



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting July 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 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**

July 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, July 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 June 12, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for May 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of ADA Accessibility Website Proposals Tab 3
 - B. Discussion of Waste Collections Services Tab 4
 - C. Ratification of Fiscal Year 2017-2018 Audit Tab 5
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Discussion of Pothole & Sidewalk Repairs
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 6
 2. Discussion of Tree Replacement Plan
 3. Discussion of Hardscape Tab 7
 - D. Aquatic Systems
 1. Presentation of Waterway Inspection Report ... Tab 8
 - E. Amenity Management
 1. 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, June 12, 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 (via conf. call)
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.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker (via conf. call)
Kelly Klukowski	Clubhouse Attendant

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. Scott Page addressed the Board regarding law enforcement contract questions.

Ms. Diane Horner addressed the Board about landscaping issues and the dead Shellwood flowers.

Mr. Hines Bach addressed the Board regarding pot holes on Meadow Pointe Boulevard.

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
50 **of Supervisors' Regular Meeting held**
51 **on May 8, 2019**
52

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 8, 2019, as amended, for the Meadow Pointe IV Community Development District.

53 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
54 **Maintenance Expenditures for April**
55 **2019**
56
57

58 The Board members discussed the issue of the 520 annuals that were installed at
59 Shellwood, Whinsenton and Parkmonte for \$1,300 that have either partially or completely
60 died and need to be replaced. There was concern that the flowers were installed with the
61 knowledge that the irrigation system was having issues.
62

On a Motion by Mr. Horner, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the payment of Operations and Maintenance Expenditures for April 2019 (\$100,924.87) for the Meadow Pointe IV Community Development District.

63 **FIFTH ORDER OF BUSINESS** **Consideration of Air Conditioning**
64 **Services Agreement**
65
66

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the revised HVAC maintenance agreement with Airite Air Conditioning, Inc. for quarterly maintenance for \$1,120 annually, for the Meadow Pointe IV Community Development District.

67 **SIXTH ORDER OF BUSINESS** **Consideration of Law Enforcement**
68 **Agreement**
69
70

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to renew the next years' service agreement with the PCSO for law enforcement services for \$104,566, for the Meadow Pointe IV Community Development District.

71 **SEVENTH ORDER OF BUSINESS** **Staff Reports**
72

73 A. District Counsel

74 Mr. Babbar provided a legislative cycle update to the Board.
75

76 B. District Engineer

77 Not present.
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79
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83

84 C. Field Operations Manager

85
86 The Board reviewed Mr. Brown's field inspection report. Ms. Shall
87 requested more information as to why the District landscape contractor
88 could not perform some improvement to the entrance area near SR 54 just
89 to make it look less bad. She inquired as to why if this area was now not
90 being maintained, the payment to LMP for that work should not be reduced
91 accordingly. Several Board members voiced concerns regarding how long
92 it was taking to get the list of approved street tree replacements from the
93 County. The Board also discussed their concerns as to why the tree
94 removal plan was taking so long to materialize and that they wanted a
95 presentation made at the July meeting on this topic.

96
97 Mr. Cox informed the Board that Mr. Brown had identified 19 locations in
98 Shellwood where the ROW trees were causing damages and that Mr.
99 Brown and Ms. Stewart had been coordinating the effort.

100
101 D. Aquatic Systems

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103 Mr. Cox presented the Waterway Inspection Report to the Board.

104
105 E. Amenity Management

106
107 Ms. Klukowski reviewed the monthly amenity report with the Board. She
108 provided a gate status report explaining the maintenance status and what
109 proposals were recently approved to make necessary repairs.

110
111 F. District Manager

112
113 Mr. Cox reminded the Board that the next regular meeting is scheduled for
114 Wednesday, July 10, 2019 at 12:00 p.m. Mr. Cox informed the Board that
115 staff was continuing to work on acquiring additional proposals and costs for
116 website ADA accessibility work.

117
118 **EIGHTH ORDER OF BUSINESS**

Audience Comments

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120 Mr. Scott Page addressed the Board regarding the list of approved replacement
121 street trees and information circulating regarding the waste collection services dates and
122 costs changes.

123
124 The Board requested staff to gather information regarding the waste collection
125 changes and how it might impact the proposed budget for Fiscal Year 2019-2020.

126
127 **NINTH ORDER OF BUSINESS**

Supervisor Requests

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129 Ms. Fischer requested staff assistance with gathering information as to who has
130 backflow preventor maintenance responsibility on an area near the front of her
131 neighborhood off of Meadow Pointe Blvd.

133 Ms. Rae discussed how the sidewalk in front of her home was repaired partially
134 but not completed. She questioned why more sidewalks were not addressed. She
135 expressed concerns as to why things were taking too long to get accomplished.

136

137 **TENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adjourned the meeting at 12:50 p.m. for the Meadow Pointe IV Community Development District.
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Assistant Secretary

Chairman/Vice Chairman

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DRAFT