Dear Board Members:

The Regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on Wednesday, September 9, 2020 at 12:00 p.m. to be conducted by means of communications media technology telephone pursuant to Executive Orders issued by Governor DeSantis 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 August 12, 2020 ....................... Tab 1
   B. Consideration of Operation and Maintenance Expenditures for July 2020 ................................................. Tab 2
5. BUSINESS ITEMS
   A. Appointment to Open Seat #3 .................................. Tab 3
   B. Consideration of Resolution 2020-10; Re-designating Officers of the District ............................. Tab 4
   C. Update on Standard Pacific’s Parcel N Project ............... Tab 5
   D. Consideration of Amenity Services Proposal .................... Tab 6
   E. Consideration of Pasco County Sheriff Contract for FY 20-21 ......................................................... Tab 7
   F. Consideration of Insurance Proposal from Egis ............. Tab 8
   G. Consideration of Arbitrage Proposal from LLS Tax Solutions .......................................................... Tab 9
   H. Presentation of Wildlands Report ................................. Tab 10
   I. Discussion of Re-opening of Amenities
   J. Consideration of Street Tree Replacement Proposals ..... Tab 11
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 12
   D. Aquatic Maintenance ............................................. Tab 13
   E. Amenity Management
      1. Review of Amenities Report ................................. Tab 14
   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, August 12, 2020 at 5:02 p.m. and was conducted by means of communications media technology telephone pursuant to Executive Orders issued by Governor DeSantis and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Liane Sholl                Board Supervisor, Chairman
Megan McNeil              Board Supervisor, Vice-Chairman
Susan Fischer             Board Supervisor, Assistant Secretary
Scott Page                Board Supervisor, Assistant Secretary

Also present were:

Greg Cox                  District Manager, Rizzetta & Company, Inc.
Vivek Babbar              District Counsel, Straley, Robin, & Vericker
Tonja Stewart             District Engineer, Stantec
Bryan Schaub              Field Services Manager, Rizzetta & Company, Inc.
Raul Anaya                Clubhouse Manager
Kelly Klukowski           Amenity Services Coordinator, RASI
Jason Liggett             Representative, LMP
Jason Diogo               Representative, Solitude

Audience                  Present

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 CDD property in the Enclave that was not landscaped; Union Park not mowing their property that is adjacent to CDD property; mowing around pond issues in Windsor at 32108 Wenlock Loop; Shellwood gutter repair; and the street tree replacement project.
THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on June 10, 2020

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes, as amended, of the Board of Supervisors’ meeting held on June 10, 2020, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on July 8, 2020

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on July 8, 2020, as presented, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2020

Mr. Page requested staff provide some explanation for a charge that was on the Withlacoochee River Electric utility bill. Ms. McNeil requested information regarding the status of insurance billing.

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 June 2020 ($78,698.43) for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Non-Summer Staffing Hours Proposal

Ms. Kelly Klukowski presented the RASI non-summer hours proposal to the Board.

On a Motion by Ms. Fischer, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the RASI non-summer hours proposal, for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports – Aquatic Maintenance

Mr. Diogo provided an aquatic maintenance update to the Board.

EIGHTH ORDER OF BUSINESS

Appointment of Open Seat #3

The Board requested an eblast be sent out to the community and resumes be presented at the September CDD meeting.
NINTH ORDER OF BUSINESS  Consideration of Christmas Lights Proposal

Ms. Sholl explained that the HOA will be stopping the funding for the holiday decorations at communities next year. Ms. McNeil noted that the CDD would need to begin budget planning for the future.

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Decorating Elves Christmas decorations proposal for $2,491.00, for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS  Discussion of Workshop Results

The Board held a discussion of the workshop held by the Board to review the issues regarding the Duke Energy project; the access to the Windsor Community; and the trespassing near The Enclave Community.

Mr. Cox noted that he has a tree install proposal from LMP that was previously discussed for the purpose of blocking the views of power lines and power station expansion from homes. Mr. Babbar requested a copy of the LMP proposal for his review. Mr. Leggitt, with LMP, explained the plan for the proposed 18 Cypress trees.

Mr. Cox noted that communication was to be established with FDOT to gain permission to connect bike pedestrian path to State Road 56. A second option would be to install a fence on CDD property to block entrance. It was noted that construction underway might delay the ability to get permission from FDOT. Ms. Stewart indicated that conversations she has had so far is it does look like the project will be possible. Ms. McNeil requested quotes for both proposals to include a no-access version and a bike path access version. There was also a discussion regarding what sort of access is required by any of the utility companies in case the Board decides upon the fence version.

Regarding the issue of trespassing in the areas north of The Enclave community. Mr. Anaya informed the Board that the trespassing near The Enclave seems to be somewhat resolved with the onset of the Lennar construction project in that area. He noted that he has installed No Trespassing signage in the area. The Board discussed the need for Lennar to provide them with an update of their plans in the area.

ELEVENTH ORDER OF BUSINESS  Discussion of Re-Opening Amenities

The Board received an update from Mr. Anaya of the status of the amenities with regards to the openings and closings. The Board took no action to amend the status as it currently existed. The Board discussed the status of the upcoming November elections and if there were options regarding whether to allow the clubhouse to be used by the County for voting. The Board members agreed in general to inform the County that the clubhouse could be used if they do all the necessary cleaning and preparation.

TWELFTH ORDER OF BUSINESS  Discussion of Tree Policy

Mr. Page provided an explanation of the changes he was proposing with the current street tree policy. He explained that he is suggesting adding in all the replacement trees
the County authorizes. The Board requested that Mr. Schaub narrow down the county
tree list to ones that are trees and not bushes. He also suggested changes in the process
that makes it less bureaucratic and places most of the burden on the resident to take the
lead on the process. He suggested that for some trees, the resident should work to have
the developer replace the tree if it is dead or dying. He also suggested that if a resident
has replaced a tree without authorization, they should gain approval after-the-fact.

Mr. Page requested whether the Board was interested in having Oak trees replaced now
while they are still small. Mr. Page suggested a project be initiated to document what the
tree status is at each location in the community. Mr. Cox indicated that he would
coordinate with Ms. Stewart, Mr. Schaub, and Mr. Leggitt to get a project organized. The
Board discussed the topic at some length and requested that this item be placed on the
September CDD agenda.

THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2020-09;
Setting Fiscal Year 2020-2021 Meeting Schedule

On a Motion by Ms. McNeil, seconded by Mr. Sholl, with all in favor, the Board of
Supervisors approved to adopt Resolution 2020-09; Setting Fiscal Year 2020-2021
Meeting Schedule, for the Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS Public Hearing on Fiscal Year 2020-
2021 Final Budget

Mr. Cox explained the budgeting process in place to finalize the approval of the final
budget for the next fiscal year and requested a motion from the Board to open the duly
noticed public hearing for the Proposed Budget for Fiscal Year 2020-2021.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of
Supervisors approved to open the Public Hearing, for the Meadow Pointe IV Community
Development District.

The Board received one comment from the audience regarding waste connection
services.

On a Motion by Ms. Sholl, seconded by Mr. Page, with all in favor, the Board of
Supervisors approved to close the Public Hearing, for the Meadow Pointe IV
Community Development District.

The Board members discussed the proposed budget and the proposed expenses
estimated for each area. The Board discussed the current agreements in place for dividing
up maintenance and that a workshop to discuss the agreements is needed. Mr. Page noted
that he feels the are discrepancies in the currently methodology that need to be examined.
The Board adjusted garbage expenses, holiday decoration expenses and the capital
improvement projects expenses.
FIFTEENTH ORDER OF BUSINESS
Consideration of Resolution 2020-07;
Approving Fiscal Year 2020-2021 Final Budget

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-07; Approving Fiscal Year 2020-2021 Final Budget, for the Meadow Pointe IV Community Development District.

SIXTEENTH ORDER OF BUSINESS
Consideration of Resolution 2020-08;
Imposing Special Assessments

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-08; Imposing Special Assessments, for the Meadow Pointe IV Community Development District.

SEVENTEENTH ORDER OF BUSINESS
Staff Reports

A. District Counsel

Mr. Babbar was not present at this portion of the meeting.

B. District Engineer

The Board received a District Engineer update from Ms. Stewart. She provided an update of the roads that need repaired within the communities and the gutters needing repair in Shellwood. She indicated she was working with Site Masters to get proposals for the gutter work. Ms. Stewart provided a review of the plans for roadway maintenance throughout the District along with her intent to prepare a report to document her recent roadway inspections along with her plans to develop a 15-year strategy. Ms. Stewart responded to questions regarding crosswalk installation and the future plans to work on the Meadow Pointe North roadways.

Ms. Sholl noted that she has also conducted a drive-through in Shellwood and questioned whether the trees needing removal should be removed prior to fixing the gutters to which Ms. Stewart agreed. Ms. Sholl indicated she would provide her inspection information to Ms. Stewart. Ms. Stewart additionally discussed the issue of dips in the road and drainage issues that Mr. Anaya was working on.

The resident who resides in The Enclave was provided the opportunity to describe the CDD owned parcel next to her property that was supposed to be landscaped, per her builder, but has never been. The Board discussed the 2015 Easement Agreement between the CDD and the HOA and how even though the parcel is CDD owned, landscaping is the responsibility of the HOA per the agreement. The Board requested that this issue be brought to the attention of the HOA with the reference to the agreement.

Tonja informed the Board that she was working still on the sidewalk repairs. Mr. Cox informed the Board of the issue of flooding in Shellwood and
Parkmonte and that inspections are underway of the drainage inlets to see if there was blockage in them.

C. Field Inspection Report

The Board reviewed the Field Inspection report prepared by Bryan Schaub. Ms. McNeil discussed the lack of mowing of a section of pond bank in her neighborhood. Mr. Leggitt indicated he would check out the area. Mr. Page requested that the CDD staff meet with the HOA staff to identify areas of landscaping that are the responsibility of the CDD vs. the HOA. Ms. Sholl identified an area in Shellwood that used to be mowed in the past but has now stopped. Mr. Leggitt indicated he would check out the area. The Board received a brief update from Mr. Leggitt on other areas of landscaping that he has been working on.

D. Amenity Management

The Board received an Amenity Management update from Mr. Anaya.

E. District Manager

Mr. Cox reminded the Board that the next regular meeting is scheduled for Wednesday, September 9, 2020 at 12:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

EIGHTEENTH ORDER OF BUSINESS Audience Comments

There were no audience comments.

NINTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Sholl inquired about the status of the July meeting checks.

Mr. Page suggested a bi-monthly conference call between the CDD District Manager and the HOA property management.

Ms. McNeil suggested a CDD/HOA workshop be considered before the HOA budget process starts and the Board suggested a September or October timeframe.

TWENTIETH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 8:32 p.m. for the Meadow Pointe IV Community Development District.
Tab 2
Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: $125,579.63

Approval of Expenditures:

__________________________________
____Chairperson

____Vice Chairperson

____Assistant Secretary
# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

**July 1, 2020 Through July 31, 2020**

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<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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</table>
# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

July 1, 2020 Through July 31, 2020

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southern Automated Access Services LLC</td>
<td>004219</td>
<td>8127</td>
<td>Gate Repairs Provence 07/20</td>
<td>$ 95.00</td>
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<tr>
<td>Southern Automated Access Services LLC</td>
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<td>8146</td>
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<td>8147</td>
<td>Gate Closer Replacement 07/20</td>
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<tr>
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<td>Southern Phone Summary 06/20</td>
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<td>Southern Automated Access Services LLC</td>
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<td>Stantec Consulting Services Inc.</td>
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<td>Straley Robin Vericker</td>
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<td>18530</td>
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<tr>
<td>Susan A. Fischer</td>
<td>004185</td>
<td>SF062420</td>
<td>Board of Supervisors Meeting 06/24/20</td>
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<tr>
<td>TECO</td>
<td>004194</td>
<td>221006228235 06/20</td>
<td>Oldwoods Ave Street Light Service 06/20</td>
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<tr>
<td>Times Publishing Company</td>
<td>004210</td>
<td>0000089806 06/17/20</td>
<td>Account #107010 Legal Advertising 06/20</td>
<td>$ 140.80</td>
</tr>
</tbody>
</table>
# Meadow Pointe IV Community Development District
## Paid Operation & Maintenance Expenses
### July 1, 2020 Through July 31, 2020

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
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<td>004232</td>
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<td>Times Publishing Company</td>
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<td>0000091951 07/08/20</td>
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<td>U.S. Water Services Corporation</td>
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<td>Monthly Lift Station Inspection 06/20</td>
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<td>4717080</td>
<td>Waste Disposal Residential Services 06/20</td>
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<td>Waste Connections Of Florida</td>
<td>004200</td>
<td>758076</td>
<td>Waste Disposal Recreation Center 07/20</td>
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<tr>
<td>Waste Connections Of Florida</td>
<td>004234</td>
<td>773463</td>
<td>Waste Disposal Recreation Center 08/20</td>
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<tr>
<td>Withlacoochee River Electric Cooperative, Inc.</td>
<td>004223</td>
<td>Summary 06/20</td>
<td>Summary Bill 06/20</td>
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</tr>
</tbody>
</table>

**Report Total** | **$ 125,579.63**
Tab 4
RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT, 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 Board of Supervisors of the District desires to appoint Officers of the District.

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

Section 1. ____________________ is appointed Chairman.

Section 2. ____________________ is appointed Vice Chairman.

Section 3. ____________________ is appointed Assistant Secretary.
            ____________________ is appointed Assistant Secretary.
            ____________________ is appointed Assistant Secretary.
            ____________________ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF September 2020.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

____________________________
CHAIRMAN / VICE CHAIRMAN

ATTEST:

____________________________
SECRETARY / ASSISTANT SECRETARY
Tab 6
Meadow Pointe IV
Community Development District

Proposal for
Amenity Management Services

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813.514.0400
rizzetta.com
<table>
<thead>
<tr>
<th>Table of Contents</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Scope of Services</td>
<td>3</td>
</tr>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Management</td>
<td>3</td>
</tr>
<tr>
<td>Personnel</td>
<td>3</td>
</tr>
<tr>
<td>Responsibilities</td>
<td>4</td>
</tr>
<tr>
<td>Additional Services</td>
<td>8</td>
</tr>
<tr>
<td>Litigation Support Services</td>
<td>8</td>
</tr>
<tr>
<td>Schedule of Fees</td>
<td>9</td>
</tr>
</tbody>
</table>
INTRODUCTION:

Rizzetta Amenity Services, Inc. ("Consultant") is providing a proposal for professional Amenity Management Services, for the Meadow Pointe IV Community Development District ("District"). These services are listed by the following categories:

- MANAGEMENT
- PERSONNEL
- RESPONSIBILITIES
- ADDITIONAL SERVICES
- LITIGATION SUPPORT SERVICES

A detailed description of these services is provided below:

MANAGEMENT:

Rizzetta Amenity Services, Inc. shall provide expert general management and oversight of the contract with the District within the agreed to scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation.

As required, the Consultant will attend meetings to provide any updates or address concerns. The Consultant will be available to any board member for open and direct communications regarding any questions they may have.

PERSONNEL:

The Consultant shall provide the services of a Clubhouse Manager that will be assigned to the District. A general description of this position is provided below:

1. **Clubhouse Manager**: Shall be employed as a full time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District’s Board of Supervisors and District Manager.

   They will also be responsible for the design, promotion and implementation of all the events, programs and classes. These duties include scheduling, reservations, registration, payment collection and staffing if needed.
2. **Assistant Manager:** Shall be employed as a full time hourly position to assist the Clubhouse Manager with the day to day operations of the amenities.

3. **Clubhouse Attendants:** Shall be employed on a part time status to support the Clubhouse Management and monitor the amenities.

4. **Seasonal Pool Attendants:** Shall be employed on a part time basis seasonally from Memorial Day Weekend to Labor Day weekend to monitor the pool area and support the Clubhouse Management.

**RESPONSIBILITIES:**

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

**Clubhouse Manager**

- Ensure safe and presentable overall appearance of District property and facilities.
- Represent the District in interactions with residents and guests on a day-to-day basis.
- Display flexibility in handling after-hours emergency calls.
- Attend District Board of Supervisor meetings.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Handle interactions with residents professionally and forward their questions, concerns, and requests to the District Manager prior to making commitments.
- Responsible for day-to-day operations of District facilities in compliance with District Policies and Rules as follows.
- Prepare any incident or accident reports and forward to the District Manager.
- Submit a monthly Operations Manager report to the District Manager. Include:
  - Maintenance actions
  - Administrative actions
  - Incidents and issues
  - Purchase Log
  - Recommendations
- Purchase supplies, consumables, and other items as approved by the District, and timely review and monthly submission of invoices.
- Maintain preventative maintenance records and inventories.
- Maintain and manage warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms).
- Process Key Fob and Windshield gate purchase requests. Maintain log of all transactions and submit a monthly report to the CDD Staff Accountant.
- Update Key Fob and vehicle gate access databases.
• Request Video pulls for all incidents and entry gate incidents and submit to District Manager and District Counsel as required.
• Review and approve staff timecards bi-weekly.
• Contact vendors for maintenance issues as needed.
• Work with assigned contractors to ensure quality service is provided to the District.
• Meet with prospective vendors for proposals, quotes, etc.
• Prepare and obtain quotes for services when directed by the District Manager.
• Minor repairs to facilities and equipment, as necessary.
• Oversee workplace operations to maintain and improve effectiveness and efficiency.
• Process and manage work orders as needed.
• Annual review of CDD property insurance (add new property, update values, etc.) and report to District Manager in advance of insurance binder updates.
• Ensure Clubhouse and Amenities and clean and sanitized accordingly.
• Oversee workplace operations to maintain and improve effectiveness and efficiency.
• Process and manage work orders as needed.
• Annual review of CDD property insurance (add new property, update values, etc.) and report to District Manager in advance of insurance binder updates.
• Send out Monthly Newsletters and notices to the residents.
• Clubhouse - Clean clubhouse, restrooms. Pick up parking lot litter and blow off debris as required. Deep clean of club house restrooms.
• Pool - Blow off pool deck, clean, sanitize, and arrange furniture, empty, and clean all receptacles, and adjust umbrellas. Ensure required safety equipment is in good order. As required, replace light bulbs and remove wasp nests and cobwebs.
• As required, clean grill grates.
• Fitness Center - Clean exercise equipment, check temperature settings, check that all windows are closed and locked. Sweep and mop the floor, clean windows, and door. Check TV and remote batteries.
• Parking Lot - Pick up litter, blow off debris.
• Baseball Court - Clear debris. Check basketball nets.
• Playground - check for hazards and pick up litter.

Assistant Manager

• Ensure safe and presentable overall appearance of District property and facilities.
• Represent the District in interactions with residents and guests on a day-to-day basis.
• Display flexibility in handling after-hours emergency calls.
• When requested, attend District Board of Supervisor meetings.
• Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
• Handle interactions with residents professionally and forward their questions, concerns, and requests to the Clubhouse Manager prior to making commitments.
• Responsible for day-to-day operations of District facilities in compliance with District Policies and Rules as follows.
• Prepare any incident or accident reports and forward to the Clubhouse Manager.
• Process Key Fob and Windshield gate purchase requests. Maintain log of all transactions and submit a monthly report to the CDD Staff Accountant.
• Update Key Fob and vehicle gate access databases.
• Assist, reviewing and approving staff timecards bi-weekly.
• Work with assigned contractors to ensure quality service is provided to the District.
• Minor repairs to facilities and equipment, as necessary.
• Oversee workplace operations to maintain and improve effectiveness and efficiency.
• Ensure Clubhouse and Amenities and clean and sanitized accordingly.
• Send out Monthly Newsletters and notices to the residents.
• Clubhouse - Clean clubhouse, restrooms. Pick up parking lot litter and blow off debris as required. Deep clean of club house restrooms.
• Pool - Blow off pool deck, clean, sanitize, and arrange furniture, empty, and clean all receptacles, and adjust umbrellas. Ensure required safety equipment is in good order. As required, replace light bulbs and remove wasp nests and cobwebs.
• As required, clean grill grates.
• Fitness Center - Clean exercise equipment, check temperature settings, check that all windows are closed and locked. Sweep and mop the floor, clean windows, and door. Check TV and remote batteries.
• Parking Lot - Pick up litter, blow off debris.
• Baseball Court - Clear debris. Check basketball nets.
• Playground - check for hazards and pick up litter.

Clubhouse Attendant

• Ensure safe and presentable overall appearance of District property and facilities.
• Represent the District in interactions with residents and guests.
• Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
• Handle interactions with residents professionally and forward their questions, concerns, and requests to the Clubhouse Management prior to making commitments.
• Full knowledge/awareness of all rules and regulations of the amenities.
• Prepare any incident or accident reports and forward to the Clubhouse Manager.
• Notify Clubhouse Manager of all maintenance issues.
• Minor repairs to facilities and equipment, as necessary.
• Oversee Clubhouse and Amenities to maintain and improve effectiveness and efficiency.
• Ensure Clubhouse and Amenities and clean and sanitized accordingly.
• Process Key Fob and Windshield gate purchase requests. Record all purchase on Payment Log.
• Update Key Fob and vehicle gate access databases.
• Clubhouse - Clean clubhouse, restrooms. Pick up parking lot litter and blow off debris as required. Deep clean of club house restrooms.
• Pool - Blow off pool deck, clean, sanitize, and arrange furniture, empty, and clean all receptacles, and adjust umbrellas. Ensure required safety equipment is in good order. As required, replace light bulbs and remove wasp nests and cobwebs.
• As required, clean grill grates.
• Fitness Center - Clean exercise equipment, check temperature settings, check that all windows are closed and locked. Sweep and mop the floor, clean windows, and door. Check TV and remote batteries.
• Parking Lot - Pick up litter, blow off debris.
• Baseball Court - Clear debris. Check basketball nets.
• Playground - check for hazards and pick up litter.

Pool Monitor

• Ensure a presentable overall appearance of the pool area.
• Check Resident access fobs.
• Monitor the guest and visitor policies.
• Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
• Enforce the rules and regulations of the facility.
• Interaction with residents and guests on a day-to-day basis.
• Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
• Prepare any incident or accident reports and forward them appropriately.
• Empty trash receptacles.
• Sanitizing pool furniture after use.
• Straighten chairs on pool deck.
• Report all vandalism or damaged property to manager immediately.
• Contact the Clubhouse Manager with any maintenance issues.
ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

If any litigation support services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.
**Schedule of Fees**

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2020 to September 30, 2021.**

**PERSONNEL:**

Provides coverage at the facility with two personals daily from 9:00 am to 9:00 pm.

**Full Time Personnel**
- Clubhouse Manager – 40 hr/wk
- Assistant Manager – 40 hr/wk

**Part Time Personnel**
- Clubhouse Attendants – 108 hr/wk
- Seasonal Pool Monitors – 28 hr/wk (Memorial Day to Labor Day)

<table>
<thead>
<tr>
<th></th>
<th><strong>ANNUAL</strong></th>
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<tbody>
<tr>
<td>Budgeted Personnel Total (1)</td>
<td>$ 191,449.</td>
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<tr>
<td>General Management and Oversight (2)</td>
<td>$ 22,500.</td>
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<tr>
<td><strong>Total Annual Cost:</strong></td>
<td>$ 213,949.</td>
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<tr>
<td>One-time Payroll Deposit (3)</td>
<td>$ 2,788.</td>
</tr>
<tr>
<td>- Revised payroll deposit $14,830, minus previously paid deposit $12,042.</td>
<td></td>
</tr>
<tr>
<td><strong>Total Services Cost:</strong></td>
<td>$ 216,737.</td>
</tr>
</tbody>
</table>
(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this proposal. Personnel costs includes: All direct costs related to the personnel for wages, benefits (Full Time only), applicable payroll-related taxes, workers’ compensation, payroll administration and processing, background checks and drug testing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.’s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This payroll deposit is defined as one month of maximum total services costs.

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

**Uniforms:** Personnel shall wear community specific shirts provided by the District if required.

**Cell Phone:** Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

**Office Equipment:** Personnel will require a dedicated computer, printer and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District. (All office supplies, including printer cartridges, shall be provided by the District).

**Mileage Reimbursement:** Personnel shall receive mileage reimbursement incurred while performing the District’s responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.
## ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<table>
<thead>
<tr>
<th>Job Title</th>
<th>Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>$300.00</td>
</tr>
<tr>
<td>Vice President</td>
<td>$250.00</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>$250.00</td>
</tr>
<tr>
<td>Director</td>
<td>$225.00</td>
</tr>
<tr>
<td>Information Technology Manager</td>
<td>$225.00</td>
</tr>
<tr>
<td>Regional District Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Financial Services Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Accounting Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Regional Licensed Community Association Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>District Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Licensed Community Association Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Amenity Services Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Clubhouse Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Senior Helpdesk Support Engineer</td>
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<tr>
<td>Financial Analyst</td>
<td>$150.00</td>
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<tr>
<td>Senior Field Services Manager</td>
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</tr>
<tr>
<td>Senior Accountant</td>
<td>$150.00</td>
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<tr>
<td>Field Services Manager</td>
<td>$125.00</td>
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<tr>
<td>Community Association Coordinator</td>
<td>$100.00</td>
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<tr>
<td>Financial Associate</td>
<td>$100.00</td>
</tr>
<tr>
<td>Staff Accountant</td>
<td>$100.00</td>
</tr>
<tr>
<td>Accounting Clerk</td>
<td>$ 85.00</td>
</tr>
<tr>
<td>Administrative Assistant</td>
<td>$ 85.00</td>
</tr>
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</table>
Tab 7
CONTRACT FOR GENERAL LAW ENFORCEMENT SERVICES

THIS AGREEMENT is entered into between the MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND CHRIS NOCCO, as Sheriff of Pasco County ("SHERIFF").

WITNESSETH:

WHEREAS, the DISTRICT is a local unit of special purpose government established pursuant to Pasco County Ordinance 02-21; and

WHEREAS, Florida Statute 190.012 provides that a CDD may contract with the appropriate government agency for an increased level of services within the DISTRICT boundaries; and

WHEREAS, the DISTRICT desires to provide law enforcement services in the DISTRICT in addition to this already provided by the SHERIFF; and

WHEREAS, the DISTRICT wishes to contract with the SHERIFF for these additional law enforcement services; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept these responsibilities;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. STATEMENT OF AGREEMENT

   The SHERIFF agrees to provide the services outlined in this Agreement and the DISTRICT agrees to engage the SHERIFF to provide such services in accordance with and subject to the terms of this Agreement.

2. GENERAL LAW ENFORCEMENT SERVICES DEFINED

   General law enforcement services consist of patrol and investigation, and all auxiliary and technical services now provided by the Sheriff’s Office in support of patrol and investigation. All references to general law enforcement services contained in this Agreement are references only to services that will be delivered under the terms of this Agreement.

3. SERVICES PROVIDED BY SHERIFF

   a. Service Area:
      The SHERIFF will provide general law enforcement services within the DISTRICT.
b. **Quantity of Services:**
The SHERIFF will provide one (1) deputy to provide law enforcement services to Meadow Pointe IV on a schedule not to exceed eighty-five (85) payroll hours bi-weekly or two thousand two hundred ten (2,210) payroll hours yearly. The SHERIFF will furnish all labor, equipment, facilities and supplies needed to provide general law enforcement services. In the event the assigned deputy attends scheduled training during the term of this contract, the SHERIFF will not replace the deputy during the absence. If, however, the assigned deputy becomes sick or takes a vacation, the SHERIFF will replace the deputy for the period of illness or vacation.

c. **Service Management:**
The planning, organization, scheduling, direction and supervision of the SHERIFF’s personnel and all other matters incident to the delivery of the general law enforcement services to the DISTRICT will be determined by the SHERIFF.

d. **Responsiveness:**
All complaints will be investigated by the SHERIFF. The SHERIFF will report the results of the investigation and the final determination to the DISTRICT. The SHERIFF will make every effort to comply with service requests from the DISTRICT as long as they are consistent with good law enforcement practices.

e. **Contact Person:**
All complaints and requests should be sent to:
Captain Joseph Irizarry
36409 State Rd. 52
Dade City, FL 33525
1-352-518-5061

4. **LIABILITY**

a. **SHERIFF:**
The SHERIFF assumes all liability for and to defend against and secure the DISTRICT from all costs or damages for injury to person or property caused by the SHERIFF in providing general law enforcement services.

b. **MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**
The DISTRICT will assume liability for, defend against, and exempt the SHERIFF from all costs or damages for injury to person or property caused by the DISTRICT.

5. **PERSONNEL**

a. **Employee Status:**
All persons providing general law enforcement services to the DISTRICT are employees of the SHERIFF.
b. **Payment:**
The DISTRICT will not be liable for the direct payment of salaries, wages, or other compensation to the deputy providing the services.

6. **COST**
   a. **Total Sum:**
   The DISTRICT will pay the SHERIFF the total sum of One Hundred and Four Thousand Five Hundred and Sixty-Six ($104,566.00) Dollars as follows: the first monthly installment shall be in the amount of Eight Thousand Seven Hundred Nineteen Dollars and Thirty-Seven Cents ($8,719.37) and the remaining eleven (11) monthly installments shall be in equal amounts of Eight Thousand Seven Hundred Thirteen Dollars and Thirty-Three Cents ($8,713.33) for general law enforcement services delivered during the term of this Agreement.

   **Computation:**
   This total sum does not include expenses attributable to services or facilities normally provided to all areas within the COUNTY as part of law enforcement duties and functions customarily performed by the SHERIFF under the statutes and constitution of this State.

b. **Payment:**
The monthly installment payment will be due and payable from the DISTRICT no later than the first (1st) day of each calendar month. Payment will be sent to:

   Pasco Sheriff's Office  
   20101 Central Blvd.  
   Land O' Lakes, FL 34637  
   Attn: Finance

c. **Delinquency:**
If the DISTRICT does not make payment by the date due set forth above, the SHERIFF may terminate this Agreement immediately by providing written notice of termination to the DISTRICT. The DISTRICT will be liable for the cost of general law enforcement services rendered prior to the time of termination.

7. **TERM**
This Agreement will take effect on October 1, 2019, and will continue through September 30, 2020.

8. **TERMINATION**
This Agreement may be terminated without cause by either party providing ninety (90) days written notice of their intention to terminate.
9. VENUE

The validity, construction, interpretation, and administration of this Agreement will be governed by and must be interpreted under the laws of the State of Florida. In the event of any legal action to enforce the provisions of this Agreement, venue shall be in Pasco County, Florida for actions arising under state law, and the United States District Court for the Middle District of Florida, Tampa Division, for actions arising under federal law, and each party shall be responsible for its own attorney’s fees and costs.

10. NO WAIVER OF IMMUNITY

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the parties, including their supervisors, officers, agents, and/or employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or any other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. PUBLIC RECORDS

DISTRICT agrees to comply with Chapter 119, Florida Statutes, and specifically per Florida Statute 119.0701, DISTRICT agrees to keep and maintain public records that would be required by the Pasco Sheriff’s Office in order to perform the services provided for in this Agreement; DISTRICT agrees to provide public access to any required public records in the same manner as a public agency; DISTRICT agrees to protect exempt or confidential records from disclosure; DISTRICT agrees to meet public records retention requirement; and DISTRICT agrees that at the end of term of this Agreement, to transfer all public records to the Sheriff’s Office and destroy any duplicate exempt or confidential public records.

DISTRICT MUST CONTACT THE PASCO SHERIFF’S OFFICE PUBLIC RECORDS CUSTODIAN WITH ANY QUESTIONS REGARDING DISTRICT’S DUTIES TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT. THE PASCO SHERIFF’S OFFICE PUBLIC RECORDS CUSTODIAN CONTACT INFORMATION FOR THIS CONTRACT IS:

  Captain Joseph Irizarry
  36409 State Rd. 52
  Dade City, FL 33525
  1-352-518-5061
JIrizarry@pascosheriff.org

13. **EXECUTION**

The parties have executed this Agreement this _____ day of ______________, 2018.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544

By:  
Signature

Liane Sholl
Print Name

Its: 

Date: 9/27/19

CHRIS NOCCO, AS SHERIFF OF
PASCO COUNTY, FLORIDA
8700 CITIZEN DRIVE
NEW PORT RICHEY, FL 34654

By:  
Chris Nocco, Sheriff

Date: 

APPROVED AS TO LEGAL FORM AND CONTENT:

By:  
Lindsay Moore, General Counsel
Meadow Point IV  
Law Enforcement Budget  
Fiscal Year 2019-2020

**Personal Services:**

<table>
<thead>
<tr>
<th>Salary:</th>
<th>Rates</th>
<th>Hours</th>
<th>Line Item Total</th>
<th>Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Salary (Grade C01)</td>
<td>25.62</td>
<td>2,210.00</td>
<td>56,626</td>
<td></td>
</tr>
<tr>
<td>Stipend</td>
<td>0.00</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>OT as % of Base Salary</td>
<td>0%</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total Salary:</strong></td>
<td></td>
<td></td>
<td><strong>56,626</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Benefits:</th>
<th>Rates</th>
<th>Hours</th>
<th>Line Item Total</th>
<th>Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holiday Pay</td>
<td>25.62</td>
<td>102.00</td>
<td>2,613</td>
<td></td>
</tr>
<tr>
<td>FICA</td>
<td>7.65%</td>
<td></td>
<td>4,532</td>
<td></td>
</tr>
<tr>
<td>Retirement</td>
<td>25.39%</td>
<td></td>
<td>15,041</td>
<td></td>
</tr>
<tr>
<td>Group Health/Life Insurance</td>
<td>9,500.00</td>
<td></td>
<td>9,500</td>
<td></td>
</tr>
<tr>
<td><strong>Total Benefits:</strong></td>
<td></td>
<td></td>
<td><strong>31,686</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Total Personal Services:** 88,312

**Operating Expenses:**

- Office Supply/furniture Estimate: 0
- Communication (cell/air card): 1,080
- Software Procurement/Licenses (BWC): 1,119
- Software Maintenance: 353
- Vehicle Equipment incl. extra keys/remotes: 0
- Vehicle printer/inverter: 0
- Vehicle Expenses Estimate (gas/repairs/maint): 3,209
- Radio Maintenance Estimate: 125
- Hiring Costs - Psych/Poly/Drug/Credit: 418
- Vehicle Insurance: 732
- Professional Liability Insurance: 1,139
- Uniform and Equip replacement: 500
- Ammo Estimate: 390
- Sig/Shotgun/Carbine w/accessories: 416
- Taser w/battery pack: 219
- Taser Warranty: 0
- Laptop: 400
- Mobile Radio for Vehicle: 817
- Hand Held Radio/Enhanced Charger/Battery: 601

**Total Operating Expenses:** 11,518

**Capital:**

- Patrol vehicle ($25,681 less residual value of $2,000/5 years) Year 5: 4,736

**Total Capital:** 4,736

**Total Estimate Sheriff's Office Costs - CONTRACT TOTAL:** 104,566
CONTRACT FOR GENERAL LAW ENFORCEMENT SERVICES

THIS AGREEMENT is entered into between the MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND CHRIS NOCCO, as Sheriff of Pasco County ("SHERIFF").

WITNESSETH:

WHEREAS, the DISTRICT is a local unit of special purpose government established pursuant to Pasco County Ordinance 02-21; and

WHEREAS, Florida Statute 190.012 provides a CDD may contract with the appropriate government agency for an increased level of services within the DISTRICT boundaries; and

WHEREAS, the DISTRICT desires to provide law enforcement services in the DISTRICT in addition to this already provided by the SHERIFF; and

WHEREAS, the DISTRICT wishes to contract with the SHERIFF for these additional law enforcement services; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept these responsibilities;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. STATEMENT OF AGREEMENT

The SHERIFF agrees to provide the services outlined in this Agreement and the DISTRICT agrees to engage the SHERIFF to provide such services in accordance with and subject to the terms of this Agreement.

