



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
June 12, 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
JUNE 12, 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

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

June 4, 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, June 12, 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 May 8, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for April 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Air Conditioning Services Agreement Tab 3
 - B. Consideration of Law Enforcement Amendment.... Tab 4
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 5
 - D. Aquatic Systems
 1. Presentation of the Waterway Inspection Report (under separate cover)
 - E. Amenity Management
 1. Review of Amenities Report Tab 6
 - 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, May 8, 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:

Greg Cox	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
Deputy Meagher	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

Mr. Patrick Smith addressed the Board regarding issues with the roadways and sidewalks.

Ms. Lynn Pohl addressed the Board regarding garbage cans.

Mr. Lawrence addressed the Board regarding garbage cans.

Mr. Tom Worthwine addressed the Board regarding gate repairs.

51 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
52 **of Supervisors' Regular Meeting held**
53 **on April 10, 2019**
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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 April 10, 2019, as amended, for the Meadow Pointe IV Community Development District.

55 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
56 **Maintenance Expenditures for March**
57 **2019**
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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 March 2019 (\$83,633.66) for the Meadow Pointe IV Community Development District.

60 **FIFTH ORDER OF BUSINESS** **Presentation of Registered Voter Count**
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On a Motion by Ms. Fischer, seconded by Ms. Rael, with all in favor, the Board of Supervisors accepted the Pasco County Registered Voter Count of 1,307, for the Meadow Pointe IV Community Development District.

63 **SIXTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2019-2020**
64 **Proposed Budget**
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67 Mr. Cox presented the Fiscal Year 2019-2020 Proposed Budget to the Board for
68 their review and consideration. The Board discussed the 2019-2020 Proposed Budget.
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70 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2019-04;**
71 **Approving Fiscal Year 2019-2020**
72 **Proposed Budget and Set Public**
73 **Hearing**
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75 Mr. Cox presented Resolution 2019-04 to the Board and explained that the
76 adoption of the resolution would represent an approval of the proposed budget and would
77 set the final budget public hearing for August 14, 2019 at 4:00 p.m.
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On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors adopted Resolution 2019-04; Approving Fiscal Year 2019-2020 Proposed Budget and Set Public Hearing for August 14, 2019 at 4:00 p.m., for the Meadow Pointe IV Community Development District.

79 **EIGHTH ORDER OF BUSINESS** **Staff Reports**
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81 A. District Counsel

82 Mr. Babbar updated the Board on recent legislative activity.
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87 B. District Engineer

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89 Ms. Stewart provided an update to the Board regarding the aquatic
90 plant install projects and signage issues.

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92 She also addressed the issue of tree roots damaging the roads. The Board
93 requested that Ms. Stewart coordinate with Tyree Brown, Operations
94 Manager with Rizzetta, to identify those trees in Shellwood that are to be
95 marked and removed if they are damaging the roadways.

96
97 C. Field Operations Manager

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99 The Board reviewed the Field Operations Report prepared by Tyree
100 Brown. Ms. Rae raised the issue that the vendor was driving up on grass
101 all over the community. She also identified that the sidewalks along
102 Meadow Pointe Boulevard need edging. She also noted that the blacktop
103 near Smith Road has 8 inches of grass growing over it.

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105 D. Aquatic Systems

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107 Mr. Cox presented the Waterway Inspection Report to the Board. The Board
108 discussed the issue of items such as pieces of concrete blocks laying in the
109 ponds that need to be cleared out.

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On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Aquatic Systems, Inc., contract renewal, for the Meadow Pointe IV Community Development District.
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112 E. Amenity Management

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114 Mr. Anaya reviewed his monthly amenity report with the Board. He addressed
115 website updates and email blasting of Pool and Fitness Center Rules.

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117 F. District Manager

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119 Mr. Cox reminded the Board that the next regular meeting is scheduled for
120 Wednesday, June 12, 2019 at 12:00 p.m. Mr. Cox also addressed issues
121 with the website ADA accessibility and indicated proposals were
122 forthcoming to correct.

123
124 **NINTH ORDER OF BUSINESS** **Audience Comments**

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126 Mr. Page regarding Capital Project planning and a request for information
127 regarding authorized replacement trees.

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129 Ms. Lynn Pohl discussed a fence along Windsor to protect homes.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. McNeil discussed the possibility of using Survey Monkey to seek residents' opinions regarding possible improvements and additional amenities.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adjourned the meeting at 6:44 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT