Meadow Pointe IV
Community Development District

Board of Supervisors’ Meeting
February 13, 2019

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.
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, February 13, 2019 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 Regular Meeting held on January 9, 2019 ...........................................Tab 1
   B. Consideration of Operation and Maintenance Expenditures for December 2018 .............................................................Tab 2
5. BUSINESS ITEMS
   A. Consideration of Clubhouse Fascia Repair Proposals ..........Tab 3
   B. Consideration of Clubhouse Flooring Proposals ............Tab 4
   C. Consideration of Fencing Request Application ......................Tab 5
   D. Discussion of District Website ADA Compliance
      1. Consideration of Proposal for Website ADA Compliance Services ..............................................................Tab 6
      2. Master Service Agreement for ADA Site Compliance ......Tab 7
6. STAFF REPORTS
   A. District Counsel
   B. District Engineer
   C. Field Services Manager
      1. Presentation of the January 2019 Field Inspection Report, Inclusive of LMP Response ........................................Tab 8
      2. Consideration of Landscape Enhancement Proposals .....Tab 9
   D. Aquatic Systems
      1. Presentation of the January 2019 Waterway Inspection Report..............................................................Tab 10
   E. Amenity Management
      1. Review of Amenities Report ...........................................Tab 11
   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
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, January 9, 2019 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
Bill Horner  Board Supervisor, Assistant Secretary
Megan McNeil  Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins  District Manager, Rizzetta & Company, Inc.
Tyree Brown  Operations Manager, Rizzetta & Company, Inc.
Patrick Bell  Field Services Manager, Rizzetta & Company, Inc.
Vivek Babbar  District Counsel, Straley, Robin, & Vericker (via phone)
Raul Anaya  Clubhouse Manager
Morgan Melatti  Aquatic Systems
Steve Small  Enhancement Manager, LMP

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

Mr. Page commented on the ancillary trash pick-up proposals presented within the meeting agenda and inquired why the County would not attend to performing trash removal in the ROW. Mr. Page additionally commented that as it pertained to pressure washing, the Enclave HOA has its own budget for this task, and thus wanted clarification on the areas the District would be attending to.

A resident additionally inquired about the scope of the pressure washing proposals. Discussion additionally ensued regarding the overall road maintenance and
future paving projects that were reviewed and discussed with the District Engineer at the
previous meeting.

THIRD ORDER OF BUSINESS  Consideration of Minutes of the Board
of the Audit Committee Meeting held on December 12, 2018

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of
Supervisors approved the minutes of the Audit Committee meeting held on December
12, 2018 for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS  Consideration of Minutes of the Board
of Supervisors’ Meeting held on December 12, 2018.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of
Supervisors approved the minutes of the Board of Supervisors’ meeting held on
December 12, 2018 for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS  Consideration of Operation and
Maintenance Expenditures for November 2018

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of
Supervisors ratified the payment of operations and maintenance expenditures for
November 2018 ($87,736.78) for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS  Presentation of Arbitrage Report for
Series 2005 from LLS Tax Solutions

Ms. Perkins presented the Series 2005 Arbitrage Report for the Board’s review, and
communicated that there was no arbitrage liability at this time.

On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of
Supervisors accepted the Arbitrage Report for Series 2005 from LLS Tax Solutions for
the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS  Consideration of Proposals for
Ancillary Trash Clean-up

Discussion ensued pertaining to the two proposals received for ancillary trash clean-
up, reviewing the scope, impact on the District’s budget, and potential frequency of need.
Because two Supervisors were not present to provide input, the consensus of the Board
was to try first to assemble a team of volunteers that could act as a “Green Team,” as there
are many student organizations that perhaps would be willing to serve the community in this
capacity for service hours. The District would then be able to provide all supplies to any
potential volunteers as well as encourage overall community involvement.
EIGHTH ORDER OF BUSINESS  Consideration of Proposals for Pressure Washing

Discussion ensued about the three proposals received for pressure washing, examining the pricing, scope of work, and performance of each vendor.

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Gladiator Proposal for Pressure Cleaning ($9,617.00) for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS  Consideration of Proposal for Replacement of Gate Hinges

On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the SAAS Proposal for Replacement of Gate Hinges ($2,500.00) for the Meadow Pointe IV Community Development District.

The Board expressed their concern and disappointment with the turnover process of the Developer, Lennar, as there were several items that appeared to not be thoroughly inspected or addressed in a timely fashion. Mr. Babbar remarked that the District would thoroughly discuss and evaluate any forthcoming conveyances with the Board during a public meeting, and no new infrastructure would be accepted by the District unless any and all identified issues were resolved.

TENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel

Mr. Babbar provided an overall update that he would be monitoring the forthcoming legislative cycle, and would thus keep the Board apprised of any pending legislation that may be passed that would impact the District.

B. District Engineer

Ms. Stewart was not present.

C. Field Operations Manager

1. Presentation of the December 2018 Field Inspection Report

Mr. Brown presented the December 2018 Field Inspection Report to the Board. There was some discussion on the state of the Bahia turf along Meadow Pointe Blvd., as the turf had gone dormant during the winter months and therefore was maintaining a brown aesthetic with weed prominence. The turf is anticipated to look better as the weather improves in the Spring. Ms. Sholl brought up concerns pertaining to the appearance of dead trees, as several trees didn’t seem to have leaves at all. Mr. Brown communicated that he would investigate this further. Discussion ensued regarding the
prospective removal of the monument on 54, to which Ms. Stewart would need to look into that matter further.

2. Consideration of Proposals for Landscape Enhancement

The Board reviewed three proposals received from LMP for the plantings on the westside of the tennis courts, installing ginger on the Whinsenton median, and created a buffer of Silverthorne/bald cypress on Chancy Rd. & Meadow Pointe Blvd.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the three LMP Proposals ($5,897.30) for Landscape Enhancement for Meadow Pointe IV Community Development District.

D. Aquatic Systems

1. Presentation of the December 2018 Waterway Inspection Report

Ms. Melatti presented the December 2018 Waterway Inspection Report to the Board, providing updates pertaining to the work performed on Site #17 & #64. Discussion ensued regarding the Mobitrac demonstration that would take place on January 25, 2019, and erosion present that was detailed within the report for Sites #36-#38.

2. Presentation of Aquatic Systems Fee Increase

Ms. Melatti presented the fee increase that would not go into effect until March 1, 2020, and therefore would not impact this fiscal year’s budget.

E. Amenity Management

1. Presentation of Amenity Report

Mr. Anaya reviewed his amenity report with the Board, indicating the garage sale would be slated for April 6, 2019. Mr. Anaya additionally provided updates that the railing would be addressed the first week of March, the TV was being mounted inside the Clubhouse, and all service codes were wiped. Mr. Anaya further discussed several action items which were in progress, and discussed several topics including: remediating the fascia on the amenity center roof, obtaining a Square for purposes of taking amenity center payments, as well as obtaining proposals for the replacement of flooring within the Clubhouse.

Discussion ensued with the Board pertaining to prospective Capital Projects, which included assessing the potential of installing a splash pad, expanding the current amenity center fitness room or building a new structure for the fitness facility on the back piece of land, as well as identifying residents’ priorities for specific amenities providing benefit to all residents within the community.
F. District Manager

Ms. Perkins reminded the Board that the next regular meeting is scheduled for Wednesday, February 13, 2019 at 5:00 p.m.

ELEVENTH ORDER OF BUSINESS  Audience Comments

A resident commented about recent challenges pertaining to trash pick-up service.

Mr. Page provided a suggestion that the District receive donations for decorating the amenity center to cut down on costs.

TWELFTH ORDER OF BUSINESS  Supervisor Requests

There were no Supervisor Requests.

THIRTEENTH 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 1:09 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary  Chairman/Vice Chairman