



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting March 13, 2019

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

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

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**Board of Supervisors
Meadow Pointe IV Community
Development District**

March 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, March 13, 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 Board of Supervisors Regular Meeting held on February 13, 2019Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for January 2019Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion of Clubhouse Flooring
 - B. Discussion of Bench Replacements
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of the February 2019 Field Inspection Report.....Tab 3
 - D. Aquatic Systems
 1. Presentation of the February 2019 Waterway Inspection Report.....Tab 4
 - E. Amenity Management
 1. Review of Amenities Report.....Tab 5
 - 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, February 13, 2019 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
Susan Fischer	Board Supervisor, Assistant Secretary
Bill Horner	Board Supervisor, Assistant Secretary
Megan McNeil	Board Supervisor, Assistant Secretary

Also present were:

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

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

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 9, 2019

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 9, 2019 for the Meadow Pointe IV Community Development District.

48 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
49 **Maintenance Expenditures for**
50 **December 2018**
51

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors ratified the payment of operations and maintenance expenditures for December 2018 (\$74,856.14) for the Meadow Pointe IV Community Development District.

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53 **FIFTH ORDER OF BUSINESS** **Consideration of Clubhouse Fascia**
54 **Repair Proposals**
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56 Discussion ensued pertaining to the three proposals received, scope of work,
57 timing of project completion, as well as the impact on the District's budget. The proposal
58 from Mott's Contracting was approved, and would be classified as a Capital Project.
59

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors accepted Mott's Contracting proposal in the amount of (\$5,760.00) for the Clubhouse Fascia Repair for the Meadow Pointe IV Community Development District.

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61 **SIXTH ORDER OF BUSINESS** **Consideration of Clubhouse Flooring**
62 **Proposals**
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64 The Board discussed the three proposals received for replacement of the interior
65 Clubhouse floors. Ms. Rae expressed that she opposed investing in flooring replacement,
66 as landscaping replacements should be of a higher priority. Discussion ensued on the age
67 of the flooring, state of the tile, and researching carpet tiles as an option. This topic would
68 be tabled pending further research into replacement of just the carpeting in lieu of the entire
69 Clubhouse floor, as well as comparing the investment of interchangeable carpet tiles as a
70 long-term solution.
71

72 **SEVENTH ORDER OF BUSINESS** **Consideration of Fencing Request**
73 **Application**
74

75 Discussion ensued regarding a resident's application to tie their fence into the
76 existing District fence in the back of Windsor.
77

On a Motion by Ms. McNeil, seconded by Ms. Rae, with all in favor, the Board of Supervisors accepted the Fencing Application Request for the Meadow Pointe IV Community Development District.

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79 **EIGHTH ORDER OF BUSINESS** **Discussion of District Website ADA**
80 **Compliance**
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- 82 1. Consideration of Proposals for Website ADA Compliance Services
83 2. Master Services Agreement for ADA Site Compliance
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85 Ms. Perkins presented a proposal from ADASC for Website ADA Compliance
86 Services. Mr. Babbar reviewed the topic, recent litigation experienced by other entities,

87 the District's insurer's direction, and ongoing discussions on statutory/federal
88 requirements.

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Website ADA Compliance Option #2 in the amount of (\$3,900.00) subject to District Counsel revisions/negotiation with ADASC and Egis for the Meadow Pointe IV Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar had nothing further to report.

B. District Engineer

Ms. Stewart communicated that Whitaker would be onsite on March 25, 2019 to perform maintenance. Ms. Stewart additionally touched on the erosion on site #36, importance of adding aquatic plants for stability, as well as pond turbidity discussions with Lennar. Previous month's discussion on the removal of the monument sign was determined not to proceed at this time. Discussion ensued on evaluating the trees along Oldwoods that were removed, prospective capital improvement projects (such as invasive vegetation removal, expanding the current fitness center, and adding lighting to the volleyball courts), as well as assessing the sidewalks within Shellwood that are a continuous concern.

C. Field Operations Manager

1. Presentation of the January 2019 Field Inspection Report, Inclusive of LMP's response

2. Consideration of Landscape Enhancement Proposals

The Board discussed verifying the presence of irrigation prior to any work on commencing with turf replacements, as well as the four proposals received by LMP to fill in voided areas of gold mound by the tennis courts, installing gravel around the drain at the rear of the pool, enhancing the center median inside the gates of Whinsenton, and installing St. Augustin at the entrance of Whinsenton.

On a Motion by Ms. Fischer seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the four LMP Proposals in the amount of (\$2,823.25) for Landscape Enhancement for Meadow Pointe IV Community Development District.

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D. Aquatic Systems

1. Presentation of the January 2019 Waterway Inspection Report

Ms. Perkins presented the January 2019 Waterway Inspection Report to the Board. There were no questions or concerns expressed, as the Board

129 remarked that all waterway areas were looking great at this time.

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131 E. Amenity Management
132 1. Presentation of Amenity Report
133

134 Mr. Anaya reviewed his report, and also touched on pressure washing that
135 would start in March, the progress on obtaining Square for all Clubhouse
136 transactions, scrubbing/updating the master e-mail list, the e-blast system
137 that was slated to launch in March, as well as the forthcoming April garage
138 sale.

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140 F. District Manager
141

142 Ms. Perkins reminded the Board that the next regular meeting is scheduled
143 for Wednesday, March 13, 2019 at 12:00 p.m.
144

145 **TENTH ORDER OF BUSINESS**

Audience Comments

146 There were no audience comments.
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149 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests

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151 Ms. Sholl mentioned that the path to the substation was severely overgrown, as it
152 appeared that LMP was not maintaining the area.
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154 **TWELFTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 6:18 p.m. for the Meadow Pointe IV Community Development District.
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159 Assistant Secretary
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Chairman/Vice Chairman