



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
May 8, 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
MAY 8, 2019 at 5:00 p.m.**

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 B. 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 30, 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, May 8, 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 April 10, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for March 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Presentation of Registered Voter Count..... Tab 3
 - B. Presentation of Fiscal Year 2019-2020 Proposed Budget Tab 4
 - C. Consideration of Resolution 2019-04; Approving Fiscal Year 2019-2020 Budget & Set Public Hearing Tab 5
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 - i. Presentation of the Field Inspection Report Tab 6
 - D. Aquatic Systems
 - i. Presentation of Waterway Inspection Report ... Tab 7
 - ii. Consideration of Aquatics System Contract Renewal Tab 8
 - E. Amenity Management
 - i. Review of Amenities Report..... Tab 9
 - 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,

Gregory B. Cox

Gregory B. Cox
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, April 10, 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:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec
Vivek Babbar	District Counsel, Straley, Robin, & Vericker (via phone)
Raul Anaya	Clubhouse Manager
Patrick Brophy	Aquatic Systems
Deputy Meacher	Pasco County Sheriff's Office

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and performed roll call confirming a quorum for the meeting. All attendees participated in the Pledge of Allegiance to the U.S. Flag.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Marie Gerard-Marsella inquired about the process of getting access to the community by owners of homes who do not reside there but need access. The Board provided guidance that homeowners should have gate access to their homes that are rentals and requested staff to develop the process to permit this.

Mr. Scott Page provided comments on the Oak trees in the Enclave and requested information regarding how residents can remove and replace.

51
52 Ms. Diane Horner requested information regarding the benefit, if any, of paying off
53 a resident's share of the CDD bond debt.

54
55 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
56 **of Supervisors' Regular Meeting held**
57 **on March 13, 2019**
58

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 March 13, 2019, as presented, for the Meadow Pointe IV Community Development District.

59
60 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
61 **Maintenance Expenditures for**
62 **February 2019**
63

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the payment of Operations and Maintenance Expenditures for February 2019 (\$83,495.05) for the Meadow Pointe IV Community Development District.

64
65 **FIFTH ORDER OF BUSINESS** **Consideration of Annual Summer**
66 **Splash Party Proposal**
67

On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the CDD's contribution to the Annual Summer Splash Party in the amount of (\$850.00) for the Meadow Pointe IV Community Development District.

68
69 **SIXTH ORDER OF BUSINESS** **Consideration of Outdoor Audio**
70 **Proposal**
71

72 Mr. Anaya presented the proposal for the installation of an outdoor audio system
73 and explained options to the Board for their review and consideration. At this time the Board
74 took no action to proceed with this proposal.

75
76 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

77
78 A. District Counsel
79
80 Mr. Babbar updated the Board on the ongoing website ADA accessibility
81 discussions. He explained that the insurance provider, EGIS, has provided
82 guidelines for what level of accessibility is required.

83
84 B. District Engineer
85
86 Ms. Stewart discussed the street trees being planted by Lennar in the new
87 Lennar communities. She discussed the need for long term planning
88 needed for moving forward with tree issues in the community. She and Mr.
89 Babbar discussed some of the options for the Board regarding how to

90 address street trees moving forward. The Board discussed the need for
91 better understanding of the requirements for having residents
92 remove/replace young Oak trees while they are still young trees and
93 requested more information by the May meeting if possible.
94

95 Ms. Stewart explained that she is working with a vendor to develop a
96 proposal for replacement of approximately six sidewalk hazards. Ms.
97 Stewart discussed the option of having Precision Sidewalk Safety perform
98 an inspection, at no cost, of all the communities for the sidewalk tripping
99 hazards which would then be converted into proposals for the Board to
100 consider. The Board members agreed to this process.
101

102 Ms. Stewart briefly addressed the “no-mow” best management practice
103 being used in some areas and noted that Mr. Brown, with Rizzetta, was
104 familiar with the practice.
105

106 Ms. Stewart noted that the Oak trees along Oldwoods Avenue had been
107 removed and that she had spoken with Metro Development and they are
108 looking into it.
109

110 Ms. Stewart explained that she had visited 3537 Fortingale to evaluate the
111 gutter/roadway ponding and found that a large mound of leaves there
112 impeded her ability to evaluate the gutter or low spot. The Board discussed
113 the issue and determined that the home owner needed to clean up the
114 mound of leaves.
115

116 Ms. Stewart and Deputy Meacher and discussed the status of the roadway
117 conditions and that she was still do to her final drive through inspection.
118 She also discussed the current conditions and compliance of some of the
119 decorative signage for traffic signage.
120

121 Deputy Meacher provided additional information regarding the signage and
122 roadway parking with regards to the status of the developer ownership of
123 the roadways versus the County.
124

125 **C. Field Operations Manager**
126

127 1. Presentation of the March 2019 Field Inspection Report
128

129 Mr. Cox presented the March 2019 Field Inspection Report to the Board. The
130 Board advised staff that the contractor is not mowing by the sub-station and
131 the path to the park south of Shellwood.
132

133 **D. Aquatic Systems**
134

135 1. Presentation of the March 2019 Waterway Inspection Report
136

137 Mr. Cox presented the March 2019 Waterway Inspection Report to the Board.
138
139

140 E. Amenity Management

141
142 1. Presentation of Amenity Report

143
144 Mr. Anaya reviewed his monthly amenity report with the Board. Mr. Anaya
145 informed the Board that he still has not been able to get any additional updates
146 regarding the roadway railing. The Board requested that Mr. Brown get with
147 the contractor regarding the vines getting into the lettering on the monuments
148 at the entrance and that some maintenance on the weeds is needed even
149 though this is a construction area.

150
151 Mr. Anaya requested a stipend for Kelly Klukowski of \$50.00 per month to cover
152 her cell phone usage for District business.
153

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a stipend for Kelly Klukowski of \$50.00 per month to cover her cell phone usage for District business, for the Meadow Pointe IV Community Development District.

154 F. District Manager

155
156
157 Mr. Cox reminded the Board that the next regular meeting is scheduled for
158 Wednesday, May 8, 2019 at 5:00 p.m.
159

160 **EIGHTH ORDER OF BUSINESS**

Audience Comments

161
162 Mr. Page inquired about the commercial vehicles parking in the community. Mr.
163 Page was informed that the HOA enforces the parking in the community.
164

165 Mr. Rene Neck inquired about the current fishing policy.
166

167 **NINTH ORDER OF BUSINESS**

Supervisor Requests

168
169 Ms. McNeil stated that Pasco County is doing a survey regarding the extension of
170 Meadow Pointe Boulevard and stated that the residents in her community are against the
171 connections. Ms. McNeil asked that Mr. Anaya provide a link to the survey on an email
172 blast.
173

174 **TENTH ORDER OF BUSINESS**

Adjournment

175
On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 1:43 p.m. for the Meadow Pointe IV Community Development District.

176
177
178 _____
179 Assistant Secretary

176
177
178 _____
179 Chairman/Vice Chairman
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