



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting August 14, 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

www.meadowpointe4cdd.org

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

August 6, 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, August 14, 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 July 10, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for June 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Easement Requests Tab 3
 - B. Consideration of Rizzetta Technology Agreement Tab 4
 - C. Consideration of Resolution 2019-08; Tree Removal Policy Tab 5
 - D. Consideration of Assumption of Meadow Pointe North Waste Management Agreement Tab 6
 - E. Consideration of Resolution 2019-05; Adopting FY 2019/2020 Meeting Schedule Tab 7
 - F. Public Hearing on Fiscal Year 2019-2020 Budget.. Tab 8
 1. Consideration of Resolution 2019-06; Adopting FY 2019/2020 Final Budget Tab 9
 2. Consideration of Resolution 2019-07; Imposing Special Assessments Tab 10
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 11
 2. Consideration of Street Tree Removal Proposal. Tab 12
 - D. Aquatic Systems
 1. Presentation of the Waterway Inspection Report. Tab 13
 - E. Amenity Management
 1. Review of Amenities Report Tab 14
 - 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) 933-5571.

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, July 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 (via conf. call)

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Field Services Manager, Rizzetta & Co., Inc.
Raul Anaya	Clubhouse Manager
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

The Board heard a brief presentation from Roger Wright, with Burns & McDonnell and Dale Hayes, with Cornerstone Energy Services, both of them representing Duke Energy. They explained how Duke Energy is preparing to upgrade the power lines and poles that run through the community at spots and how they are requesting new easements at locations where the new poles will be installed. Mr. Babbar indicated that he will review the easement documents for the District. This topic is to be placed on the August agenda for the Board's consideration of the easement requests.

52 Mr. Scott Paige addressed the Board regarding his interest in the tree
53 replacement plan.

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55 Mr. Ramon Reyes addressed the Board regarding information on items that were
56 actually HOA related.

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58 Mr. Nate Johns addressed the Board regarding the recycled waste collection
59 schedule.

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61 **THIRD ORDER OF BUSINESS**

Staff Reports

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63 A. Field Operations Manager

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65 The Board received an update from Tyree Brown regarding his Field Inspection
66 Report. Mr. Brown asked Scott Carlson, with LMP, to provide the Board with a history of
67 irrigation inspections and repairs that had been made by LMP as a response to the
68 Board's previous concerns about annuals dying in flower beds. Mr. Carlson discussed
69 an irrigation proposal that was previously presented but never approved. Mr. Cox
70 indicated that he will locate the proposal and have it approved.

71
72 Mr. Brown discussed the issue of Dog Fennel weed growing in the grass barrier
73 around ponds in the community. It was explained that Aquatic Systems had opined that
74 the weed was outside of the water level where they treat and was growing from the
75 riparian grass barrier around the pond edge. Mr. Brown explained that the Dog Fennel
76 could not be treated by LMP because it was on the pond bank and too close to the
77 water. Mr. Bennett, with LMP, added that the removal of the Dog Fennel from the riparian
78 barrier around the pond required too much labor. As of the conclusion of the discussion,
79 it was not determined what action would be taken regarding the Dog Fennel.

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81 Mr. Brown discussed the Washingtonian Palm that had been removed and the
82 Board requested that he seek a proposal to have it replaced with a Queen Palm.

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84 Mr. Brown discussed the Board's interest in having street trees removed in those
85 areas where they were damaging sidewalks and/or roadways. The Board discussed 21
86 locations that had been identified as currently causing issues. The Board approved to
87 have Mr. Brown seek a proposal for the removal of the 21 trees; to perform the locates
88 for the replacement trees; for the sodding and other requirements resulting from the tree
89 removals and to present these to the Board at the August 14, 2019 Board meeting.

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On a Motion by Ms. Sholl, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved to have Mr. Brown seek a proposal for the removal of the 21 trees; to perform the locates for the replacement trees; for the sodding and other requirements resulting from the tree removals and to present these to the Board at the August 14, 2019 Board meeting , for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of ADA Accessibility
Website Proposals**

The Board considered three proposals for services to make the CDD website ADA accessible along with maintenance and hosting. and after discussion, approved the proposal from Innersync Studio, Ltd., d/b/a Campus Suite.

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Innersync Studio, Ltd., d/b/a Campus Suite proposal for Website ADA accessibility, maintenance and hosting for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Waste Collection
Services**

The Board received an update from Mr. Cox regarding how it was now determined that the number of homes being serviced by Waste Collections had increased from 381 to 714. Mr. Cox explained that payment for the 714 was commencing effective for the month of June. He noted that the cost would nearly double based on the rates in the current contract and that the proposed budget for FY 19/20 would need to be changed to reflect that cost. The Board concluded that the revised agreement would need to include the once-a-week recycled waste pickup. Ms. Fischer requested that staff research to determine if those residents in Meadow Pointe North were paying CDD assessments that should include waste collection the same as other residents.

EIGHTH ORDER OF BUSINESS

**Ratification of Fiscal Year 2017-2018
Audit**

On a Motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to ratify the Chairman's approval of the Fiscal Year 2017-2018 Audit, for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. Aquatic Systems

The Board reviewed the waterway inspection report submitted by Aquatic Systems. Ms. Stewart indicated that she had noted that pond #39 appeared to have excess turbidity and that she would look into it.

C. Amenity Management

The Board received an update from Mr. Anaya regarding amenity management. Mr. Anaya explained how staff was beginning the use of the "Square Terminal" device for receipt of payments and that the service would require an initial installation cost of \$399 followed by a monthly rate based on use.

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D. District Manager

Mr. Cox reminded the Board that the next regular meeting is scheduled for Wednesday, August 14, 2019 at 5:00 p.m.

TENTH ORDER OF BUSINESS

Audience Comments

No audience comments.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Sholl requested staff to determine who owns the property in front of the school across from Shellwood. Ms. Stewart indicated she would research that.

TWELFTH 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 2:21 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman