

# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

[www.meadowpointe4cdd.org](http://www.meadowpointe4cdd.org)

---

**Board of Supervisors  
Meadow Pointe IV Community  
Development District**

May 6, 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, May 13, 2020 at 12:00 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112). 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 March 11, 2020 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for February & March 2020 ..... Tab 2
- 5. BUSINESS ITEMS**
  - A. Discussion of the Duke Energy Project
  - B. Presentation of Fiscal Year 2020-2021 Budget (under separate cover)
  - C. Consideration of Resolution 2020-02; Approving Proposed Budget 2020-2021 & Set Public Hearing ..... Tab 3
  - D. Ratification of Resolution 2020-03; Bank Signatories ..... Tab 4
  - E. Consideration of Resolution 2020-04; Re-designating Secretary ..... Tab 5
  - F. Consideration of Resolution 2020-05; Approving Revised Tree Policy ..... Tab 6
  - G. Consideration of Waste Management Services (under separate cover)
  - H. Discussion of the Windsor Emergency Access Path
  - I. Discussion of Wildlands Agreements
  - J. Ratification of FY 2019 Audit ..... Tab 7
- 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 8
  - D. Aquatic Maintenance
    1. Presentation of the Waterway Inspection Report ..... Tab 9

- E. Amenity Management
  - i. Review of Amenities Report ..... Tab 10
- F. District Manager
  - i. Announcement of Registered Voter Count ..... Tab 11
- 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, March 11, 2020 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	<b>Board Supervisor, Chairman</b>
Denise Rae	<b>Board Supervisor, Vice Chairman</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Megan McNeil	<b>Board Supervisor, Assistant Secretary</b>
Bill Horner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Radcliff	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Tyree Brown	<b>Field Services Manager, Rizzetta &amp; Co., Inc.</b>
Raul Anaya	<b>Clubhouse Manager</b>
Deputy Meagher	<b>Pasco County Sheriff</b>
Deputy Allman	<b>Pasco County Sheriff</b>
Jason Liggett	<b>Representative, LMP</b>
Chris Cipollina	<b>Representative, Solitude</b>
Ian Boyle	<b>Representative, Waste Collections</b>
Diane McElveney	<b>Representative, Waste Collections</b>
Robert Saliva	<b>Representative, Southern Access</b>

Audience	<b>Present</b>
----------	----------------

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.

50 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda**  
51 **Items**  
52

53 The Board received audience comments regarding the tree policy on the agenda  
54 for Board discussion; comments regarding the actions taken and not taken by Duke  
55 Energy during their recent easement and power pole project work; comments regarding  
56 the cutting of grass down to the pond edge by property owners; and comments regarding  
57 the basketball goals on the roads in certain cul-de-sacs and their planned removal.  
58

59 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
60 **of Supervisors' Regular Meeting held**  
61 **on February 12, 2020**  
62

63 On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of  
64 Supervisors approved the minutes of the Board of Supervisors' meeting held on  
65 February 12, 2020, as amended, for the Meadow Pointe IV Community Development  
66 District.

67 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
**Maintenance Expenditures for**  
**January 2020**

68 On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of  
69 Supervisors approved to ratify the payment of invoices in the Operations and  
70 Maintenance Expenditures report for January 2020 (\$121,230.88) for the Meadow  
71 Pointe IV Community Development District.

72 **FIFTH ORDER OF BUSINESS** **Discussion of Waste Agreement**  
73 **Regarding Recycling**  
74

75 The Board received Waste Connections recycling information from Mr. Ian Boyle  
76 and Ms. Diane McElveney regarding service options of weekly or bi-weekly service to the  
77 community. The Board discussed the topic and directed staff to gather all the financial  
78 information regarding the service options and to put the topic on the next CDD agenda  
79 for more detailed consideration. The rate of \$1.76 per unit/ per month was provided by  
80 Mr. Boyle for the potential increased recycled waste pickup service.

81 **SIXTH ORDER OF BUSINESS** **Consideration of Sidewalk Repair**

82 On a Motion by Ms. Rae, seconded by Mr. Horner, with all in favor, the Board of  
83 Supervisors approved a proposal for sidewalk repair from Romaner Graphics for  
84 \$4,375.00, for the Meadow Pointe IV Community Development District.  
85  
86  
87  
88

**SEVENTH ORDER OF BUSINESS**

**Discussion of Resolution 2019-08;  
Tree Policy**

The Board reviewed and discussed Resolution 2019-08 which contains the CDD street tree removal / replacement policy. Mr. Cox presented information that summarizes the process for requesting the approval for tree removal / replacement. With regards to having the HOA ARC approve a tree replacement, it was determined that the process would work better if approval was gained from the CDD before the resident submits a request to the ARC. The Board requested that staff take the information gained from the discussion to modify the draft policy for review at the next CDD Board meeting.

*Ms. Rae left the meeting at 1:28 p.m.*

**EIGHTH ORDER OF BUSINESS**

**Discussion of Mobile Basketball  
Courts**

The Board members discussed the issue of mobile basketball goals that have been placed in the roadway at certain cul-de-sacs and that currently no resident has claimed ownership. The Board discussed the issue and District Counsel reviewed the potential liability that exists to the CDD as well as the HOA and possibly residents. The Board directed staff to message to the community that the basketball goals would be removed.

<p>On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved for staff to coordinate the removal of the basketball goals from the roadways, for the Meadow Pointe IV Community Development District.</p>
--

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

The Board received a District Counsel update from Mr. Babbar. He discussed the recent Legislative information which is still forthcoming; the pond contract with Solitude; and the communication with Waste Connections regarding rate information.

**B. District Engineer**

The Board received a District Engineer report from Ms. Stewart. She discussed the forthcoming invoice for sidewalk repairs; the issue of roadway paving damage with a repair estimate of \$4,113; MP North striping work still needed and to be discussed next month; and aquatic plantings status.

The Board discussed the Windsor emergency access path and concerns regarding the purpose and future plans for it. The Board requested that District Counsel contact Pasco County regarding the non-completion of the access requirement. Ms. McNeil indicated that she would get in contact with her neighbor who had some additional information regarding plans for the access path. The Board requested this topic be added to the next meeting agenda.

136 Ms. Stewart provided the Board with information regarding the Wildlands  
137 Conservation, Inc. (Wildlands) agreement status and requested this topic  
138 be added to the next agenda.

139  
140 C. Field Inspection Report

141  
142 The Board received a Field Service Inspection update from Mr. Tyree  
143 Brown's using his report dated February 25, 2020 and LMP's response to  
144 his inspection. Ms. Sholl provided information about three street trees that  
145 she would like for Mr. Brown to evaluate for possible roadway / sidewalk  
146 damage.

147  
On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of  
Supervisors approved an LMP proposal for the installation of 258 CY of landscape  
mulch for \$11,094.00, for \$1,080, for the Meadow Pointe IV Community Development  
District.

148  
149 D. Aquatics Report

150  
151 The Board reviewed the Solitude Waterway Inspection Report.

152  
153 E. District Manager

154  
155 Mr. Cox reminded the Board that the next regular meeting is scheduled for  
156 Wednesday, April 8, 2020 at 12:00 p.m. at the Meadow Pointe IV Clubhouse,  
157 located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

158  
159 Mr. Cox also reviewed the District financials with the Board. Mr. Cox  
160 informed the Board that he would be retiring at the end of June and that he  
161 was being replaced by Mr. Bryan Radcliff.

162  
163 F. Amenity Management

164  
165 The Board received an Amenity Management update from Mr. Anaya. The  
166 Board discussed the plans to have Robert Saliva with Southern Access  
167 Services attend the next CDD meeting to discuss gate maintenance.

168  
169 **TENTH ORDER OF BUSINESS**

**Audience Comments**

170  
171 The Board received additional audience comments regarding Waste Connections  
172 recycling and costs from the County; the removal of basketball goals; and budget  
173 questions.

174  
175 **ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

176  
177 Ms. Fischer discussed sod replacement proposals that the HOA was getting for  
178 Meadow Pointe North and that she would make them available for the next CDD meeting.

179  
180  
181

182 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

183

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 2:30 p.m. for the Meadow Pointe IV Community Development District.