2. GENERAL LAW ENFORCEMENT SERVICES DEFINED

General law enforcement services consist of patrol and investigation, and all auxiliary and technical services now provided by the Sheriff’s Office in support of patrol and investigation. All references to general law enforcement services contained in this Agreement are references only to services that will be delivered under the terms of this Agreement.

3. SERVICES PROVIDED BY SHERIFF

a. Service Area:
The SHERIFF will provide general law enforcement services within the DISTRICT.

b. Quantity of Services:
The SHERIFF will provide one (1) deputy to provide law enforcement services to Meadow Pointe IV on a schedule not to exceed eighty-five (85) payroll hours bi-weekly or two thousand two hundred ten (2,210) payroll hours yearly. The SHERIFF will furnish all labor, equipment, facilities and supplies needed to provide general law enforcement services. In the event the assigned deputy attends scheduled training during the term of this contract, the SHERIFF will not replace the deputy during the absence. If, however, the assigned deputy becomes sick or takes a vacation, the SHERIFF will replace the deputy for the period of illness or vacation.

c. Service Management:
The planning, organization, scheduling, direction and supervision of the SHERIFF’s personnel and all other matters incident to the delivery of the general law enforcement services to the DISTRICT will be determined by the SHERIFF.

d. Responsiveness:
All complaints will be investigated by the SHERIFF. The SHERIFF will report the results of the investigation and the final determination to the DISTRICT. The SHERIFF will make every effort to comply with service requests from the DISTRICT as long as they are consistent with good law enforcement practices.

e. Contact Person:
All complaints and requests should be sent to:
Captain Joseph Irizarry
36409 State Rd. 52
Dade City, FL 33525
1-352-518-5061

4. LIABILITY

a. SHERIFF:
The SHERIFF assumes all liability for and to defend against and secure the DISTRICT from all costs or damages for injury to person or property caused by the SHERIFF in providing general law enforcement services.

b. MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
The DISTRICT will assume liability for, defend against, and exempt the SHERIFF from all costs or damages for injury to person or property caused by the DISTRICT.

5. PERSONNEL

a. Employee Status:
All persons providing general law enforcement services to the DISTRICT are employees of the SHERIFF.
b. **Payment:**
The DISTRICT will not be liable for the direct payment of salaries, wages, or other compensation to the deputy providing the services.

6. **COST**
a. **Total Sum:**
The DISTRICT will pay the SHERIFF the total sum of One Hundred and Six Thousand Five Hundred and Sixty-Three ($106,563.00) Dollars in twelve (12) equal installments of Eight Thousand Eight Hundred Eighty Dollars and Twenty-Five Cents ($8,880.25) for general law enforcement services delivered during the term of this Agreement.

   **Computation:**
   This total sum does not include expenses attributable to services or facilities normally provided to all areas within the COUNTY as part of law enforcement duties and functions customarily performed by the SHERIFF under the statutes and constitution of this State.

b. **Payment:**
The monthly installment payment will be due and payable from the DISTRICT no later than the first (1st) day of each calendar month. Payment will be sent to:

   Pasco Sheriff’s Office
   20101 Central Blvd.
   Land O’Lakes, FL 34637
   Attn: Finance

c. **Delinquency:**
If the DISTRICT does not make payment by the date due set forth above, the SHERIFF may terminate this Agreement immediately by providing written notice of termination to the DISTRICT. The DISTRICT will be liable for the cost of general law enforcement services rendered prior to the time of termination.

7. **TERM**
This Agreement will take effect on October 1, 2020 and will continue through September 30, 2021.

8. **TERMINATION**
This Agreement may be terminated without cause by either party providing ninety (90) days written notice of their intention to terminate.
9. VENUE

The validity, construction, interpretation, and administration of this Agreement will be governed by and must be interpreted under the laws of the State of Florida. In the event of any legal action to enforce the provisions of this Agreement, venue shall be in Pasco County, Florida for actions arising under state law, and the United States District Court for the Middle District of Florida, Tampa Division, for actions arising under federal law, and each party shall be responsible for its own attorney’s fees and costs.

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Captain Joseph Irizarry
36409 State Rd. 52
Dade City, FL 33525
1-352-518-5061
JIrizarry@pascosheriff.org
13. **EXECUTION**

The parties have executed this Agreement this _______ day of ________________, 2020.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544

By:

______________________________
Signature

______________________________
Print Name

Its:

______________________________

Date: ________________________

CHRIS NOCCO, AS SHERIFF OF
PASCO COUNTY, FLORIDA
8700 CITIZEN DRIVE
NEW PORT RICHEY, FL 34654

By:

______________________________
Chris Nocco, Sheriff

Date: ________________________

APPROVED AS TO LEGAL FORM AND CONTENT:

By:

______________________________
Lindsay Moore, General Counsel
Meadow Point IV  
Law Enforcement Budget  
Fiscal Year 2020-2021

**Personal Services:**

<table>
<thead>
<tr>
<th>Salary:</th>
<th>Rates</th>
<th># Hours</th>
<th>Line Item Total</th>
<th>Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Salary (Grade C01)</td>
<td>25.88</td>
<td>2,210.00</td>
<td>57,186</td>
<td></td>
</tr>
<tr>
<td>Stipend</td>
<td>0.00</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>OT as a % of Base Salary</td>
<td>0%</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total Salary:</strong></td>
<td></td>
<td></td>
<td><strong>57,186</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Benefits:</th>
<th>Rates</th>
<th># Hours</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Holiday Pay</td>
<td>25.88</td>
<td>102.00</td>
<td>2,639</td>
<td></td>
</tr>
<tr>
<td>FICA</td>
<td>7.65%</td>
<td></td>
<td>4,577</td>
<td></td>
</tr>
<tr>
<td>Retirement</td>
<td>24.45%</td>
<td></td>
<td>14,627</td>
<td></td>
</tr>
<tr>
<td>Group Health/Life Insurance</td>
<td>9,500.00</td>
<td></td>
<td>9,500</td>
<td></td>
</tr>
<tr>
<td><strong>Total Benefits:</strong></td>
<td></td>
<td></td>
<td><strong>31,343</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Total Personal Services:** 88,530

**Operating Expenses:**

- Office Supply/furniture Estimate 0
- Communication (cell/air card) 940
- Software Procurement/Licenses (BWC) 1,000
- Software Maintenance 355
- Vehicle Equipment incl. extra keys/remotes 0
- Vehicle printer/inverter 0
- Vehicle Expenses Estimate (gas/repairs/maint) 3,209
- Radio Maintenance Estimate 180
- Hiring Costs - Psyc/Poly/Drug/Credit 500
- Vehicle Insurance 735
- Professional Liability Insurance 1,110
- Uniform and Equip replacement 500
- Ammo Estimate 815
- Sig/Shotgun/Carbine w/accessories 416
- Taser w/battery pack 219
- Taser Warranty 0
- Laptop 480
- Mobile Radio for Vehicle 741
- Hand Held Radio/Enhanced Charger/Battery 673

**Total Operating Expenses:** 11,873

**Capital:**

- Patrol vehicle ($32,801 less residual value of $2,000/5 years) Year 1 6,160

**Total Capital:** 6,160

**Total Estimate Sheriff’s Office Costs - CONTRACT TOTAL** 106,563
Tab 8
Meadow Pointe IV Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Customer: Meadow Pointe IV Community Development District

<table>
<thead>
<tr>
<th>Invoice</th>
<th>Effective</th>
<th>Transaction</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11372</td>
<td>10/01/2020</td>
<td>Renew policy</td>
<td>Policy #100120633 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 8/25/2020</td>
<td>24,358.00</td>
</tr>
</tbody>
</table>

Total
$ 24,358.00

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002
sclimer@egisadvisors.com

(321)233-9939
Date
08/25/2020

Thank You
Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Meadow Pointe IV Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.
About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance. Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.
Quotation being provided for:

Meadow Pointe IV Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120633

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

<table>
<thead>
<tr>
<th>COVERED PROPERTY</th>
<th>Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling</th>
<th>Loss of Business Income</th>
<th>Additional Expense</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Insured Values</td>
<td>$3,387,015</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Loss of Business Income</td>
<td>$1,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Expense</td>
<td>$1,000,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Inland Marine

Scheduled Inland Marine $74,978

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

<table>
<thead>
<tr>
<th>Valuation</th>
<th>Coinurance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>Replacement Cost</td>
</tr>
<tr>
<td>Inland Marine</td>
<td>Actual Cash Value</td>
</tr>
</tbody>
</table>

DEDUCTIBLES: $2,500

Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.

3 %

Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.

Per Attached Schedule | Inland Marine

Special Property Coverages

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Deductibles</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earth Movement</td>
<td>$2,500</td>
<td>Included</td>
</tr>
<tr>
<td>Flood</td>
<td>$2,500 *</td>
<td>Included</td>
</tr>
<tr>
<td>Boiler &amp; Machinery</td>
<td></td>
<td>Included</td>
</tr>
<tr>
<td>TRIA</td>
<td></td>
<td>Included</td>
</tr>
</tbody>
</table>

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM $17,900
**Extensions of Coverage**
If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

<table>
<thead>
<tr>
<th>(X)</th>
<th>Code</th>
<th>Extension of Coverage</th>
<th>Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>A</td>
<td>Accounts Receivable</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>B</td>
<td>Animals</td>
<td>$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period</td>
</tr>
<tr>
<td>X</td>
<td>C</td>
<td>Buildings Under Construction</td>
<td>As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.</td>
</tr>
<tr>
<td>X</td>
<td>D</td>
<td>Debris Removal Expense</td>
<td>$250,000 per insured or 25% of loss, whichever is greater</td>
</tr>
<tr>
<td>X</td>
<td>E</td>
<td>Demolition Cost, Operation of Building Laws and Increased Cost of Construction</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>F</td>
<td>Duty to Defend</td>
<td>$100,000 any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>G</td>
<td>Errors and Omissions</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>H</td>
<td>Expediting Expenses</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>I</td>
<td>Fire Department Charges</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>J</td>
<td>Fungus Cleanup Expense</td>
<td>$50,000 in the annual aggregate in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>K</td>
<td>Lawns, Plants, Trees and Shrubs</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>L</td>
<td>Leasehold Interest</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>M</td>
<td>Air Conditioning Systems</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>N</td>
<td>New locations of current Insureds</td>
<td>$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only</td>
</tr>
<tr>
<td>X</td>
<td>O</td>
<td>Personal property of Employees</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>P</td>
<td>Pollution Cleanup Expense</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>Q</td>
<td>Professional Fees</td>
<td>$50,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>R</td>
<td>Recertification of Equipment</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>S</td>
<td>Service Interruption Coverage</td>
<td>$500,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>T</td>
<td>Transit</td>
<td>$1,000,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>U</td>
<td>Vehicles as Scheduled Property</td>
<td>Included</td>
</tr>
<tr>
<td>X</td>
<td>V</td>
<td>Preservation of Property</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>W</td>
<td>Property at Miscellaneous Unnamed Locations</td>
<td>$250,000 in any one occurrence</td>
</tr>
<tr>
<td>X</td>
<td>X</td>
<td>Piers, docs and wharves as Scheduled Property</td>
<td>Included on a prior submit basis only</td>
</tr>
<tr>
<td>X</td>
<td>Y</td>
<td>Description</td>
<td>Limit</td>
</tr>
<tr>
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<tr>
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<td>Glass and Sanitary Fittings Extension</td>
<td>$25,000 any one occurrence</td>
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<tr>
<td></td>
<td>Z</td>
<td>Ingress / Egress</td>
<td>45 Consecutive Days</td>
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<tr>
<td></td>
<td>AA</td>
<td>Lock and Key Replacement</td>
<td>$2,500 any one occurrence</td>
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<tr>
<td></td>
<td>BB</td>
<td>Awnings, Gutters and Downspouts</td>
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</tr>
<tr>
<td></td>
<td>CC</td>
<td>Civil or Military Authority</td>
<td>45 Consecutive days and one mile</td>
</tr>
<tr>
<td>X</td>
<td></td>
<td>Section II B1 Business Income</td>
<td>$1,000,000 in any one occurrence</td>
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<tr>
<td>X</td>
<td></td>
<td>Section II B2 Additional Expenses</td>
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<tr>
<td>X</td>
<td>FIA 120</td>
<td>Active Assailant(s)</td>
<td>$1,000,000 in any one occurrence</td>
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**CRIME COVERAGE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Limit</th>
<th>Deductible</th>
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<tbody>
<tr>
<td>Forgery and Alteration</td>
<td>Not Included</td>
<td>Not Included</td>
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<td>Theft, Disappearance or Destruction</td>
<td>Not Included</td>
<td>Not Included</td>
</tr>
<tr>
<td>Computer Fraud including Funds Transfer Fraud</td>
<td>Not Included</td>
<td>Not Included</td>
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<td>Employee Dishonesty, including faithful performance, per loss</td>
<td>Not Included</td>
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<tr>
<td>Coverages</td>
<td>Covered Autos</td>
<td>Limit</td>
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<td>-----------------------------------------------</td>
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<tr>
<td>Covered Autos Liability</td>
<td>8,9</td>
<td>$1,000,000</td>
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<tr>
<td>Personal Injury Protection</td>
<td>N/A</td>
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<tr>
<td>Auto Medical Payments</td>
<td>N/A</td>
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<tr>
<td>Uninsured Motorists including Underinsured Motorists</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Physical Damage Comprehensive Coverage</td>
<td>N/A</td>
<td>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See item Four for Hired or Borrowed Autos.</td>
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<tr>
<td>Physical Damage Specified Causes of Loss Coverage</td>
<td>N/A</td>
<td>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism</td>
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<td>See item Four for Hired or Borrowed Autos.</td>
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<td>Physical Damage Collision Coverage</td>
<td>N/A</td>
<td>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</td>
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<td></td>
<td></td>
<td>See item Four for Hired or Borrowed Autos.</td>
</tr>
<tr>
<td>Physical Damage Towing And Labor</td>
<td>N/A</td>
<td>$0 For Each Disablement Of A Private Passenger Auto</td>
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</table>
GENERAL LIABILITY COVERAGE (Occurrence Basis)

