



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting February 13, 2019

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

February 5, 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, 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, 2019Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for December 2018Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Clubhouse Fascia Repair ProposalsTab 3
 - B. Consideration of Clubhouse Flooring ProposalsTab 4
 - C. Consideration of Fencing Request ApplicationTab 5
 - D. Discussion of District Website ADA Compliance
 1. Consideration of Proposal for Website ADA Compliance ServicesTab 6
 2. Master Service Agreement for ADA Site ComplianceTab 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 ProposalsTab 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**

Meadow Pointe IV Community Development District
Final Agenda February 13, 2019

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
	<i>(via phone)</i>
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

51 future paving projects that were reviewed and discussed with the District Engineer at the
52 previous meeting.

53
54 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
55 **of the Audit Committee Meeting held**
56 **on December 12, 2018**
57

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.

58
59 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
60 **of Supervisors' Meeting held on**
61 **December 12, 2018.**
62

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.

63
64 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
65 **Maintenance Expenditures for**
66 **November 2018**
67

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.

68
69 **SIXTH ORDER OF BUSINESS** **Presentation of Arbitrage Report for**
70 **Series 2005 from LLS Tax Solutions**
71

72 Ms. Perkins presented the Series 2005 Arbitrage Report for the Board's review, and
73 communicated that there was no arbitrage liability at this time.
74

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.

75
76 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposals for**
77 **Ancillary Trash Clean-up**
78

79 Discussion ensued pertaining to the two proposals received for ancillary trash clean-
80 up, reviewing the scope, impact on the District's budget, and potential frequency of need.
81 Because two Supervisors were not present to provide input, the consensus of the Board
82 was to try first to assemble a team of volunteers that could act as a "Green Team," as there
83 are many student organizations that perhaps would be willing to serve the community in this
84 capacity for service hours. The District would then be able to provide all supplies to any
85 potential volunteers as well as encourage overall community involvement.
86

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

130 prospective removal of the monument on 54, to which Ms. Stewart would need
131 to look into that matter further.

132
133 2. Consideration of Proposals for Landscape Enhancement
134

135 The Board reviewed three proposals received from LMP for the plantings on
136 the westside of the tennis courts, installing ginger on the Whinsenton median,
137 and created a buffer of Silverthorne/bald cypress on Chancy Rd. & Meadow
138 Pointe Blvd.
139

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.

140
141 D. Aquatic Systems

142 1. Presentation of the December 2018 Waterway Inspection Report
143

144 Ms. Melatti presented the December 2018 Waterway Inspection Report to the
145 Board, providing updates pertaining to the work performed on Site #17 & #64.
146 Discussion ensued regarding the Mobitrac demonstration that would take
147 place on January 25, 2019, and erosion present that was detailed within the
148 report for Sites #36-#38.
149

150 2. Presentation of Aquatic Systems Fee Increase
151

152 Ms. Melatti presented the fee increase that would not go into effect until March
153 1, 2020, and therefore would not impact this fiscal year's budget.
154

155 E. Amenity Management

156 1. Presentation of Amenity Report
157

158 Mr. Anaya reviewed his amenity report with the Board, indicating the garage
159 sale would be slated for April 6, 2019. Mr. Anaya additionally provided
160 updates that the railing would be addressed the first week of March, the TV
161 was being mounted inside the Clubhouse, and all service codes were wiped.
162 Mr. Anaya further discussed several action items which were in progress, and
163 discussed several topics including: remediating the fascia on the amenity
164 center roof, obtaining a Square for purposes of taking amenity center
165 payments, as well as obtaining proposals for the replacement of flooring within
166 the Clubhouse.
167

168 Discussion ensued with the Board pertaining to prospective Capital Projects,
169 which included assessing the potential of installing a splash pad, expanding
170 the current amenity center fitness room or building a new structure for the
171 fitness facility on the back piece of land, as well as identifying residents'
172 priorities for specific amenities providing benefit to all residents within the
173 community.
174
175
176

177 F. District Manager

178

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

181

182 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

183

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

185

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

188

189 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests

190

191 There were no Supervisor Requests.

192

193 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

194

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.

195

196

197 _____

198 Assistant Secretary

Chairman/Vice Chairman

199