184

185

186

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

187

188

DRAFT



## **Tab 2**



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

**MEADOW  
POINTE**

**Operations and Maintenance Expenditures  
February, 2020  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

**\$88,535.36**

The total items being presented:

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant  
Secretary

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Liane Sholl  
*Chairman*

\_\_\_\_\_  
Denise Rae-Herrera  
*Vice Chairman*

\_\_\_\_\_  
Bill Horner  
*Supervisor*

\_\_\_\_\_  
Megan McNeil  
*Supervisor*

\_\_\_\_\_  
Susan A. Fischer  
*Supervisor*

\_\_\_\_\_  
Greg Cox  
*District Manager*

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

February 1, 2020 Through February 29, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clean Sweep Supply Co., Inc.	003973	00207057	Supplies 01/20	\$ 337.35
Clean Sweep Supply Co., Inc.	004001	00207373	Supplies 02/20	\$ 385.73
DCSI, Inc.	003984	26682	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 02/20	\$ 98.97
DCSI, Inc.	003984	26713	Gate Warranty Windsor, Meridian, Provence, MPN Enclave 02/20	\$ 545.00
Denise Rae	003995	DR021220	Board of Supervisors Meeting 02/12/20	\$ 200.00
Ecological Consultants, Inc.	004002	11708	3rd Semi-Annual Monitoring Enclave M7 43021274.038 02/20	\$ 1,100.00
Egis Insurance Advisors LLC	003985	10266	Property Insurance Meadow Pointe North FY 19/20	\$ 1,201.00
Florida Department of Revenue	003986	61-8015577602-6 01/20	Sales & Use Tax 01/20	\$ 36.96
Frontier Communications of Florida	003987	813-973-3003-101308-5 01/20	Clubhouse FIOS Service 01/20	\$ 463.43
Jennifer L. Sholl	003998	LS021220	Board of Supervisors Meeting 02/12/20	\$ 200.00
Jerry Richardson	004010	1330	Monthly Hog Removal Service 02/20	\$ 1,200.00
Landscape Maintenance Professionals, Inc.	003974	149774	Irrigation Repairs 01/20	\$ 361.29
Landscape Maintenance Professionals, Inc.	004003	149997	Monthly Grounds Maintenance & Addendum 1 02/20	\$ 12,997.34
Landscape Maintenance Professionals, Inc.	004003	150173	Pest Control 01/20	\$ 540.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

February 1, 2020 Through February 29, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Meadow Pointe IV CDD	CD254	CD254	Debit Card Replenishment	\$ 687.08
Megan McNeil	003994	MM021220	Board of Supervisors Meeting 02/12/20	\$ 200.00
Municipal Asset Management, Inc.	003975	0617597	44th Payment Tax Exempt Lease Purchase 01/20	\$ 487.69
Navitas Credit Corporation	003988	40257864 02/20	Security Systems 02/20	\$ 977.54
Outsmart Pest Management Inc.	004004	26084	Pest Control Service 02/20	\$ 51.00
Pasco County Utilities	004005	Pasco Water Summary 01/20	Pasco Water Summary 01/20	\$ 1,705.72
Pasco Sheriff's Office	003976	020120	Law Enforcement Services Installment #5 02/20	\$ 8,713.33
Rizzetta & Company, Inc.	003977	INV000000000046561	District Management Fees 02/20	\$ 5,987.50
Rizzetta & Company, Inc.	003977	RET00000000896	Credit - District Management Services 01/20	\$ (186.15)
Rizzetta Amenity Services, Inc.	003989	INV00000000007092	Amenity Management Services 02/20	\$ 6,082.54
Rizzetta Amenity Services, Inc.	003996	INV00000000007122	Out Of Pocket Expenses 01/20	\$ 191.80
Rizzetta Technology Services, LLC	003978	INV00000005528	Website Hosting Services 02/20	\$ 100.00
Romaner Graphics	003991	19830	Maintenance & Repairs Volleyball Courts 01/20	\$ 4,450.00
Romaner Graphics	003991	19841	Maintenance & Repairs Volleyball Courts 02/20	\$ 300.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Romaner Graphics	004007	19862	Level Pavers on Pool Deck 02/20	\$ 1,250.00
Rust-Off Inc.	003980	24375	Monthly Rust Prevention - Maintenance 01/20	\$ 195.00
Rust-Off Inc.	004008	24777	Monthly Rust Prevention - Maintenance 02/20	\$ 195.00
Solitude Lake Management LLC	004009	PI-A00357223	Monthly Aquatic Maintenance 02/20	\$ 4,340.00
Southern Automated Access Services LLC	003979	7356	AWID Windshield Stickers (100) Plus Shipping Shellwood 1/20	\$ 1,120.00
Southern Automated Access Services LLC	003979	7361	AWID Windshield Stickers (100) Plus Shipping Meridian 1/20	\$ 1,120.00
Southern Automated Access Services LLC	003979	7366	Gate Repairs Enclave 01/20	\$ 95.00
Southern Automated Access Services LLC	003979	7368	Gate Repairs Enclave 01/20	\$ 380.00
Southern Automated Access Services LLC	003979	7369	Gate Repairs Windsor 01/20	\$ 180.00
Southern Automated Access Services LLC	003979	7370	Quarterly Maintenance Gates - Meridian 01/20	\$ 180.00
Southern Automated Access Services LLC	003979	7373	Gate Repairs Whinsenton 01/20	\$ 95.00
Southern Automated Access Services LLC	003979	7374	Quarterly Maintenance Gates Enclave 01/20	\$ 180.00
Southern Automated Access Services LLC	003979	7375	Quarterly Maintenance Gates MP North 01/20	\$ 180.00
Southern Automated Access Services LLC	003990	7395	Gate Repairs Whinsenton 02/20	\$ 302.50

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services LLC	003990	7396	Gate Repairs Meridian 02/20	\$ 142.50
Southern Automated Access Services LLC	003990	7397	Gate Repairs Parkmonte 02/20	\$ 47.50
Southern Automated Access Services LLC	003997	7408	Gate Repairs Meridian 02/20	\$ 415.00
Southern Automated Access Services LLC	003997	7409	Gate Repairs Enclave 02/20	\$ 95.00
Southern Automated Access Services LLC	003997	7415	Gate Repairs Meridian 02/20	\$ 31.75
Southern Automated Access Services LLC	003997	7416	Gate Repairs Windsor 02/20	\$ 95.00
Southern Automated Access Services LLC	003997	7417	Gate Repairs Meridian 02/20	\$ 195.00
Southern Automated Access Services LLC	003997	7418	Gate Repairs Enclave 02/20	\$ 295.00
Southern Automated Access Services LLC	003997	7419	Gate Repairs Parkmonte 02/20	\$ 190.00
Southern Automated Access Services LLC	003997	7420	Gate Repairs Parkmonte 02/20	\$ 190.00
Southern Automated Access Services LLC	003997	7423	Gate Repairs Shellwood 02/20	\$ 95.00
Southern Automated Access Services LLC	003979	Southern Phone Summary 01/20	Southern Phone Summary 01/20	\$ 379.60
Southern Automated Access Services LLC	004006	Southern Phone Summary 02/20	Southern Phone Summary 02/20	\$ 379.60
Stantec Consulting Services Inc.	003999	1618342	Engineering Services 01/20	\$ 3,210.73

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	003981	17879	General Legal Services 01/20	\$ 2,710.00
Suncoast Pool Service	004011	5976	Pool Supplies Maintenance 02/20	\$ 1,145.00
Susan A. Fischer	003993	SF021220	Board of Supervisors Meeting 02/12/20	\$ 200.00
TECO	003982	221006228235 01/20	Oldwoods Ave Street Light Service 01/20	\$ 1,149.61
TECO	004012	221006228235 02/20	Oldwoods Ave Street Light Service 02/20	\$ 1,202.56
Waste Connections Of Florida	003992	4437476	Waste Disposal Residential Services 01/20	\$ 6,397.44
Waste Connections Of Florida	003992	692368	Waste Disposal Recreation Center 02/20	\$ 70.00
Waste Connections Of Florida	004013	692600	Waste Disposal Meadow Pointe North 02/20	\$ 464.00
Wildlands Conservation, Inc.	003983	2081	Conservation Easements Annual Reports 01/20	\$ 3,150.00
Withlacoochee River Electric Cooperative, Inc.	004000	10252971 01/20	Account #10252971 01/20	\$ 5,670.35
Withlacoochee River Electric Cooperative, Inc.	004000	Summary 01/20	Summary Bill 01/20	<u>\$ 1,387.10</u>
<b>Report Total</b>				<b><u>\$ 88,535.36</u></b>



