Meadow Pointe IV
Community Development District

Board of Supervisors’ Meeting
March 11, 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.
Dear Board Members:

The Regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, March 11, 2020 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 February 12, 2020 ................... Tab 1
   B. Consideration of Operation and Maintenance Expenditures for January 2020 .............................................................. Tab 2
5. **BUSINESS ITEMS**
   A. Consideration of Sidewalk Repair Proposal ................. Tab 3
   B. Discussion of Resolution 2019-08; Tree Policy .......... Tab 4
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 5
      2. Consideration of Mulch Proposal .......................... Tab 6
   D. Aquatic Maintenance
      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,

[Signature]
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, February 12, 2020 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
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.
Michael Rodriguez District Manager, Rizzetta & Company, Inc.
Vivek Babbar District Counsel, Straley, Robin, & Vericker
Tonja Stewart District Engineer, Stantec
Raul Anaya Clubhouse Manager
Deputy Meagher Pasco County Sherriff
Deputy Allman Pasco County Sherriff
Jason Liggett Landscape Maintenance Professionals (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 present joined in for the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Steve Tymoczko addressed the Board regarding the condition of landscaping in his community; Duke Energy’s refusal to plant landscaping at its new tower site; status of gates; and pool not being heated.
Mr. Scott Page addressed the Board regarding the availability of information regarding the turn-over punch list with Lennar and issue with residents putting items in the roadway to slow traffic.

The Board welcomed Deputy Buddy Allman from the Pasco County Sheriff’s Office as the new Deputy servicing the community per contract. Mr. Allman indicated that he was currently serving an 11:00 a.m. to 11:00 p.m. shift at request of the Board. Deputy Meagher, with the Pasco County Sheriff’s office was present and provided the Board an update of the actions in the Community.

THIRD ORDER OF BUSINESS
Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on January 8, 2020

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 January 8, 2020, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS
Consideration of Operation and Maintenance Expenditures for December 2019

On a Motion by Ms. Fischer, seconded by Ms. Rae, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for December 2019 ($80,716.57) for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS
Presentation of 2019 Wildlands Conservation Meadow Pointe North Easements Annual Report

The Board reviewed the 2019 Wildlands Conservation Meadow Pointe North Easements Annual Report. Mr. Cox, Ms. Stewart and Mr. Babbar all addressed portions of the report. They informed the Board that the report recommendations would be evaluated to determine what actions needed to be taken in the form of gathering proposals to maintain areas in the easements.

SIXTH ORDER OF BUSINESS
Staff Reports

A. District Counsel

The Board received a District Counsel update from Mr. Babbar. He provided information related to the Waste Connections service to Meadow Pointe North.
B. District Engineer

The Board received a District Engineer report from Ms. Stewart. She discussed the status of the roadway repairs and striping in the communities throughout the District.

C. Field Inspection Report

The Board reviewed the Field Operations Report prepared by Tyree Brown. The Board received a landscape update from Mr. Jason Liggett, with LMP, who provided information regarding the treatment of ant hills; cutbacks in process for plant materials; and the weeds along Meadow Pointe Blvd. Mr. Liggett explained that Mr. Brown suggested waiting to treat the weeds along the boulevard until the upcoming roadway work was completed.

On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved an LMP proposal for the installation of St. Augustine sod at the entrance to Parkmonte for $1,080, for the Meadow Pointe IV Community Development District.

D. Aquatics Report

The Board reviewed the Solitude Waterway Inspection Report. The Board requested information as to why pond #35 seemed to have persistent recurrences of Duckweed or other types of algae issues. The Board also requested more clarity as to how the inspections of ponds are reported since Solitude technicians were noted treating pond #52 on several occasions yet it does not appear in the recent reports.

On a Motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved to renew the Waterway Maintenance Agreement with Solitude and to have District Counsel coordinate a revised agreement scope of work and to negotiate the rate with Solitude, for the Meadow Pointe IV Community Development District.

E. Amenity Management

The Board received an Amenity Management update from Mr. Anaya. He provided information regarding Evergreen Management holding HOA meetings at the Club House; forthcoming pressure washing work; improvements to the website appearance; and a review of the recommendations in the EGIS Insurance Risk Assessment inspection report.

F. District Manager

Mr. Cox reminded the Board that the next regular meeting is scheduled for Wednesday, March 11, 2020 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.
He provided a financial report of the December 2019 financials. He and Mr. Babbar explained that Meadow Pointe III CDD Board had requested that the Meadow Pointe CDDs meet in a workshop type format to discuss issues all the Districts were facing and the Board members expressed an interest in participating. Mr. Cox addressed the issue of how the agenda was posted to the website with the considerations given to leaving certain tabbed items off of the agenda when posted due to them not being required by law to be posted. The Board provided guidance to Mr. Cox as to what items they feel are necessary to post with the agenda (i.e., minutes, O&M Summary, items for Board considerations such as proposals and contracts).

SEVENTH ORDER OF BUSINESS  
Audience Comments

Mr. Scott Page addressed the Board regarding his thoughts as to what agenda items should be posted and his request for information regarding the use of the forthcoming recycle bins.

EIGHTH ORDER OF BUSINESS  
Supervisor Requests

No supervisor requests.

NINTH ORDER OF BUSINESS  
Adjournment

On a Motion by Ms. Sholl, seconded by Ms. Rae, with all in favor, the Board of Supervisors adjourned the meeting at 1:37 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary  Chairman/Vice Chairman
Operations and Maintenance Expenditures
January, 2020
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2020 through January 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: $121,230.88

Approval of Expenditures:

___________________________________
_____   Chairperson

_____   Vice Chairperson

Assistant

_____   Secretary
# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
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<th>Invoice Amount</th>
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<td>Clean Sweep Supply Co., Inc.</td>
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<td>Summary 12/19</td>
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**Report Total**

$ 121,230.88
Tab 3
JOB ESTIMATE

TO: 
COMPANY NAME: Meadow Pointe IV
DATE: 2/13/20

Replace sidewalk at Clubhouse
5 locations - $2,875.00

Replace sidewalk at Tennis Ct.
5 locations - $1,500.00
Tab 4
RESOLUTION 2019-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED POLICIES ON TREES LOCATED IN DISTRICT OWNED SUBDIVISION ROAD RIGHT OF WAYS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Poine 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 located within the District ROW and the District’s staff or vendors, on at least an annual basis, inspect the sidewalks and reports any unsafe conditions observed to the Board of Supervisors of the District (the “Board”);

WHEREAS, the developer/builders of the community installed trees within the landscaping strip within the District ROW that are the maintenance obligations of the homeowner who resides adjacent to the tree pursuant to the applicable Declaration of Covenants, Conditions, and Restrictions;

WHEREAS, it has come to the Board’s attention that certain trees are causing or are anticipated to cause damage to the District’s sidewalks and residents’ landscaping features;

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

WHEREAS, the Board desires to adopt the “Policy on Problem Trees Located in the District ROW” attached hereto as Exhibit A to resolve the issues caused by problem trees and adopt the “Policy on Non-Problem Trees Located in the District ROW” attached hereto as Exhibit B to provide an option to residents for any other reason to remove and replace non-problem trees 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 Policies.** The Board hereby adopts the Policy on Problem Trees Located in the District ROW and the Policy on Non-Problem Trees 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.

{00080275.DOC/}
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 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 THIS 14TH DAY OF AUGUST, 2019.

Attest:  
[Signature]
Greg Cox  
Assistant Secretary

Meadow Pointe IV Community Development District  
[Signature]  
Liane Sholl  
Chair of the Board of Supervisors
Exhibit A

Policy on Problem Trees 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 District maintains the roads and sidewalks and residents maintain the landscaping strip, including any trees installed thereon.

Certain trees within the District ROW have begun uplifting the sidewalk and causing damage to the landscaping features and infrastructure installed by residents. Since the District owns the property upon which the trees are located and is ultimately responsible to Pasco County with respect to its tree ordinances, the District has decided to establish a process to address the trees causing damage:

1. Residents who wish to remove a tree within the District ROW that is causing damage must submit a proposal from an authorized vendor to District Management.
   a. To ensure the work is performed properly the District will designate, after receiving a recommendation from the District’s Field Inspector, authorized vendors that residents may utilize to remove the trees in the District ROW in accordance with this policy.
2. District Management will:
   a. Review the proposal to ensure it is from an authorized vendor.
   b. Contact the District’s Field Manager for confirmation that the tree is causing damage. If confirmed the District’s Field Manager will provide a recommendation of a replacement tree and suitable replacement location (in the District ROW adjacent to the resident’s home or if there is no suitable location adjacent to the resident’s home then another location).
   c. Inform the resident of the proposed replacement tree and its proposed location.
      i. If the proposed location is in the District ROW adjacent to the resident’s home then the District Manager will send the Tree Maintenance Agreement (ensuring that the resident agrees to maintain the tree) to the resident.
      ii. If the proposed location is in another location, then the District will install and maintain the replacement tree.
3. Upon receipt of a fully executed Tree Maintenance Agreement (if the replacement location is in the District ROW adjacent to the resident’s home) or written confirmation that the resident would like to move forward with the removal of the tree (if there is no suitable location in District ROW adjacent to the resident’s home), the District Manager will send the resident an email permitting them to use the authorized vendor, at the resident’s expense, to remove (including any permission or permits from Pasco County) the tree.
4. Upon removal of the tree the District will install the replacement tree at its own expense.
5. The Field Manager will provide the resident with information on proper maintenance of the replacement tree.

The replacement trees may include, but not be limited to: Eagleston Holly, Crape Myrtle, Japanese Blueberry, Walters Viburnum, Yaupon Holly, Indian Hawthorne, Ligustrum, and Nelle Stevens Holly.

This Policy is intended to only be utilized once per location, but the District does reserve the right to review, amend, replace, or rescind this Policy. Nothing in this Policy shall be construed to create or imply (1) a present or continuing obligation on the part of the District to maintain the replacement tree if adjacent to the resident’s home or (2) a grant of permission for a resident to perform any other alterations on the landscaping strip within the District ROW without the express written permission of the District.
Exhibit B

Policy on Non-Problem Trees 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 District maintains the roads and sidewalks and residents maintain the landscaping strip, including any trees installed thereon.

The District desires to provide residents interested in removing and replacing non-problem trees within the District ROW (non-problem trees are any trees not covered by the District’s Policy on Problem Trees Located in the District ROW) an opportunity to remove existing trees with suitable replacement trees. Since the District owns the property upon which the trees are located and is ultimately responsible to Pasco County with respect to its tree ordinances, the District has decided to establish a process to permit residents who desire to remove and replace such trees:

1. Residents who wish to remove a tree within the District ROW must submit a proposal from an authorized vendor to District Management.
   a. To ensure the work is performed properly the District will designate, after receiving a recommendation from the District’s Field Inspector, authorized vendors that residents may utilize to remove the trees in the District ROW in accordance with this policy.
2. District Management will:
   a. Review the proposal to ensure it is from an authorized vendor.
   b. Contact the District’s Field Manager for a recommendation of a replacement tree and suitable replacement location (in the District ROW adjacent to the resident’s home).
   c. Inform the resident of the proposed replacement tree and its proposed location and send the Tree Maintenance Agreement (ensuring that the resident agrees to maintain the tree) to the resident.
3. Upon receipt of a fully executed Tree Maintenance Agreement the District Manager will send the resident an email permitting them to use the authorized vendor, at the resident’s expense, to remove (including any permission or permits from Pasco County) the existing tree and install the replacement tree at its own expense.
4. The Field Manager will provide the resident with information on proper maintenance of the replacement tree.

The replacement trees may include, but not be limited to: Eagleston Holly, Crape Myrtle, Japanese Blueberry, Walters Viburnum, Yaupon Holly, Indian Hawthorne, Ligustrum, and Nelle Stevens Holly.

This Policy is intended to only be utilized once per location, but the District does reserve the right to review, amend, replace, or rescind this Policy. Nothing in this Policy shall be construed to create or imply (1) a present or continuing obligation on the part of the District to maintain the replacement tree or (2) a grant of permission for a resident to perform any other alterations on the landscaping strip within the District ROW without the express written permission of the District.
Tab 6
Submitted To:
Meadow Pointe IV CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544

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<th>ITEM</th>
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**TOTAL** | **$11,094.00**

**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE