski  Clubhouse

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.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

A resident remarked about the high volume of lights emitting from vehicular traffic from Chancy Road. Discussion ensued about the prospect of planting Cypress trees to combat the issue, to which Ms. Perkins would follow-up with Mr. Brown to revisit prior discussions and obtain a proposal from LMP for the Board’s consideration.

A resident inquired about which sub-community that each of the Board Supervisors reside within, as well as the process of being elected to the Board. Discussion ensued about the two recent Board vacancies during the 2018 General Election to which two
current Board Supervisors ran unopposed. The next General Election would take place in 2020, to which three seats would become available for residents to submit their qualification materials to the Pasco County Supervisor of Elections.

A resident inquired about the ownership of the irrigation within the dog park in the Enclave. This irrigation area is under the purview of the HOA.

THIRD ORDER OF BUSINESS

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

Ms. Perkins, a Notary of the State of Florida, administered the Oath of Office to Ms. McNeil and Ms. Fischer, who both also responded in the affirmative to receiving compensation for their roles. Mr. Babbar reviewed some highlights about the Sunshine Laws and Code of Ethics for Public Officers and Employees, and also communicated that he would be providing any legislative updates as appropriate when the next State legislative cycle would begin in the Spring.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Designating Officers of the District

The consensus of the Board was to leave all Officer roles as-is at this present time.

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adopted Resolution 2019-03, Designating Officers of the District for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Meeting held on November 14, 2018

Items on lines #52, #71, and #290 were requested to be modified.

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on November 14, 2018 as amended for Meadow Pointe IV Community Development District.
SIXTH ORDER OF BUSINESS

Ms. Perkins communicated that she was unable to confirm from Withlacoochee Electric that the difference in electricity readings at the Fennwood Ct. Gate was due to the lift station. Ms. Stewart confirmed after review of readings at Meadow Pointe III that the difference seemed to be appropriate based on the power readings at the lift station, however she would confirm there was a second meter at the gate’s location for the lift station during her next site visit.

Ms. McNeil expressed concern over recent rabid raccoon sightings within Meadow Pointe III, and inquired if the wildlife trapper had encountered any issues. Ms. Perkins communicated she would follow up with Mr. Richardson to inquire accordingly.

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 October 2018 ($83,087.49) for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors accepted the Audit Committee’s recommendation to move forward to contract with Berger, Toombs, Elam, Gaines, & Frank for providing auditing services for Fiscal Years ending in 2019/2020/2021 for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Ms. Stewart communicated that she had a discussion with Lennar, as they were going to retain performing this work for now as it's connected to their DRI entitlements.

NINTH ORDER OF BUSINESS

Ms. Stewart mentioned that Lennar will replace these plants at their cost, as the plants had died.

TENTH ORDER OF BUSINESS

This proposal was removed for consideration due to a conflict of interest with a RASI staff member being employed by the Clubhouse. The Board expressed their overall support for this type of programming, as well as other prospective fitness activities within the community.
ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Community Email Blast

Discussion ensued pertaining to the District’s potential utilization of e-blast services, the type, frequency, and scope of communications, as well as public records requests concerns. Mr. Babbar reviewed the legal requirements that e-mail addresses that are managed and stored by the District are subject to public records requests. The Board provided direction to include a disclaimer to alert residents to this information, as well as provide the ability to opt-out of e-blasts if desired. Mr. Anaya communicated that e-mails would only be sent pertaining to upcoming meetings, planned events, or emergencies.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the proposal from Mail Chimp, to include a clear disclaimer added to e-mail communications relating to e-mail addresses being subject to public records requests, as well as the clear ability to opt-out of e-blast communications for Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals from Ancillary Trash Clean-up

This item was tabled and would be discussed at the January meeting pending the receipt of additional proposals. Discussion ensued on reducing the scope to include Meadow Pointe Blvd. between 56 & 54, as well as Oldwoods only.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar had no report.

B. District Engineer

1. Review of Pavement Preservation Report

Ms. Stewart reiterated that some follow-up road maintenance would be taking place in the early spring. Discussion ensued on the recent installation of “No Parking” signage within the inside entrance of the Enclave and Lennar’s responsibility to be in compliance with any signage plans. Ms. Stewart communicated that she would perform a signage review, as there was also a broken stop sign located on Gwynhurst Blvd. & Mardelle Place.

C. Field Operations Manager

1. Presentation of the November 2018 Field Inspection Report

Ms. Perkins presented the November 2018 Field Inspection Report to the Board, and presented an addendum from LMP for mowing around two additional ponds within the Enclave that were ready for maintenance by the District. Discussion ensued about coordinating with District Staff, LMP,
Aquatic Systems, and the HOA as it pertained to master maintenance maps. Ms. Stewart remarked that she would review and provide updates accordingly. Ms. Rae inquired about LMP watering her recently-replaced tree as she was following the irrigation guidelines properly. Ms. Perkins communicated that she would consult with LMP.

2. Presentation of LMP Addendum

On a Motion by Ms. McNeil, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved the LMP Addendum for the mowing maintenance of two additional ponds inside the Enclave Meadow Pointe IV Community Development District.

D. Aquatic Systems

1. Presentation of the November 2018 Waterway Inspection Report

Ms. Perkins presented the November 2018 Waterway Inspection Report to the Board. Discussion ensued pertaining to properly defining sites within the first page of the report.

E. Amenity Management

1. Presentation of Amenity Report

Mr. Anaya reviewed his amenity report with the Board, communicating that Ms. Klukowski did an excellent job decorating the Clubhouse for the holidays. Mr. Anaya also discussed items pertaining to parking enforcement, deputies appearing more visible, and also reminded those present about the upcoming holiday party.

F. District Manager

Ms. Perkins reminded the Board that the next regular meeting is scheduled for January 9, 2019 at 12:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

Mr. Page inquired about the paving report, timing of future repaving, as well as the Lennar’s responsibilities to repave prior to exiting the development. Discussion ensued about Ms. Stewart’s review of the roads and providing a recommendation on future repaving projects that will also incorporate the District’s budget planning. Mr. Page additionally communicated his support for the Adult Aging Bootcamp.

A resident communicated that Lennar was not performing adequate street sweeping. He additionally expressed concern pertaining to construction trash, as well as voiced support for pedestrian gate locks. Discussion ensued pertaining to the gate locks, as this topic has been reviewed thoroughly at recent meetings, and the Board expressed their roles in being best stewards of the District’s budget and priorities that best represented and benefitted all residents as a whole in lieu of specific communities.
FIFTEENTH ORDER OF BUSINESS
Supervisor Requests

Ms. McNeil inquired about pressure washing proposals, which would be brought before the Board at the January meeting for consideration from multiple vendors.

(Ms. Rae left the meeting at 1:45 p.m.)

SIXTEENTH ORDER OF BUSINESS
Adjournment

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 1:48 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman