



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting November 13, 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**

November 5, 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, November 13, 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 October 9, 2019 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for September 2019 Tab 2
- 5. BUSINESS ITEMS**
 - A. Presentation of Arbitrage Report..... Tab 3
 - B. Consideration of Bookcase Proposal Tab 4
- 6. STAFF REPORTS**
 - A. District Counsel
 1. Discussion of Meadow Pointe North Waste Service
 - B. District Engineer
 1. Update on Sidewalk Repairs Project
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report Tab 5
 2. Consideration of Tree Installation Proposal Tab 6
 3. Consideration of Fall Annuals Proposal Tab 7
 - D. Aquatic Systems
 1. Presentation of the 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) 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, October 9, 2019 at 12:01 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
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Field Services Manager, Rizzetta & Co., Inc.
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. Jason Liggett introduced himself as the new on-site LMP supervisor.

Mr. Scott Page requested information regarding the sidewalk repairs; and another resident who requested information regarding the HOA turn-over.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 11, 2019

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 11, 2019, as presented, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2019

The Board requested that staff verify that the LMP invoices regarding irrigation repairs in the O&M Expenditures report for mainline repairs were not duplicates.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for August 2019 (\$93,119.59) for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Second Addendum to Professional District Services Contract

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Second Addendum to the Professional District Services Contract with Rizzetta & Company, Inc., for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vivek Babbar addressed the Board regarding the issue of Meadow Pointe North's waste services and his analysis of the amounts historically paid by Meadow Pointe North's property owners for those services and assessments paid to the CDD. Mr. Babbar explained that the if the Board decides that it is appropriate to compensate the Meadow Pointe North property owners for benefits paid for and not received, it would best be done in the form of the CDD funding some future service or action in support of the community versus a monetary distribution due to the complexity of the latter. Ms. Fischer explained that she would take this information back to the HOA for consideration.

89 B. Deputy Meagher
90

91 The Board received an update from Deputy Meagher regarding security
92 issues within the Community. He informed the Board of an incident where
93 a “drive by” shooting of a residence had occurred and that it was probably
94 a BB gun. He noted that this was not the first time something of this nature
95 at this residence has occurred. The Board discussed their desire that
96 someone from the Sheriff’s Office be present in the communities during
97 Halloween if possible, which has been provided in the past.
98

99 C. Field Inspection Report
100

101 The Board reviewed the Field Inspection Report submitted by Tyree Brown.
102
103 Mr. Liggett informed the Board that the red items in the report had all been
104 completed. Mr. Liggett also indicated that LMP was working with Aquatic
105 Systems to try to eliminate any issues with Dog Fennel on the pond banks.
106

107 D. Aquatics Report
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109 The Board reviewed the Aquatic Systems waterway report.
110

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Aquatic Systems proposal for aquatic plant installation on sites 1, 5 and 20 in the amount of \$4,913.00, for the Meadow Pointe IV Community Development District.

111 E. District Engineer
112

113
114 The Board received a District Engineer update from Tonja Stewart. She
115 discussed the sidewalk and street signs issues and how upon conveyance
116 of properties from the developer to the CDD many times results in the CDD
117 assuming ownership of areas and signs that may not be in compliance or in
118 need of ownership. The Board discussed how the HOA is proceeding
119 towards “turn-over” to the residents from the developer and that the HOA
120 may have the only leverage remaining with the developer to have the
121 developer bring the signage and other areas into compliance before “turn-
122 over” would be executed. The Board authorized Ms. Stewart to work with
123 the HOA to help develop a “punch list” of items the HOA can present to the
124 developer.
125

126 The Board discussed the need to review and possibly change the
127 maintenance agreements in place between the HOA and the CDD now that
128 the HOA turn-over to the residents was nearing. Ms. Stewart was asked to
129 prepare a property ownership map that could be used in this discussion.
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136 Ms. Stewart discussed the previously presented sidewalk repair proposal
137 from Precision Sidewalks and explained that they could not prepare a
138 sample grinding for the Board to review. Ms. Stewart recommended that
139 the Board consider proceeding with the \$5,317-\$5,717 grinding proposal
140 without seeing an example and noted that the option of replacing the
141 damaged sidewalks would be in the \$30,000.00 range. The Board
142 discussed and determined that they would rather seek additional quotes to
143 replace the sidewalks and Ms. Stewart indicated she would see those
144 proposals. The Board members verified that the removal of the 22 trees
145 previously approved would need to occur first and Mr. Cox indicated that he
146 had a \$5,775 proposal for execution.
147

148 F. Amenity Management

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150 The Board received an Amenity Management update from Mr. Raul
151 Anaya. Ms. Klukowski provided an update on the community gate.
152

153 G. District Manager

154
155 Mr. Cox reminded the Board that the next regular meeting is scheduled for
156 Wednesday, November 13, 2019 at 5:00 p.m.
157

158 Mr. Cox provided an update of the District financials as of the end of August
159 and he explained that he had the auditor engagement letter, Pasco County
160 Sheriff's Agreement and the tree removal proposal ready for the Chairman's
161 execution.
162

163 **SEVENTH ORDER OF BUSINESS**

Audience Comments

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165 The Board heard additional comments from audience members regarding a
166 recurring request from Patrick Smith's roadway and gutter issue and a request for
167 recycling information from Scott Paige. Mr. Paige also requested that the previously
168 presented sidewalk inspection report be posted on the CDD website and the Board
169 explained why that was not feasible at this time.
170

171 **EIGHTH ORDER OF BUSINESS**

Supervisor Requests

172
173 No supervisor requests.
174

175 **NINTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 1:53 p.m. for the Meadow Pointe IV Community Development District.

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179 _____
180 Assistant Secretary
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180 Chairman/Vice Chairman
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