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

**MEADOW  
POINTE**

**Operations and Maintenance Expenditures  
March, 2020  
For Board Approval**

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

**\$106,844.75**

The total items being presented:

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant  
Secretary

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Liane Sholl  
*Chairman*

\_\_\_\_\_  
Denise Rae-Herrera  
*Vice Chairman*

\_\_\_\_\_  
Bill Horner  
*Supervisor*

\_\_\_\_\_  
Megan McNeil  
*Supervisor*

\_\_\_\_\_  
Susan A. Fischer  
*Supervisor*

\_\_\_\_\_  
Greg Cox  
*District Manager*



# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Airite Air Conditioning, Inc	004024	C94932	Preventative Maintenance 02/20-04/20	\$ 280.00
Clean Sweep Supply Co., Inc.	004025	00207512	Supplies 03/20	\$ 231.95
Clean Sweep Supply Co., Inc.	004034	00207596	Supplies 03/20	\$ 29.75
Clean Sweep Supply Co., Inc.	004034	00207602	Supplies 03/20	\$ 23.85
Clean Sweep Supply Co., Inc.	004050	00207634	Supplies 03/20	\$ 77.55
Clean Sweep Supply Co., Inc.	004050	00207636	Supplies 03/20	\$ 440.15
DCSI, Inc.	004026	26794	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 03/20	\$ 98.97
DCSI, Inc.	004026	26834	Gate Warranty Windsor, Meridian, Provence, MPN Enclave 03/20	\$ 545.00
Denise Rae	004042	DR031120	Board of Supervisors Meeting 03/11/20	\$ 200.00
Ecological Consultants, Inc.	004014	11719	Maintenance MPIV Parcel AA North 01/20	\$ 1,800.00
Florida Department of Revenue	004027	61-8015577602-6 02/20	Sales & Use Tax 02/20	\$ 20.61
Frontier Communications of Florida	004028	813-973-3003-101308-5 02/20	Clubhouse FIOS Service 02/20	\$ 508.40
Gladiator Pressure Cleaning, Inc.	004036	15417	Pressure Cleaning Services 02/20	\$ 10,230.00
Guillermo Blanco	004049	031720-Blanco	Rental Cancellation 03/20	\$ 25.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jennifer L. Sholl	004044	LS031120	Board of Supervisors Meeting 03/11/20	\$ 200.00
Jerry Richardson	004057	1337	Monthly Hog Removal Service 03/20	\$ 1,200.00
Landscape Maintenance Professionals, Inc.	004015	150397	Install St Augustine to Parkmonte Entrance 02/20	\$ 1,080.00
Landscape Maintenance Professionals, Inc.	004051	150581	Monthly Grounds Maintenance & Addendum 1 03/20	\$ 12,997.34
Landscape Maintenance Professionals, Inc.	004029	150752	Irrigation Repairs 02/20	\$ 291.75
Landscape Maintenance Professionals, Inc.	004051	150789	Install Winter Annuals MPN Entrance 03/20	\$ 820.00
Landscape Maintenance Professionals, Inc.	004051	150790	Install Spring Annuals 03/20	\$ 1,320.00
Landscape Maintenance Professionals, Inc.	004029	150813	Fertilize St. Augustine 02/20	\$ 220.00
Landscape Maintenance Professionals, Inc.	004029	150815	Pest Control 02/20	\$ 200.00
Meadow Pointe III Community Development	004039	OMR0320-1	Reimburse MPIII for US Water Lift Station Inspection 12/19	\$ 78.74
Meadow Pointe IV CDD	CD255	CD255	Debit Card Replenishment	\$ 429.61
Megan McNeil	004038	MM031120	Board of Supervisors Meeting 03/11/20	\$ 200.00
Mid Florida Tree Service, Inc.	004016	5807	Remove 2 Live Oak Trees 02/20	\$ 975.00
Municipal Asset Management, Inc.	004017	0617630	45th Payment Tax Exempt Lease Purchase 02/20	\$ 487.69

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Municipal Asset Management, Inc.	004052	0617669	46th Payment Tax Exempt Lease Purchase 03/20	\$ 487.69
Navitas Credit Corporation	004040	40257864 03/20	Security Systems 03/20	\$ 977.54
Outsmart Pest Management Inc.	004041	26320	Pest Control Service 03/20	\$ 51.00
Pasco Sheriff's Office	004018	030120	Law Enforcement Services Installment #6 03/20	\$ 8,713.33
Rizzetta & Company, Inc.	004019	INV000000000047417	District Management Fees 03/20	\$ 5,987.50
Rizzetta Amenity Services, Inc.	004021	INV00000000007148	Amenity Management Services 02/20	\$ 4,549.53
Rizzetta Amenity Services, Inc.	004030	INV00000000007212	Amenity Management Services 03/20	\$ 6,193.44
Rizzetta Amenity Services, Inc.	004053	INV00000000007269	Out Of Pocket Expenses 02/20	\$ 138.76
Rizzetta Amenity Services, Inc.	004053	INV00000000007296	Amenity Management Services 03/20	\$ 4,293.24
Rizzetta Technology Services, LLC	004020	INV0000005628	Website Hosting Services 03/20	\$ 100.00
Romaner Graphics	004055	19828	Sidewalk Repairs & Maintenance 01/20	\$ 11,000.00
Romaner Graphics	004032	19875	Installed 6 No Trespassing & 2 No Lifeguard Signs 03/20	\$ 1,150.00
Romaner Graphics	004032	19879	Sidewalk Repairs at Tennis Courts & Website Logos 03/20	\$ 220.00
Rust-Off Inc.	004056	25159	Monthly Rust Prevention - Maintenance 03/20	\$ 195.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management LLC	004045	PI-A00371623	Monthly Aquatic Maintenance 03/20	\$ 4,470.00
Southern Automated Access Services LLC	004022	7495	Gate Repairs Whinsenton 02/20	\$ 190.00
Southern Automated Access Services LLC	004022	7496	Quarterly Maintenance Gates Shellwood 02/20	\$ 190.00
Southern Automated Access Services LLC	004022	7497	Quarterly Maintenance Gates Provence 02/20	\$ 190.00
Southern Automated Access Services LLC	004031	7506	Gate Repairs Parkmonte 02/20	\$ 326.00
Southern Automated Access Services LLC	004031	7512	Gate Repairs Meridian 02/20	\$ 275.00
Southern Automated Access Services LLC	004031	7513	Gate Repairs Provence 03/20	\$ 95.00
Southern Automated Access Services LLC	004043	7529	Gate Repairs Windsor 03/20	\$ 674.64
Southern Automated Access Services LLC	004043	7553	Gate Repairs Windsor 03/20	\$ 482.50
Southern Automated Access Services LLC	004054	7571	Data Transfer Not Working (Windsor) 03/20	\$ 95.00
Southern Automated Access Services LLC	004054	7572	Gate Repairs Meridian 03/20	\$ 95.00
Stantec Consulting Services Inc.	004046	1629428	Engineering Services 02/20	\$ 1,977.60
Straley Robin Vericker	004023	18062	General Legal Services 02/20	\$ 1,602.45

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service	004047	6056	Pool Supplies Maintenance 03/20	\$ 1,145.00
Susan A. Fischer	004035	SF031120	Board of Supervisors Meeting 03/11/20	\$ 200.00
U.S. Water Services Corporation	004058	S104155	Monthly Lift Station Inspection 02/20	\$ 78.74
Waste Connections Of Florida	004048	4492608	Waste Disposal Residential Services 02/20	\$ 6,397.44
Waste Connections Of Florida	004048	708000	Waste Disposal Recreation Center 03/20	\$ 70.00
Waste Connections Of Florida	004048	708227	Waste Disposal Meadow Pointe North 03/20	\$ 439.00
Welch Tennis Courts, Inc.	004033	3634	Balance Due - Tennis Court Repairs 02/20	\$ 1,662.50
William P. Horner	004037	WH031120	Board of Supervisors Meeting 03/11/20	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	004059	Summary 02/20	Summary Bill 02/20	<u>\$ 6,920.49</u>
<b>Report Total</b>				<b><u>\$ 106,844.75</u></b>

## **Tab 3**

**RESOLUTION 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET AND A PROPOSED RESERVE FUND BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow Pointe IV Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget and a proposed reserve fund budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (collectively, “**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 12, 2020

HOUR: 5:00 p.m.

LOCATION: Meadow Pointe IV Clubhouse  
3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543

*\*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Order 20-112 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <https://www.meadowpointe4cdd.org/>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 13, 2020.**

Attest:

**Meadow Pointe IV  
Community Development District**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2020/2021**



# Tab 4

RESOLUTION 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Meadow Pointe IV Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

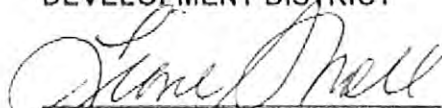
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF APRIL 2020.

MEADOW POINTE IV COMMUNITY  
DEVELOPMENT DISTRICT

  
CHAIRMAN / VICE CHAIRMAN

ATTEST:

  
SECRETARY / ASSISTANT SECRETARY

# Tab 5

**RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Meadow Pointe IV Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:**

Section 1.     Bob Schleifer is appointed Secretary

Section 2.     This Resolution and any prior resolutions of the District shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded, and repealed.

Section 3.     This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF MAY, 2020.**

**MEADOW POINTE IV COMMUNITY  
DEVELOPMENT DISTRICT**

---

**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

---

**ASSISTANT SECRETARY**

## **Tab 6**

## RESOLUTION 2020-05

### **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 on \_\_\_\_\_, 2020.

**Attest:**

**Meadow Pointe IV  
Community Development District**

---

Greg Cox  
Assistant Secretary

---

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 for the tree removal from an authorized vendor to the District Manager and list their top 3 preferences for replacement trees.
  - 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 Staff (the Clubhouse Manager, District Manager or the District Manager’s designee) 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 the next time they are on-site. If confirmed the District’s Field Manager will coordinate with the resident on the type of 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).
    - i. If the proposed location is in the District ROW adjacent to the resident’s home then District Staff 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), District Staff will send the resident an email (ensuring the District Manager is copied) permitting them to use the authorized vendor, at the resident’s expense, to remove the tree. The resident will be responsible for obtaining any permission or permits from Pasco County or any applicable homeowner’s association prior to the work commencing.
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 for the tree removal and replacement tree installation from an authorized vendor to the District Manager and list their top 3 preferences for replacement trees.
  - 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 Staff (the Clubhouse Manager, District Manager or the District Manager’s designee) will:
  - a. Review the proposal to ensure it is from an authorized vendor.
  - b. Contact the District’s Field Manager to coordinate with the resident on the type of replacement tree and suitable replacement location (in the District ROW adjacent to the resident’s home).
  - c. 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, District Staff will send the resident an email (ensuring the District Manager is copied) permitting them to use the authorized vendor, at the resident’s expense, to remove the existing tree and install the replacement tree at its own expense. The resident will be responsible for obtaining any permission or permits from Pasco County or any applicable homeowner’s association prior to the work commencing.
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.

RESOLUTION ~~2019-082020-~~

Style Definition: Quick 1.

**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.

~~{00080275.DOC/2}{00085508.DOCX/}~~

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.**  
Passed and Adopted on \_\_\_\_\_, 2020.

Attest:

Meadow Pointe IV  
Community Development District

Formatted Table

\_\_\_\_\_  
Greg Cox  
Assistant Secretary

\_\_\_\_\_  
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 for the tree removal from an authorized vendor to the District Manager and list their top 3 preferences for replacement trees.
  - 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 Staff (the Clubhouse Manager, District Manager or the District Manager's designee) 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. the next time they are on-site. If confirmed the District's Field Manager will provide a recommendation coordinate with the resident on the type 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 District Staff 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), District Staff will send the resident an email (ensuring the District Manager is copied) permitting them to use the authorized vendor, at the resident's expense, to remove ~~(including the tree. The resident will be responsible for obtaining~~ any permission or permits from Pasco County) the tree or any applicable homeowner's association prior to the work commencing.
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

~~{00080275.DOC/2} {00085508.DOCX/}~~

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 for the tree removal and replacement tree installation from an authorized vendor to the District Manager and list their top 3 preferences for replacement trees.
  - 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 Staff (the Clubhouse Manager, District Manager or the District Manager’s designee) will:
  - a. Review the proposal to ensure it is from an authorized vendor.
  - b. Contact the District’s Field Manager for a recommendation to coordinate with the resident on the type 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, District Staff will send the resident an email (ensuring the District Manager is copied) 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. The resident will be responsible for obtaining any permission or permits from Pasco County or any applicable homeowner’s association prior to the work commencing.
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.