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

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Liane Sholl</td>
<td>Chairman</td>
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<tr>
<td>Denise Rae</td>
<td>Vice Chairman</td>
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<tr>
<td>William Horner</td>
<td>Assistant Secretary</td>
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<tr>
<td>Susan Fischer</td>
<td>Assistant Secretary</td>
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<tr>
<td>Megan McNeil</td>
<td>Assistant Secretary</td>
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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.
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
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.
Ms. Diane Horner requested information regarding the benefit, if any, of paying off a resident’s share of the CDD bond debt.

THIRD ORDER OF BUSINESS  
Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on March 13, 2019

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.

FOURTH ORDER OF BUSINESS  
Consideration of Operation and Maintenance Expenditures for February 2019

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.

FIFTH ORDER OF BUSINESS  
Consideration of Annual Summer Splash Party Proposal

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.

SIXTH ORDER OF BUSINESS  
Consideration of Outdoor Audio Proposal

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

SEVENTH ORDER OF BUSINESS  
Staff Reports

A. District Counsel

Mr. Babbar updated the Board on the ongoing website ADA accessibility discussions. He explained that the insurance provider, EGIS, has provided guidelines for what level of accessibility is required.

B. District Engineer

Ms. Stewart discussed the street trees being planted by Lennar in the new Lennar communities. She discussed the need for long term planning needed for moving forward with tree issues in the community. She and Mr. Babbar discussed some of the options for the Board regarding how to
address street trees moving forward. The Board discussed the need for better understanding of the requirements for having residents remove/replace young Oak trees while they are still young trees and requested more information by the May meeting if possible.

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

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

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

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

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

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

C. Field Operations Manager

1. Presentation of the March 2019 Field Inspection Report

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

D. Aquatic Systems

1. Presentation of the March 2019 Waterway Inspection Report

Mr. Cox presented the March 2019 Waterway Inspection Report to the Board.
E. Amenity Management

1. Presentation of Amenity Report

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

Mr. Anaya requested a stiped for Kelly Klukowski of $50.00 per month to cover her cell phone usage for District business.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a stiped 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.

F. District Manager

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

EIGHTH ORDER OF BUSINESS  Audience Comments

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

Mr. Rene Neck inquired about the current fishing policy.

NINTH ORDER OF BUSINESS  Supervisor Requests

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

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 1:43 p.m. for the Meadow Pointe IV Community Development District.