

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**

June 3, 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, June 10, 2020 at 5:00 p.m.** to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. 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 May 13, 2020 Tab 1
 - B. Consideration of Operation and Maintenance
Expenditures for April 2020 Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion of the Duke Energy Project
 - B. Presentation of Fiscal Year 2020-2021 Budget Tab 3
 - C. Consideration of Resolution 2020-02; Approving
Proposed Budget 2020-2021 & Set Public Hearing Tab 4
 - D. Consideration of Resolution 2020-05; Approving
Revised Tree Policy Tab 5
 - E. Discussion of Waste Management Services
 - F. Discussion of the Windsor Emergency Access Path
 - G. Update of Wildlands Agreements
 - H. Discussion of Re-opening of Amenities
- 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 6
 - D. Aquatic Maintenance
 - E. Amenity Management
 1. Review of Amenities Report Tab 7
 - F. District Manager
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Gregory B. Cox

Gregory B. Cox
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors' of the Meadow Pointe IV Community Development District was held on **Wednesday, May 13, 2020 at 12:05 p.m.** and was conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Liane Sholl	Board Supervisor, Chairman
Denise Rae	Board Supervisor, Vice Chairman
Susan Fischer	Board Supervisor, Assistant Secretary
Megan McNeil	Board Supervisor, Assistant Secretary
Bill Horner	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Bryan Radcliff	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec
Tyree Brown	Field Services Manager, Rizzetta & Co., Inc.
Raul Anaya	Clubhouse Manager
Jason Liggett	Representative, LMP

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board received audience comments regarding the tree policy on the agenda for Board discussion; comments regarding the actions taken and not taken by Duke Energy during their recent easement and power pole project work.

50 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on March 11, 2020**

51
52
53
On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on March 11, 2020, as presented, for the Meadow Pointe IV Community Development District.

54
55 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
February & March 2020**

56
57
58
On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to ratify the payment of invoices in the Operations and Maintenance Expenditures report for February 2020 (\$88,535.36) and March 2020 (\$106,844.75) for the Meadow Pointe IV Community Development District.

59
60 **FIFTH ORDER OF BUSINESS**

Staff Reports

61
62 A. Field Inspection Report

63
64 The Board received a Field Service Inspection update from Mr. Brown. Mr.
65 Liggett reviewed current conditions at Meadow Pointe IV CDD. He stated
66 that April is a 10-day rotation and they will start weekly in May.

67
68 **SIXTH ORDER OF BUSINESS**

Discussion of Duke Energy Project

69
70 Mr. Babbar reviewed with the Board his summary he sent to the Board and by eblast
71 to the Community. Mr. Brown met with Jonathan Woodruff, Project Manager with Duke
72 regarding vegetation being removed and what type of vegetation would be suited for this
73 area as a replacement. Duke Energy will be removing trees and installing transmission
74 poles. Duke does not do any landscaping but they would require prior approval of any
75 plantings in this area. Once the turnover has occurred the Board would like a plan on
76 what and when they could install new plantings. The Board requested that Mr. Brown get
77 pricing from LMP for plantings on CDD owned ponds.

78
79 **SEVENTH ORDER OF BUSINESS**

**Ratification of Resolution 2020-03;
Bank Signatories**

80
81
On a Motion by Ms. Rae, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified Resolution 2020-03; Bank Signatories, for the Meadow Pointe IV Community Development District.

82
83 **EIGHTH ORDER OF BUSINESS**

**Ratification of Resolution 2020-04;
Re-designating Secretary**

84
85
On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-04; Re-Designating Secretary (Bob Schleifer), for the Meadow Pointe IV Community Development District.

86 **NINTH ORDER OF BUSINESS** **Ratification of Resolution 2020-05;**
87 **Approving Revised Tree Policy**

88
89 This item was tabled to the June 10, 2020 CDD meeting.

90
91 **TENTH ORDER OF BUSINESS** **Consideration of Waste Management**
92 **Services**

93
94 Mr. Babbar provided an update to the Board. District staff will provide additional
95 information costs at the next meeting.

96
97 **ELEVENTH ORDER OF BUSINESS** **Discussion of the Windsor**
98 **Emergency Access Path**

99
100 Mr. Babbar provided an update to the Board. District staff said this area is in a
101 potential easement.

102
103 **TWELFTH ORDER OF BUSINESS** **Consideration of Wildlands**
104 **Agreements**

105
106 Mr. Stewart updated the Board regarding the obligation of maintaining the wildlands,
107 but explained that there was no real enforcement. Mr. Babbar provided an update on
108 obligations with various government agencies and the District's responsibility. Ms.
109 Stewart will provide an update to the Board after she discusses with consultants.

110
111 **THIRTEENTH ORDER OF BUSINESS** **Ratification of Fiscal Year 2019 Audit**

112

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the Chairman's approval of the Fiscal Year 2019 Audit, for the Meadow Pointe IV Community Development District.
--

113
114 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports (Continued)**

115
116 A. District Counsel

117
118 Mr. Babbar reviewed the punch list and the draft letter he had prepared to
119 send to Lennar. The Board directed Mr. Babbar to send letter.

120
121 B. District Engineer

122
123 The Board received a District Engineer report from Ms. Stewart. Ms.
124 Stewart updated the Board regarding the sidewalk repairs project and it was
125 determined this needs to be part of the 2020-2021 budget discussion. Ms.
126 Stewart indicated that she will check on drainage issues in the Shellwood
127 community and report back to the Board.

128
129 C. Aquatics Report

130
131 The Board reviewed the Solitude Waterway Inspection Report.

133 D. Amenity Management
134

135 The Board received an Amenity Management update from Mr. Anaya. The
136 Board reviewed a proposal from Southern Automated for miscellaneous
137 parts for the gate that the District can purchase and stock on-site so they
138 will be available when needed.
139

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Southern Automated proposal for parts to be stored on-site at a not-to-exceed amount of \$6,496.00, for the Meadow Pointe IV Community Development District.

140
141 Mr. Anaya opened a discussion of re-opening the facilities. Mr. Babbar
142 Stated most county facilities have remained closed and advised when they
143 do open the need to have staff and the necessary sanitation supplies. Mr.
144 Raul and Mr. Gruhl will put together a plan for re-opening and present to
145 the Board that will include staff and materials for their review. The Board
146 will make a final determination at future emergency or regular meeting.
147

148 E. District Manager
149

150 Mr. Cox reminded the Board that the next regular meeting is scheduled for
151 Wednesday, June 10, 2020 at 5:00 p.m. at the Meadow Pointe IV Clubhouse,
152 located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543. He
153 noted that the proposed budget for fiscal year 2020-2021 will be presented
154 at this meeting.
155

156 Mr. Cox also reviewed the District financials with the Board. Mr. Cox
157 announced that the Pasco County Supervisor of Elections registered voter
158 count as of April 15, 2020 is 1576 registered voters.
159

160 Mr. Cox stated that the District received a refund for an overpayment from
161 Waste Connections for \$15,375.00.
162

On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved sod and mulch replacement at a not-to-exceed amount of \$15,375.00, for the Meadow Pointe IV Community Development District.

163
164 **FIFTEENTH ORDER OF BUSINESS**

Audience Comments

165
166 The Board received additional audience comments regarding the punch list that is
167 being prepared to send to Lennar.
168

169 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Requests

170
171 Ms. Rae stated she will not be seeking re-election in November 2020.
172
173
174
175

176 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**
177

On a Motion by Ms. Fischer, seconded by Ms. Rae, with all in favor, the Board of Supervisors adjourned the meeting at 2:50 p.m. for the Meadow Pointe IV Community Development District.

178
179
180
181 _____
182 Assistant Secretary

Chairman/Vice Chairman

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
April 2020
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2020 through April 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$101,264.65**

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

April 1, 2020 Through April 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Berger Toombs Elam Gaines & Frank	004077	349111	Audit Services FYE 09/30/19	\$ 4,850.00
DCSI, Inc.	004078	26924	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 04/20	\$ 98.97
DCSI, Inc.	004078	26975	Replacing Damaged Enclosure that Houses CCTV Equipment 04/20	\$ 824.00
DCSI, Inc.	004092	26992	Quarterly Monitor/Digital Backup/ Cellular Service/Log Service 04/20	\$ 152.97
Disclosure Services, LLC	004067	4	Amortization Schedule Series 2015 5-1-20 Prepay	\$ 100.00
Disclosure Services, LLC	004067	5	Amortization Schedule Series 2012A-1, 2012A-2, 2014 11-1-19	\$ 300.00
Ecological Consultants, Inc.	004060	11694	Meadow Pointe Blvd PH 1 - Heidt Portion Maintenance 01/20	\$ 1,190.00
Ecological Consultants, Inc.	004079	11756	MP Blvd PH 1(Heidt) Monitoring Report & Maintenance 03/20	\$ 1,955.00
Ecological Consultants, Inc.	004079	11758	22nd Semi Annual Monitoring Report & Maintenance Parcel AA 03/20	\$ 2,550.00
Envera	004080	689605	Clubhouse Video Monitoring 05/01/2020- 07/31/2020	\$ 3,666.00
Florida Department of Revenue	004081	61-8015577602-6 03/20	Sales & Use Tax 03/20	\$ 13.41
Fountain Design Group, Inc.	004086	20738A	Quarterly Fountain Cleaning Service 04/20	\$ 175.00
Frontier Communications of Florida	004068	813-973-3003-101308-5 03/20	Clubhouse FIOS Service 03/20	\$ 463.43
Innersync Studio, Ltd	004069	18388	Quarterly Website Services 04/20	\$ 384.38

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson	004090	1355	Monthly Hog Removal Service 04/20	\$ 1,200.00
Landscape Maintenance Professionals, Inc.	004070	151117	Irrigation Repairs 03/20	\$ 425.00
Landscape Maintenance Professionals, Inc.	004093	151316	Monthly Grounds Maintenance & Addendum 1 04/20	\$ 12,997.34
Landscape Maintenance Professionals, Inc.	004070	151439	Replace Plants Whinsenton 03/20	\$ 40.50
Landscape Maintenance Professionals, Inc.	004070	151440	Sod Right of Way Whinsenton Entrance 03/20	\$ 760.00
Landscape Maintenance Professionals, Inc.	004082	151581	Fertilize Bahia, Ornamental, Palm 03/20	\$ 3,745.00
Landscape Maintenance Professionals, Inc.	004082	151582	Pest Control 03/20	\$ 300.00
Meadow Pointe IV CDD	CD256	CD256	Debit Card Replenishment	\$ 416.97
Municipal Asset Management, Inc.	004094	0617709	47th Payment Tax Exempt Lease Purchase 04/20	\$ 487.69
Navitas Credit Corporation	004083	40257864 04/20	Security Systems 04/20	\$ 977.54
Outsmart Pest Management Inc.	004071	26550	Pest Control Service 04/20	\$ 51.00
Pasco County Utilities	004061	Pasco Water Summary 02/20	Pasco Water Summary 02/20	\$ 2,270.48
Pasco County Utilities	004095	Pasco Water Summary 03/20	Pasco Water Summary 03/20	\$ 3,029.80
Pasco Sheriff's Office	004062	040120	Law Enforcement Services Installment #7 04/20	\$ 8,713.33

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	004072	INV0000048171	District Management Fees 04/20	\$ 5,987.50
Rizzetta Amenity Services, Inc.	004073	INV00000000007327	Amenity Management Services 04/20	\$ 6,448.82
Rizzetta Amenity Services, Inc.	004087	INV00000000007404	Out Of Pocket Expenses 03/20	\$ 138.76
Rizzetta Amenity Services, Inc.	004087	INV00000000007432	Amenity Management Services 04/20	\$ 5,781.90
Rizzetta Technology Services, LLC	004063	INV0000005728	Website Hosting Services 04/20	\$ 100.00
Romaner Graphics	004075	19920	Reinstall Truncated Dome Windsor Community 04/20	\$ 110.00
Romaner Graphics	004084	19926	Sidewalk Repairs at Clubhouse & Tennis Courts 04/20	\$ 4,375.00
Rust-Off Inc.	004089	25090	Monthly Rust Prevention - Maintenance 04/20	\$ 195.00
Southern Automated Access Services LLC	004064	7652	Gate Repairs Provence 03/20	\$ 218.00
Southern Automated Access Services LLC	004064	7660	Gate Repairs Meridian 03/20	\$ 272.50
Southern Automated Access Services LLC	004064	7661	Gate Repairs Meridian 03/20	\$ 436.00
Southern Automated Access Services LLC	004074	7670	Gate Repairs Shellwood 03/20	\$ 120.50
Southern Automated Access Services LLC	004074	7671	Gate Repairs Enclave 03/20	\$ 95.00
Southern Automated Access Services LLC	004074	7683	Gate Repairs Parkmonte 03/20	\$ 95.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

April 1, 2020 Through April 30, 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	004088	7718	Gate Repairs Shellwood 04/20	\$ 335.67
Southern Automated Access Services LLC	004096	7736	Gate Repairs Meridian 04/20	\$ 95.00
Southern Automated Access Services LLC	004096	7794	Gate Repairs Windsor 04/20	\$ 95.00
Southern Automated Access Services LLC	004064	Southern Phone Summary 03/20	Southern Phone Summary 03/20	\$ 379.60
Southern Automated Access Services LLC	004096	Southern Phone Summary 04/20	Southern Phone Summary 04/20	\$ 379.60
Straley Robin Vericker	004076	18172	General Legal Services 03/20	\$ 1,789.15
Straley Robin Vericker	004097	18303	General Legal Services 04/20	\$ 4,048.54
Suncoast Pool Service	004098	6141	Pool Supplies Maintenance 04/20	\$ 1,145.00
TECO	004065	221006228235 03/20	Oldwoods Ave Street Light Service 03/20	\$ 1,202.56
TECO	004099	221006228235 04/20	Oldwoods Ave Street Light Service 04/20	\$ 1,202.37
U.S. Water Services Corporation	004100	S106024	Monthly Lift Station Inspection 03/20	\$ 81.02
Waste Connections Of Florida	004085	4548597	Waste Disposal Residential Services 03/20	\$ 6,397.44
Waste Connections Of Florida	004066	710025	Waste Disposal Recreation Center 04/20	\$ 70.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

April 1, 2020 Through April 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections Of Florida	004066	710228	Waste Disposal Meadow Pointe North 04/20	\$ 439.00
Withlacoochee River Electric Cooperative, Inc.	004091	Summary 03/20	Summary Bill 03/20	\$ <u>7,092.91</u>
Report Total				\$ <u>101,264.65</u>

Tab 3

Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2020/2021	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 1,598	\$ 3,196	\$ -	\$ 3,196	\$ -	\$ -	2606 8143
14	Special Assessments							
15	Tax Roll*	\$ 1,150,343	\$ 1,150,343	\$ 1,145,771	\$ 4,572	\$ 1,145,771	\$ -	\$168,585 reserves
17	Off Roll*	\$ 74,769	\$ 149,538	\$ 74,769	\$ 74,769	\$ 74,769	\$ -	
18	Contributions & Donations from Private Sources							
24	Miscellaneous Revenues	\$ 5,282	\$ 10,564	\$ -	\$ 10,564	\$ -	\$ -	7861 7739
31								
32	TOTAL REVENUES	\$ 1,231,992	\$ 1,313,641	\$ 1,220,540	\$ 93,101	\$ 1,220,540	\$ -	
33								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,231,992	\$ 1,313,641	\$ 1,220,540	\$ 93,101	\$ 1,220,540	\$ -	
37								
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 5,800	\$ 11,600	\$ 12,000	\$ 400	\$ 12,000	\$ -	11200 /11600
44	Financial & Administrative							
45	Administrative Services	\$ 2,900	\$ 5,800	\$ 5,800	\$ -	\$ 5,800	\$ -	5800/5800
46	District Management	\$ 15,489	\$ 30,978	\$ 31,350	\$ 372	\$ 31,350	\$ -	29500/29500
47	District Engineer	\$ 14,398	\$ 28,796	\$ 10,000	\$ (18,796)	\$ 12,500	\$ 2,500	19918 / 10449
48	Disclosure Report	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	9000 /9000
49	Trustees Fees	\$ 13,503	\$ 13,503	\$ 15,000	\$ 1,497	\$ 15,000	\$ -	16372 / 16661
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	5000 5000
51	Financial & Revenue Collections	\$ 2,500	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	5000 5000
52	Accounting Services	\$ 10,500	\$ 21,000	\$ 21,000	\$ -	\$ 21,000	\$ -	21000 / 21000
53	Auditing Services	\$ -	\$ 4,850	\$ 4,850	\$ -	\$ 4,975	\$ 125	3825 / 3960
54	Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500	\$ 2,000	\$ 500	\$ 1,500	\$ (500)	2000 / 1000
55	Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 500	\$ (1,000)	0 / 0
59	Public Officials Liability Insurance	\$ 2,819	\$ -	\$ 2,888	\$ 2,888	\$ 3,101	\$ 213	EGIS Est. 2750 / 2750
60	Legal Advertising	\$ 93	\$ 186	\$ 1,300	\$ 1,114	\$ 1,000	\$ (300)	1657 / 1046
62	Dues, Licenses & Fees	\$ 575	\$ 575	\$ 550	\$ (25)	\$ 550	\$ -	historical data 620 / 905
64	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	150 / 150
66	Website Hosting, Maintenance, Backup (and	\$ 3,694	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	ADA Accessibility Costs
67	Legal Counsel							
68	District Counsel	\$ 12,081	\$ 24,162	\$ 15,000	\$ (9,162)	\$ 15,000	\$ -	16963 / 15378
73								
74	Administrative Subtotal	\$ 99,852	\$ 167,100	\$ 147,388	\$ (19,712)	\$ 148,426	\$ 1,038	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
78	Law Enforcement							
79	Deputy	\$ 52,286	\$ 104,572	\$ 104,566	\$ (6)	\$ 110,840	\$ 6,274	Contract + 38863 98609
81	Security Operations							
89	Security Monitoring / Equipment Lease	\$ 5,865	\$ 11,730	\$ 14,664	\$ 2,934	\$ 14,664	\$ -	Contract 1370 / 18127
90	Electric Utility Services							
91	Utility Services	\$ 6,151	\$ 12,302	\$ 11,000	\$ (1,302)	\$ 11,000	\$ -	Historical data 11012 / 11054
92	Street Lights	\$ 36,567	\$ 73,134	\$ 65,000	\$ (8,134)	\$ 70,000	\$ 5,000	historical data 54501/70890
93	Utility - Recreation Facilities	\$ 5,472	\$ 10,944	\$ 12,000	\$ 1,056	\$ 12,000	\$ -	12250 / 12034
99	Garbage/Solid Waste Control Services							
100	Garbage - Recreation Facility	\$ 490	\$ 980	\$ 1,200	\$ 220	\$ 1,000	\$ (200)	historical data 1121 / 840
101	Solid Waste Assessment	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	historical data 916 / 2461
102	Garbage - Residential	\$ 40,166	\$ 80,332	\$ 85,000	\$ 4,668	\$ 85,000	\$ -	historical data 39502 / 51468

Budget Template
Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2015	Series 2012A-1	Series 2012A-2	Series 2014A	Budget for 2020/2021
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
TOTAL REVENUES	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
EXPENDITURES					
Administrative					
Debt Service Obligation	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
Administrative Subtotal	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
TOTAL EXPENDITURES	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
EXCESS OF REVENUES OVER E	0	0	0	0	0

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$ 752,561.83

Notes:

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments. S

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Meadow Pointe IV Community Development District				
FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE				
2020/2021 O&M Budget			\$1,383,168.00	
Collection Cost @ 2%	2%		\$29,429.11	
Early Payment Discount @ 4%	4%		\$58,858.21	
2020/2021 Total:			\$1,471,455.32	
2019/2020 O&M Budget			\$1,383,168.00	
2020/2021 O&M Budget			\$1,383,168.00	
Total Difference:			\$0.00	
PER UNIT ANNUAL ASSESSMENT				
	2019/2020	2020/2021	Proposed Increase / Decrease	
SF 50' - Whinsenton				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,645.85	\$0.00	0.00%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Total	\$2,245.97	\$2,245.97	\$0.00	0.00%
SF 50' - Parkmonte				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,645.85	\$0.00	0.00%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Total	\$2,239.66	\$2,239.66	\$0.00	0.00%
SF 60' - Shellwood Place				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,645.85	\$0.00	0.00%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Total	\$2,346.37	\$2,346.37	\$0.00	0.00%
SF 55' - Parcel E/F Phase 1				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Total	\$2,579.97	\$2,579.97	\$0.00	0.00%
SF 55' - Parcel E/F Phase 2				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Total	\$2,579.97	\$2,579.97	\$0.00	0.00%
TH - Parcel I				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,645.85	\$0.00	0.00%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Total	\$2,282.34	\$2,282.34	\$0.00	0.00%
SF 75' - AA North Phase 1				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Total	\$2,850.28	\$2,850.28	\$0.00	0.00%
SF 75' - AA North Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Total	\$2,850.28	\$2,850.28	\$0.00	0.00%
SF 70' - Parcel N,O,P Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	\$2,778.98	\$2,778.98	\$0.00	0.00%
SF 70' - Parcel N,O,P Phase 2				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	\$2,778.98	\$2,778.98	\$0.00	0.00%
TH - Parcel N				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	\$2,203.98	\$2,203.98	\$0.00	0.00%
SF 65' - Parcel AA South				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,601.50	\$0.00	0.00%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Total	\$2,580.28	\$2,580.28	\$0.00	0.00%

MEADOW POINTE IV

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED						TOTAL ADMIN. & FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS						
LOT SIZE	O&M	DEBT ⁽¹⁾⁽²⁾				TOTAL UNITS	% TOTAL UNITS	FIELD PER PARCEL	FIELD PER LOT	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT	O&M	Road Reserve	DS 2015 ⁽³⁾	DS 2012A-1 ⁽³⁾	DS 2012A-2 ⁽³⁾	DS 2014A ⁽³⁾	TOTAL ⁽⁴⁾
		2015	2012A-1	2012A-2	2014A															
SF 50' - Whinsenton - 2015	104	104				104.00	11.45%	\$166,555.72	\$1,601.50	104.00	26.67%	\$4,612.20	\$44.35	\$1,645.85	\$61.64	\$538.48				\$2,245.97
SF 50' - Parkmonte - 2015	109	109				109.00	12.00%	\$174,563.21	\$1,601.50	109.00	27.95%	\$4,833.94	\$44.35	\$1,645.85	\$55.33	\$538.48				\$2,239.66
F 60' - Shellwood Place - 20'	115	114				115.00	12.67%	\$184,172.19	\$1,601.50	115.00	29.49%	\$5,100.03	\$44.35	\$1,645.85	\$54.35	\$646.17				\$2,346.37
SF 55' - E/F Phase 1	69				69	69.00	7.60%	\$110,503.32	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.47				\$900.00	\$2,579.97
SF 55' - E/F Phase 2	56				56	56.00	6.17%	\$89,683.85	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.47				\$900.00	\$2,579.97
TH - Parcel I	62		62			62.00	6.83%	\$99,292.83	\$1,601.50	62.00	15.90%	\$2,749.58	\$44.35	\$1,645.85	\$86.49		\$550.00			\$2,282.34
SF 75' - AA North Phase 1	42		42			42.00	4.63%	\$67,262.89	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$123.78		\$1,125.00			\$2,850.28
SF 75' - AA North Phase 2	66		65			66.00	7.27%	\$105,698.82	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$123.78		\$1,125.00			\$2,850.28
SF 70' - Parcel N,O,P Phase	62			62		62.00	6.83%	\$99,292.83	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48			\$1,125.00		\$2,778.98
SF 70' - Parcel N,O,P Phase	55			55		55.00	6.06%	\$88,082.35	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48			\$1,125.00		\$2,778.98
TH - Parcel N	52			52		52.00	5.73%	\$83,277.86	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$52.48			\$550.00		\$2,203.98
SF 65' - Parcel AA South	116			116		116.00	12.78%	\$185,773.69	\$1,601.50	0.00	0.00%	\$0.00	\$0.00	\$1,601.50	\$78.78			\$900.00		\$2,580.28
		908	327	169	285	125					390.00	100.00%	\$17,295.74							

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%): **(\$87,249.57)** **(\$1,037.74)**

Net Revenue to be Collected **\$1,366,910.00** **\$16,258.00**

Reflects 1 (one) Series 2015 prepayment.

Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A debt outstanding.

Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

**Meadow Pointe IV CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	6%			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Net	Gross				
Parcel ID/Name	Number of Lots	Estimated Total Costs	Per Lot Yearly Costs	Per Lot Yearly Costs		Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
PARCEL N, O & P Ph. 1 & 2 ENLCAVE	169	\$59,049.22	\$49.91	\$53.10		\$8,974.05	\$8,435.60	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
Total	908	\$377,567.32		Gross	\$65,343.80	\$65,343.80	\$61,423.17	
				net	\$61,423.17			
				variance	\$3,920.63			

* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

* Inflation based on 1.5% increase per year

Tab 4

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 June 10, 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 5

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.