



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting October 9, 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**

October 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, October 9, 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 September 11, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for August 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Consideration of Second Addendum to Professional District Services Contract Tab 3
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Sidewalk Repairs Project
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 4
 - D. Aquatic Systems
 1. Presentation of the Waterway Inspection Report Tab 5
 2. Consideration of Planting Proposal Tab 6
 - E. Amenity Management
 1. Review of Amenities Report Tab 7
 - 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.

Sincerely,

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, September 11, 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.
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
Patrick Brophy	Representative, Aquatic Systems, Inc.
Deputy Meagher	Pasco County Sheriff's Office
Brian Mortillaro	Representative, LMP

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. Philip Borneman addressed the Board regarding waste collections billings and Meadow Pointe North and whether the CDD should make "back-payments" to the residents there.

51 Mr. William Lopez addressed the Board regarding concerns about the recycling
52 services charges.

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54 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on August 14, 2019**

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On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 14, 2019, as presented, for the Meadow Pointe IV Community Development District.

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59 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for July
2019**

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On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for July 2019 (\$97,396.00) for the Meadow Pointe IV Community Development District.
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64 **FIFTH ORDER OF BUSINESS**

Staff Reports

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66 A. Aquatics Report

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68 The Board reviewed the Aquatic Systems waterway report. The Board
69 received a pond maintenance update from Patrick Brophy, with Aquatic
70 Systems. He addressed questions from Ms. Stewart regarding aquatic
71 planting proposals and treatment of invasive weeds and their impact on
72 existing aquatic plants.

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74 The Board reviewed the Semi-Annual Monitoring Reports submitted by
75 Ecological Consultants for Parcel EF.

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77 B. Field Inspection Report

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79 The Board reviewed the Field Inspection Report submitted by Tyree Brown.

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81 The Board received a landscape update from Mr. Brian Mortillaro, Branch
82 Manager with LMP.

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On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the Arbor Bay proposal for \$5,775.00 for the removal of 22 trees and other related tasks, for the Meadow Pointe IV Community Development District.

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85 C. Deputy Meagher

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87 The Board received an update from Deputy Meagher regarding security
88 issues within the Community. Deputy Meagher noted that there was no
89 noted up-tick in crimes or security issues during the recent months when
90 gates were being left open due to maintenance.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Sholl requested staff to investigate why work vehicles were parking along Meadow Pointe Blvd. on CDD property.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 1:08 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT