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 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, 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, 2019.................................Tab 1
   B. Consideration of Operation and Maintenance Expenditures for January 2019 .................................................................................................................Tab 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
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  
Denise Rae  
Susan Fischer  
Bill Horner  
Megan McNeil

Board Supervisor, Chairman  
Board Supervisor, Vice Chairman  
Board Supervisor, Assistant Secretary  
Board Supervisor, Assistant Secretary  
Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins  
Tonja Stewart  
Vivek Babbar  
Raul Anaya  
Kelly Klukowski

District Manager, Rizzetta & Company, Inc.  
District Engineer, Stantec (via phone)  
District Counsel, Straley, Robin, & Vericker  
Clubhouse Manager  
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.
FOURTH ORDER OF BUSINESS
Consideration of Operation and Maintenance Expenditures for December 2018

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.

FIFTH ORDER OF BUSINESS
Consideration of Clubhouse Fascia Repair Proposals

Discussion ensued pertaining to the three proposals received, scope of work, timing of project completion, as well as the impact on the District’s budget. The proposal from Mott’s Contracting was approved, and would be classified as a Capital Project.

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.

SIXTH ORDER OF BUSINESS
Consideration of Clubhouse Flooring Proposals

The Board discussed the three proposals received for replacement of the interior Clubhouse floors. Ms. Rae expressed that she opposed investing in flooring replacement, as landscaping replacements should be of a higher priority. Discussion ensued on the age of the flooring, state of the tile, and researching carpet tiles as an option. This topic would be tabled pending further research into replacement of just the carpeting in lieu of the entire Clubhouse floor, as well as comparing the investment of interchangeable carpet tiles as a long-term solution.

SEVENTH ORDER OF BUSINESS
Consideration of Fencing Request Application

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

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.

EIGHTH ORDER OF BUSINESS
Discussion of District Website ADA Compliance

1. Consideration of Proposals for Website ADA Compliance Services
2. Master Services Agreement for ADA Site Compliance

Ms. Perkins presented a proposal from ADASC for Website ADA Compliance Services. Mr. Babbar reviewed the topic, recent litigation experienced by other entities,
the District’s insurer’s direction, and ongoing discussions on statutory/federal 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.

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. McNeil, seconded by Ms. Fischer, 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.

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

E. Amenity Management

1. Presentation of Amenity Report

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

F. District Manager

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

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Sholl mentioned that the path to the substation was severely overgrown, as it appeared that LMP was not maintaining the area.

TWELFTH 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 6:18 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman