



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
April 10, 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	Gregory Cox	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**

April 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, April 10, 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 March 13, 2019Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for February 2019.....Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Annual Summer Splash Party ProposalTab 3
 - B. Consideration of Outdoor Audio Proposal.....Tab 4
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of the March 2019 Field Inspection Report...Tab 5
 - D. Aquatic Systems
 1. Presentation of the March 2019 Waterway Inspection Report.....Tab 6
 - E. Amenity Management
 1. Review of Amenities Report.....Tab 7
 - 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.

Sincerely,
Gregory B. Cox
Gregory B. Cox
District Manager

Tab 1

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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, March 13, 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
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 (via phone)
Raul Anaya	Clubhouse Manager
Jimmy Taylor	Aquatic Systems
Morgan Melatti	Aquatic Systems
Patrick Brophy	Aquatic Systems

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. Patrick Smith of 3537 Fortingale Drive expressed his concerns pertaining to the street tree that has contributed to a depression, as this settlement has increased the amount of standing water that is consistently present.

51 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on February 13, 2019**

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55 Ms. McNeil requested a correction to line #120.
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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 February 13, 2019, as amended, for the Meadow Pointe IV Community Development District.

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58 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
January 2019**

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62 Ms. Fischer inquired about the increase in electricity for Meadow Pointe North,
63 which was determined to be due to the lift station. Ms. Sholl inquired about the pricing
64 for Mr. Brown's arborist services. Ms. Rae questioned the invoice for dissemination
65 services, which Mr. Babbar reiterated that dissemination services are only required
66 when the District has outstanding bonds. Discussion ensued pertaining to the trip
67 charges for the Enclave gate, as well as hog trapping services.
68

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 January 2019 (\$116,078.58) for the Meadow Pointe IV Community Development District.

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70 **FIFTH ORDER OF BUSINESS**

**Discussion of Clubhouse Flooring
Proposals**

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73 Discussion ensued pertaining to the three proposals received. Ms. Rae was
74 identified as the Board's liaison to assist Mr. Anaya with the selection of the final colors for
75 the carpet tiles.
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On a Motion by Ms. Sholl, seconded by Ms. Rae, with all in favor, the Board of Supervisors accepted Bob's Carpet and Flooring proposal in the amount of (\$4,400.00) for the Meadow Pointe IV Community Development District.

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78 **SIXTH ORDER OF BUSINESS**

Discussion of Bench Replacements

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80 Discussion ensued pertaining to the three proposals received, as well as obtaining
81 additional proposals from Romaner Graphics for additional picnic tables and a trash can.
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On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors accepted Romaner Graphics Bench Replacement proposal in the amount of (\$1,900.00) for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

Mr. Babbar communicated that he has a forthcoming scheduled meeting with the District's insurer, Egis, and will keep the Board apprised on ongoing ADA website discussions.

B. District Engineer

Ms. Stewart communicated that she would be performing a field inspection and erosion evaluation, and will present those findings to the Board upon completion. Ms. Stewart reviewed that road maintenance would be performed this month, and would pass along the schedule so that residents would be properly notified. Discussion ensued pertaining to the topic of undesirable street trees, and attempting to coordinate with the Developer, Lennar, on mitigating the installation of problematic street trees. Mr. Babbar and Ms. Stewart would therefore review Pasco County code requirements for street tree installation, and the District could draft a letter requesting Lennar consider alternative solutions. The topic of sidewalk remediation was additionally discussed, as Ms. Stewart would schedule an inspection and provide a report to the Board. Ms. Stewart additionally commented that she had not yet heard back from Lennar regarding the trees in Oldwoods, and would follow-up on obtaining proposals for the addition of lighting at the sport courts. Lastly, discussion about pond mowing patterns was touched upon, to ensure that the "no mow" buffer zone was still being kept in place by LMP as a best practice to prevent erosion.

C. Field Operations Manager

1. Presentation of the February 2019 Field Inspection Report

Ms. Perkins presented the February 2019 Field Inspection Report to the Board. There were no questions relative to the report.

D. Aquatic Systems

1. Presentation of the February 2019 Waterway Inspection Report

Mr. Brophy reviewed the February 2019 Waterway Inspection Report for the Board, remarking that all of the District's waterways overall were looking good. Mr. Taylor touched on previous sites that were cleared, and there was discussion on several outstanding sites for the Board to consider: #59, #60, & #61. Based on the feedback from Aquatic Systems, the Board determined that Site #9 was the priority to clear.

On a Motion by Ms. Sholl, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved for Aquatic Systems to clear pond #9 in the amount of (\$3,250.00) for the Meadow Pointe IV Community Development District.

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Mr. Taylor remarked that he would therefore additionally break down the pricing for sites #59, #60, & #61 for the Board for budgetary purposes. Ms. Melatti additionally mentioned she would be providing planting proposals for the next meeting as well for a continuing discussion on littoral shelf development.

E. Amenity Management

1. Presentation of Amenity Report

Mr. Anaya reviewed his monthly amenity report, and additional communicated updates to the Board pertaining to pressure washing schedules, painting and repair of the Clubhouse soffit fascia, as well as the process of distributing resident Welcome Packets. Ms. Rae was additionally identified as the Board's liaison to assist Mr. Anaya in the final exterior paint color for the Clubhouse. Mr. Anaya additionally communicated he would have proposals for the summer party for consideration at the next meeting.

F. District Manager

Ms. Perkins reminded the Board that the next regular meeting is scheduled for Wednesday, April 10, 2019 at 12:00 p.m.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Page inquired about the history of the no fishing policies and the possibility of adding additional signage for increased awareness.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

TENTH 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 1:30 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman