



Rizzetta & Company

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 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**

March 4, 2020

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, 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,

Gregory B. Cox

Gregory B. Cox
District Manager

Tab 1

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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.

49 Mr. Scott Page addressed the Board regarding the availability of information
50 regarding the turn-over punch list with Lennar and issue with residents putting items in
51 the roadway to slow traffic.

52
53 The Board welcomed Deputy Buddy Allman from the Pasco County Sheriff's Office
54 as the new Deputy servicing the community per contract. Mr. Allman indicated that he
55 was currently serving an 11:00 a.m. to 11:00 p.m. shift at request of the Board. Deputy
56 Meagher, with the Pasco County Sheriff's office was present and provided the Board an
57 update of the actions in the Community.

58
59 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
60 **of Supervisors' Regular Meeting held**
61 **on January 8, 2020**
62

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.

63
64 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
65 **Maintenance Expenditures for**
66 **December 2019**
67

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.

68
69 **FIFTH ORDER OF BUSINESS** **Presentation of 2019 Wildlands**
70 **Conservation Meadow Pointe North**
71 **Easements Annual Report**
72

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

78
79 **SIXTH ORDER OF BUSINESS** **Staff Reports**

80 A. District Counsel
81
82 The Board received a District Counsel update from Mr. Babbar. He provided
83 information related to the Waste Connections service to Meadow Pointe
84 North.
85
86
87
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91

92 B. District Engineer

93
94 The Board received a District Engineer report from Ms. Stewart. She
95 discussed the status of the roadway repairs and striping in the communities
96 throughout the District.

97
98 C. Field Inspection Report

99
100 The Board reviewed the Field Operations Report prepared by Tyree Brown.
101 The Board received a landscape update from Mr. Jason Liggett, with LMP,
102 who provided information regarding the treatment of ant hills; cutbacks in
103 process for plant materials; and the weeds along Meadow Pointe Blvd. Mr.
104 Liggett explained that Mr. Brown suggested waiting to treat the weeds along
105 the boulevard until the upcoming roadway work was completed.
106

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.

107
108 D. Aquatics Report

109
110 The Board reviewed the Solitude Waterway Inspection Report. The Board
111 requested information as to why pond #35 seemed to have persistent
112 recurrences of Duckweed or other types of algae issues. The Board also
113 requested more clarity as to how the inspections of ponds are reported
114 since Solitude technicians were noted treating pond #52 on several
115 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.

116
117
118 E. Amenity Management

119
120 The Board received an Amenity Management update from Mr. Anaya. He
121 provided information regarding Evergreen Management holding HOA
122 meetings at the Club House; forthcoming pressure washing work;
123 improvements to the website appearance; and a review of the
124 recommendations in the EGIS Insurance Risk Assessment inspection
125 report.

126
127 F. District Manager

128
129 Mr. Cox reminded the Board that the next regular meeting is scheduled for
130 Wednesday, March 11, 2020 at 12:00 p.m. at the Meadow Pointe IV
131 Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida
132 33543.

133 He provided a financial report of the December 2019 financials. He and Mr.
134 Babbar explained that Meadow Pointe III CDD Board had requested that
135 the Meadow Pointe CDDs meet in a workshop type format to discuss issues
136 all the Districts were facing and the Board members expressed an interest
137 in participating. Mr. Cox addressed the issue of how the agenda was posted
138 to the website with the considerations given to leaving certain tabbed items
139 off of the agenda when posted due to them not being required by law to be
140 posted. The Board provided guidance to Mr. Cox as to what items they feel
141 are necessary to post with the agenda (i.e., minutes, O&M Summary, items
142 for Board considerations such as proposals and contracts).

143
144 **SEVENTH ORDER OF BUSINESS** **Audience Comments**
145
146 Mr. Scott Page addressed the Board regarding his thoughts as to what agenda
147 items should be posted and his request for information regarding the use of the
148 forthcoming recycle bins.

149
150 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
151
152 No supervisor requests.

