Meadow Pointe IV
Community Development District

Board of Supervisors’ Meeting
January 8, 2020

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 Chairman
Denise Rae Vice Chairman
William Horner Assistant Secretary
Susan Fischer Assistant Secretary
Megan McNeil 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.
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, January 8, 2020 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 December 11, 2019 .......................... Tab 1
   B. Consideration of Operation and Maintenance
      Expenditures for November 2019 ......................................... Tab 2
5. **Business Items**
   A. Consideration of Resolution 2020-01; Approval of Pavers  Tab 3
   B. Discussion Regarding Clearing of
      Conservation Areas............................................................. Tab 4
   C. Consideration of Volleyball Court Proposal......................... Tab 5
6. **Staff Reports**
   A. District Counsel
   B. District Engineer
      1. Update on Sidewalk Repairs Project
      2. Update on Pool Status
   C. Field Services Manager
      1. Presentation of the Field Inspection Report ..................... Tab 6
   D. Aquatic Systems
      1. Presentation of the Waterway Inspection Report .............. Tab 7
   E. Amenity Management
      1. Review of Amenities Report ........................................... Tab 8
   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
MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

December 11, 2019 Minutes of Meeting
Page 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, December 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 (via conf. call)
Raul Anaya           Clubhouse Manager
Kelly Klukowski      Clubhouse Assistant Manager

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

Ms. Diane Horner addressed the Board regarding the agenda posted to the website.

Mr. Scott Page addressed the Board regarding the agenda posted to the website, vehicles speeding within The Enclave and the sidewalks in The Enclave.
THIRD ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

The Board reviewed the Field Inspection Report prepared by Tyree Brown and also the response to the report prepared by LMP. The Board received a landscape update from Jason Liggett and Brian Mortillaro, with LMP, present at the meeting.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on November 13, 2019

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on November 13, 2019, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2019

On a Motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for October 2019 ($111,341.68) for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Waste Connection Agreement Pointe North

The Board reviewed an agreement with Waste Connections for service to Meadow Pointe North and was advised by Mr. Cox that this agreement is being modified by District Counsel and that it would be executed upon final revisions were made.

SEVENTH ORDER OF BUSINESS

Consideration of Televise Gravity Manhole Proposal

The Board reviewed a proposal from Inframark for televised inspection of a sewer pipe for $1,124.20 and took no action to approve it. The Board directed staff to continue to monitor the roadway depression related to this work and also to attempt to seek out local vendors who might have lower rates.

EIGHTH ORDER OF BUSINESS

Consideration of Southern Automated Access Proposal for Age Singes in Meridian

On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved a proposal from Southern Access for the replacement of siren sensors at 5 gated entrances for $2,550.00, for the Meadow Pointe IV Community Development District.
NINTH ORDER OF BUSINESS

Consideration of Southern Automated Access Proposal for Siren Sensors

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a proposal from Southern Access for siren sensors for $3,231.25, for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Southern Automated Access Proposal for Gate Preventative Maintenance

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved a proposal from Southern Access for gate preventative maintenance for $1,520.00 per quarterly, for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

The Board received a District Counsel update from Mr. Babbar.

B. District Engineer

The Board received a District Engineer report from Ms. Stewart. Ms. Stewart provided an update of the sidewalk and gutter repairs project current in progress. The Board confirmed that they wanted to hold a sidewalk workshop on January 8, 2014 at 4:00 p.m. Ms. Stewart provided information regarding the on-going preparation of a revised maintenance map and her thoughts regarding the need to look at the scope of work regarding pond bank vegetation currently in the aquatic maintenance agreement.

C. Aquatics Report

The Board reviewed the Aquatic Systems waterway report. The Board reviewed the semi-annual monitoring reports submitted by Eco Consultants.

D. Amenity Management

The Board received an Amenity Management update from Mr. Raul Anaya. He discussed the upcoming Christmas party; playground repairs; awnings replacement; and athletic court repairs pending. Mr. Anaya presented a proposal from Gladiator Pressure Washing for work in the community for $10,230. The Board discussed the merits of seeking additional proposals for this service or not.
On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved a proposal from Gladiator Pressure Washing for $10,230.00, for the Meadow Pointe IV Community Development District.

E. District Manager

Mr. Cox reminded the Board that the next regular meeting is scheduled for Wednesday, January 8, 2020 at 5:00 p.m. The Board will also hold a workshop to discuss sidewalks at 4:00 p.m. on January 8, 2020 at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Mr. Cox discussed the status of the newly released CDD website and requested that the Board review the new website and forward questions and concerns to him for review.

Mr. Babbar informed the Board of a recent request for approval to install pavers in the apron of a resident’s driveway and recommended that the Board consider a resolution to establish updated guidance to residents of what is required in order to get consideration from the Board. The Board directed staff to prepare such a resolution and supporting information for the January meeting.

TWELFTH ORDER OF BUSINESS   Audience Comments

Ms. Diane Horner addressed the Board regarding an update on the tree replacement. Mr. Cox indicated that he will email out an update to the Board.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

There were no supervisor requests.

FOURTEENTH 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 1:28 p.m. for the Meadow Pointe IV Community Development District.
Tab 2
Operations and Maintenance Expenditures
November, 2019
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2019 through November 30, 2019. This does not include expenditures previously approved by the Board.

$95,244.47

The total items being presented:

Approval of Expenditures:

__________________________________________

_____  Chairperson

_____  Vice Chairperson

    Assistant

_____  Secretary
# Meadow Pointe IV Community Development District
## Paid Operation & Maintenance Expenses
### November 1, 2019 Through November 30, 2019

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<tr>
<th>Vendor Name</th>
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<th>Invoice Number</th>
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<th>Invoice Amount</th>
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# Meadow Pointe IV Community Development District
## Paid Operation & Maintenance Expenses

**November 1, 2019 Through November 30, 2019**

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# Meadow Pointe IV Community Development District

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**Report Total**

$ 95,244.47
Tab 3
RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY ON DRIVEWAY APRON AND SIDEWALK IMPROVEMENTS LOCATED ON DISTRICT OWNED SUBDIVISION ROAD RIGHT OF WAYS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe IV Community Development District (the “District”) owns most of the subdivision road right of ways within the District (the “District ROW”);

WHEREAS, the District ROW begins on the outer edge of the sidewalk and runs through the entire width of the sidewalk, the landscaping strip, the road, all the way to the outer edge of the sidewalk on the opposite side of the District ROW;

WHEREAS, the District maintains the roads and the sidewalks (excluding any portion of sidewalks in a resident’s driveway apron) located within the District ROW and the District’s staff or vendors, on at least an annual basis, inspects the sidewalks and reports any unsafe conditions observed to the Board of Supervisors of the District (the “Board”);

WHEREAS, homeowners have requested to install certain improvements in their driveway apron and or portions of the sidewalk located in the District ROW in front of their homes;

WHEREAS, the Board is authorized to establish policies for District owned property; and

WHEREAS, the Board desires to adopt the “Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW” attached hereto as Exhibit A to permit homeowners to install certain improvements within the District ROW.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. Incorporation of Recitals. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.

2. Adoption of Policy. The Board hereby adopts the Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW.

3. Future District ROW. In the event that subdivision road right of ways that are within the District’s boundaries and not currently owned by the District are in the future conveyed or dedicated to the District, then this Resolution and the policies adopted herein shall automatically apply to such subdivision road right of ways upon the District’s acceptance of such conveyance or dedication.

4. Conflicts. This Resolution replaces any resolution, policy, rules, actions, or motion in conflict with this Resolution.

5. Severability. If any section or part of a section of this Resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless

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it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Effective Date.** This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**PASSED AND ADOPTED ON JANUARY 8, 2020.**

**Attest:**

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Greg Cox  
Assistant Secretary

Liane Sholl  
Chair of the Board of Supervisors

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**Meadow Pointe IV**  
Community Development District
Exhibit A

Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW

The Meadow Pointe IV Community Development District (the “District”) owns most of the subdivision road right of ways (“District ROW”) in the District. The District ROW begins on the outer edge of the sidewalk and runs through the entire width of the sidewalk, the landscaping strip, the road, all the way to the outer edge of the sidewalk on the opposite side of the District ROW.

The following policy applies for homeowners desiring to install and maintain driveway apron and sidewalk improvements, including, but not limited to, stamped concrete, concrete staining, or pavers (the “Improvements”), located in the District ROW:

1. Homeowners must submit their request in writing to the Clubhouse Manager or the District Manager. The request must include a detailed description of the Improvements the homeowner desires to install.
2. The District Manager, Chair or Vice-Chair of the Board of Supervisors, and other District staff shall review the request.
3. If the District Manager, Chair or Vice-Chair of the Board of Supervisors, and other District staff have no concerns then the Clubhouse Manager or District Manager will provide the homeowner a Driveway Apron and Sidewalk Improvement License Agreement (the “Agreement”) that will need to be signed by all record owners of the home (as evidenced by their deed) and returned to the District.
   a. The Agreement ensures the homeowner and their successors agree in writing to be responsible for maintaining and repairing the Improvements in compliance with all governmental regulations and permits (including the Americans with Disabilities Act) and other items as described in the Agreement.
   b. All record owners will need to sign their signature block(s) of the Agreement in blue ink and ensure the signatures are properly witnessed and notarized.
4. Upon receipt of the original homeowner signature pages the District will coordinate its execution of the Agreement and send the originals to the District Counsel so that they will record the fully executed Agreement in the public records of Pasco County, Florida.
5. The Clubhouse Manager or District Manager will provide the homeowner a copy of the recorded Agreement for their records.
6. The Clubhouse Manager or District Manager shall keep a list of all locations where an Agreement exists and will remove such locations from the District’s list of sidewalks to maintain.
7. The homeowner may not construct the Improvements until they have received written authorization from the District and any applicable association or governmental entity.

The District reserves the right to review, amend, replace, or rescind this Policy. Nothing in this Policy shall be construed to create or imply a present or continuing obligation on the part of the District to maintain sidewalks located in a resident’s driveway apron or any resident Improvements.