153
154 **NINTH ORDER OF BUSINESS** **Adjournment**
155

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.
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158 _____
159 Assistant Secretary Chairman/Vice Chairman
160

Tab 2



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - Meadowpointe4cdd.org

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** _____

Liane Sholl
Chairman

Denise-Rae Herrera
Vice Chairman

William Horner
Supervisor

Meagan McNeil
Supervisor

Susan Fischer
Supervisor

Clifton Fischer
District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Sweep Supply Co., Inc.	003919	00206626	Supplies 12/19	\$ 8.95
DCSI, Inc.	003940	26568	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 01/20	\$ 98.97
DCSI, Inc.	003940	26594	Gate Warranty Windsor, Meridian, Provence, MPN Enclave 01/20	\$ 545.00
DCSI, Inc.	003953	26642	Qrtly Monit/Digital Backup/ Cellular Svc/Log Svc 01/20	\$ 152.97
Denise Rae	003947	DR010820	Board of Supervisors Meeting 010820	\$ 200.00
Envera	003954	686954	Clubhouse Video Monitoring 02/01/2020- 04/30/2020	\$ 3,666.00
Florida Department of Revenue	003942	61-8015577602-6 12/19	Sales & Use Tax 12/19	\$ 35.00
Fountain Design Group, Inc.	003966	20092A	Quarterly Fountain Cleaning Service 01/20	\$ 175.00
Frontier Communications of Florida	003932	813-973-3003-101308-5 12/19	Clubhouse FIOS Service 12/19	\$ 465.48
Gladiator Pressure Cleaning, Inc.	003943	15283	Pressure Cleaning Services 12/19	\$ 200.00
Innersync Studio, Ltd	003920	17844	Quarterly Website Services 10/19	\$ 384.38
Innersync Studio, Ltd	003920	18032	Final 50% Implementation of ADA Compliant Website 11/19	\$ 1,162.50
Innersync Studio, Ltd	003933	18162	Quarterly Website Services 01/20	\$ 384.38
Jennifer L. Sholl	003950	LS010820	Board of Supervisors Meeting 010820	\$ 200.00
Jerry Richardson	003929	1296	Monthly Hog Removal Service 12/19	\$ 1,200.00
Jerry Richardson	003963	1317	Monthly Hog Removal Service 01/20	\$ 1,200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003967	148318	Install Fall Annuals 11/19	\$ 1,320.00
Landscape Maintenance Professionals, Inc.	003921	148814	Irrigation Repairs 11/19	\$ 282.66
Landscape Maintenance Professionals, Inc.	003934	149035	Irrigation Repairs 12/19	\$ 175.02
Landscape Maintenance Professionals, Inc.	003967	149214	Monthly Grounds Maintenance & Addendum 1 01/20	\$ 12,997.34
Landscape Maintenance Professionals, Inc.	003934	149487	Installation of Trees 12/19	\$ 7,303.50
Landscape Maintenance Professionals, Inc.	003955	149508	Pest Control 12/19	\$ 550.00
Landscape Maintenance Professionals, Inc.	003967	149588	Install Sod at Various Areas 01/20	\$ 1,425.00
Landscape Maintenance Professionals, Inc.	003967	149660	Irrigation Repairs 01/20	\$ 45.00
LLS Tax Solutions, Inc.	003956	001906	Arbitrage Calculation Series 2005 PE 11/30/19	\$ 500.00
Meadow Pointe IV CDD	CD253	CD253	Debit Card Replenishment	\$ 1,168.01
Megan McNeil	003945	MM010820	Board of Supervisors Meeting 010820	\$ 200.00
Municipal Asset Management, Inc.	003935	0617549	43rd Payment Tax Exempt Lease Purchase 12/19	\$ 487.69
Navitas Credit Corporation	003946	40257864 01/20	Security Systems 01/20	\$ 977.54
Outsmart Pest Management Inc.	003968	25829	Pest Control Service 01/20	\$ 51.00
Pasco County Utilities	003923	Pasco Water Summary 11/19	Pasco Water Summary 11/19	\$ 1,045.07

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	003969	Pasco Water Summary 12/19	Pasco Water Summary 12/19	\$ 1,437.56
Pasco Sheriff's Office	003936	010120	Law Enforcement Services Installment #4 01/20	\$ 8,713.33
Rizzetta & Company, Inc.	003924	INV000000000045893	District Management Fees 01/20	\$ 5,987.50
Rizzetta & Company, Inc.	003958	INV0000046428	Dissemination Agent Fee FY 19/20	\$ 9,000.00
Rizzetta Amenity Services, Inc.	003925	INV00000000006944	Amenity Management Services 12/19	\$ 6,023.87
Rizzetta Amenity Services, Inc.	003925	INV00000000006975	Amenity Management Services 12/19	\$ 4,194.01
Rizzetta Amenity Services, Inc.	003948	INV00000000007006	Amenity Management Services 01/20	\$ 5,918.55
Rizzetta Amenity Services, Inc.	003960	INV00000000007035	Out Of Pocket Expenses 12/19	\$ 171.40
Rizzetta Amenity Services, Inc.	003970	INV00000000007061	Amenity Management Services 01/20	\$ 4,017.46
Rizzetta Technology Services, LLC	003959	INV0000005426	Website Hosting Services 01/20	\$ 100.00
Rust-Off Inc.	003927	23611	Monthly Rust Prevention - Maintenance 11/19	\$ 195.00
Rust-Off Inc.	003927	23985	Monthly Rust Prevention - Maintenance 12/19	\$ 195.00
Solitude Lake Management LLC	003928	PI-A00329696	Monthly Aquatic Maintenance 12/19	\$ 4,340.00
Solitude Lake Management LLC	003971	PI-A00343994	Monthly Aquatic Maintenance 01/20	\$ 4,340.00
Southern Automated Access Services LLC	003926	7183	Gate Repairs - Replaced Siren Sensors 5 Gates 12/19	\$ 3,231.25

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services LLC	003937	7244	Gate Repairs Enclave 12/19	\$ 95.00
Southern Automated Access Services LLC	003949	7256	Gate Repairs Meridian - Replace Hinges 01/20	\$ 2,550.00
Southern Automated Access Services LLC	003961	7283	Gate Repairs Provence 01/20	\$ 95.00
Southern Automated Access Services LLC	003926	Southern Phone Summary 12/19	Southern Phone Summary 12/19	\$ 349.65
Stantec Consulting Services Inc.	003962	1607908	Engineering Services 12/19	\$ 661.78
Straley Robin Vericker	003938	17851	General Legal Services 12/19	\$ 1,700.00
Suncoast Pool Service	003972	5901	Pool Supplies Maintenance 01/20	\$ 1,145.00
Susan A. Fischer	003941	SF010820	Board of Supervisors Meeting 010820	\$ 200.00
TECO	003930	221006228235 12/19	Oldwoods Ave Street Light Service 12/19	\$ 1,206.14
Times Publishing Company	003939	0000046393 12/20/19	Account #107010 Legal Advertising 12/19	\$ 92.80
U.S. Water Services Corporation	003931	903072	Monthly Lift Station Inspection 12/19	\$ 78.74
US Bank	003964	5591519	Construction Escrow Trustee Fees 12/01/19-11/30/20	\$ 632.50
Waste Connections Of Florida	003951	4383825	Waste Disposal Residential Services 12/19	\$ 6,397.44
Waste Connections Of Florida	003951	676521	Waste Disposal Recreation Center 01/20	\$ 70.00
Waste Connections Of Florida	003951	676745	Waste Disposal Meadow Pointe North 01/20	\$ 439.00

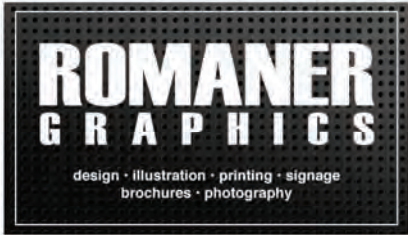
Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Welch Tennis Courts, Inc.	003952	3528	Tennis Court Repairs 01/20	\$ 1,662.50
William P. Horner	003944	WH010820	Board of Supervisors Meeting 01/08/20	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	003965	10252971 12/19	Account #10252971 12/19	\$ 5,762.87
Withlacoochee River Electric Cooperative, Inc.	003965	Summary 12/19	Summary Bill 12/19	\$ <u>1,421.07</u>
Report Total				\$ <u>121,230.88</u>

Tab 3



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

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

Thank You: Romaner Graphics

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 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 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, 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.

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.

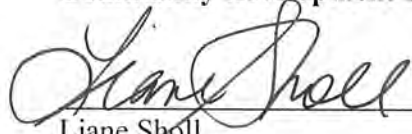
PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2019.

Attest:



Greg Cox
Assistant Secretary

**Meadow Pointe IV
Community Development District**



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 preformed 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 preformed 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



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe IV CDD 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544

Date	3/3/2020
Estimate #	64808
LMP REPRESENTATIVE	
JL	
PO #	
Work Order #	

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ITEM	DESCRIPTION	QTY	COST	TOTAL
	Install Mulch throughout Property			
Mulch	Pine Bark Mini Nuggets 258 CY	258	43.00	11,094.00

TOTAL	\$11,094.00
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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