- Bodily Injury and Property Damage Limit: $1,000,000
- Personal Injury and Advertising Injury: Included
- Products & Completed Operations Aggregate Limit: Included
- Employee Benefits Liability Limit, per person: $1,000,000
- Herbicide & Pesticide Aggregate Limit: $1,000,000
- Medical Payments Limit: $5,000
- Fire Damage Limit: Included
- No fault Sewer Backup Limit: $25,000/$250,000
- General Liability Deductible: $0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

- Public Officials and Employment Practices Liability Limit
  - Per Claim: $1,000,000
  - Aggregate: $2,000,000
- Public Officials and Employment Practices Liability Deductible: $0
- Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
  Non-Monetary $100,000 aggregate.
- Cyber Liability sublimit included under POL/EPLI
- Media Content Services Liability
- Network Security Liability
- Privacy Liability
- First Party Extortion Threat
- First Party Crisis Management
- First Party Business Interruption
- Limit: $100,000 each claim/annual aggregate
PREMIUM SUMMARY

Meadow Pointe IV Community Development District
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120633

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine) $17,900

Crime Not Included

Automobile Liability Not Included

Hired Non-Owned Auto Included

Auto Physical Damage Not Included

General Liability $3,498

Public Officials and Employment Practices Liability $2,960

TOTAL PREMIUM DUE $24,358

IMPORTANT NOTE

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)
PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2020, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Meadow Pointe IV Community Development District

_______________________________
(Name of Local Governmental Entity)

By: ________________________________
Signature

_______________________________
Print Name

Witness By: ________________________________
Signature

_______________________________
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2020

By: ________________________________
Administrator
QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the “Coverage Period”.
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- Building and Content TIV $3,387,015 As per schedule attached
- Inland Marine $74,978 As per schedule attached
- Auto Physical Damage Not Included

Signature: ___________________________ Date: ___________________________
Name: ___________________________
Title: ___________________________
### Property Schedule

**Meadow Pointe IV Community Development District**

**Policy No.:** 100120633  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

**Schedule Items Effective As of:** 10/01/2020

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
<th>Roof Yr Blt</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Perimeter Wall 6ft Concrete</td>
<td>S Side Shellwood Place</td>
<td>2006</td>
<td>10/01/2020</td>
<td>$200,000</td>
<td>$200,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wesley Chapel FL 33543</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Perimeter Wall 6ft Concrete</td>
<td>Whinsenton</td>
<td>2006</td>
<td>10/01/2020</td>
<td>$137,000</td>
<td>$137,000</td>
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<tr>
<td>3</td>
<td>Perimeter Wall 6ft Concrete</td>
<td>Shellwood Place</td>
<td>2008</td>
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<tr>
<td>4</td>
<td>Perimeter Wall 6ft Concrete</td>
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<td>2008</td>
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<td>5</td>
<td>Pool - In Ground</td>
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<td>2008</td>
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<td>$253,000</td>
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<td>6</td>
<td>Pergolas</td>
<td>3902 Meadow Pointe Blvd</td>
<td>2008</td>
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<td>Wesley Chapel FL 33543</td>
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<td>7</td>
<td>Irrigation Systems &amp; all entrances at clubhouse timing system</td>
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<td>10/01/2020</td>
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<td>$25,000</td>
<td>Non-Combustible</td>
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</tbody>
</table>

### Notes:

- Roof Shape: Non-Combustible
- Roof Pitch: 10/01/2021
- On-Ground Liquid Storage Tank

**Sign:** ___________________________  **Print Name:** ___________________________  **Date:** ___________________________
<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
<th>Building Value</th>
<th>Total Insured Value</th>
</tr>
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<tr>
<td>8</td>
<td>2 Gazebos</td>
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<td>2008</td>
<td>10/01/2020</td>
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<td>9</td>
<td>Windsor (8) Columns &amp; Fencing</td>
<td>2076 Gwynhurst Blvd Wesley Chapel FL 33543</td>
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<td>10/01/2020</td>
<td>$35,800</td>
<td>$35,800</td>
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<td>10</td>
<td>Windsor Entry Wall, Signage, &amp; Planters</td>
<td>2076 Gwynhurst Blvd Wesley Chapel FL 33543</td>
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<td>10/01/2020</td>
<td>$25,900</td>
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<tr>
<td>Unit #</td>
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<td>Year Built</td>
<td>Eff. Date</td>
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<td>Gate at Shellwood Place</td>
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<td>Windsor Fence along Oldswood</td>
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<tr>
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<td>Meridian Cul-de-sac Column #1</td>
<td>31917 Rothbury Ct, Wesley Chapel FL 33543</td>
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<td>19</td>
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<tr>
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<td>Meridian Walls &amp; Columns - Eastside entry</td>
<td>32054 Oldwoods Ave, Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$33,768</td>
<td>$33,768</td>
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<tr>
<td>21</td>
<td>Meridian Walls &amp; Columns - Westside entry</td>
<td>32004 Oldwoods Ave, Wesley Chapel FL 33543</td>
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<tr>
<td>Unit #</td>
<td>Description</td>
<td>Address</td>
<td>Year Built</td>
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<td>Building Value</td>
<td>Total Insured Value</td>
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<tr>
<td>22</td>
<td>Meridian Vehicular Gates</td>
<td>32028 Oldwoods Ave. Wesley Chapel FL 33543</td>
<td>2015</td>
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<tr>
<td>23</td>
<td>Meridian Center Median Wall &amp; Columns at entry</td>
<td>32034 Oldwoods Ave. Wesley Chapel FL 33543</td>
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<tr>
<td>24</td>
<td>Meridian Mail Kiosk</td>
<td>1890 Whitewillow Dr. Wesley Chapel FL 33543</td>
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<tr>
<td>25</td>
<td>Meridian Main Entry Sign Monument</td>
<td>32050 Oldwoods Ave. Wesley Chapel FL 33543</td>
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<tr>
<td>26</td>
<td>Meridian Trellis Structure with Swing</td>
<td>32001 Bourneville Ter. Wesley Chapel FL 33543</td>
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<tr>
<td>27</td>
<td>Provence Village Entry Sign Monument &amp; Sign Panel</td>
<td>4501 Meadow Point Blvd. Wesley Chapel FL 33543</td>
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<td>10/01/2020</td>
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<tr>
<td>28</td>
<td>Provence Vehicular Gate/Call Box/Card Reader/Columns</td>
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<tr>
<td>29</td>
<td>Provence Village Entry Fence/Columns on retaining wall - Eastside</td>
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<td>10/01/2020</td>
<td>$28,322</td>
<td>$28,322</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Provence Village Entry Fence/Columns on retaining wall - Westside</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$28,322</td>
<td>$28,322</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Provence Low Wall with Columns - Eastside</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$28,322</td>
<td>$28,322</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Provence Low Wall with Columns - Westside; Center Median wall with columns</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$28,322</td>
<td>$28,322</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Enclave Entry Sign Monument &amp; Signage</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$41,845</td>
<td>$41,845</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Enclave Vehicular Gates/Call Box/Card Reader</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$63,171</td>
<td>$63,171</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Enclave Median Wall &amp; Columns</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$91,015</td>
<td>$91,015</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Property Schedule

**Meadow Pointe IV Community Development District**

**Policy No.:** 100120633  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td>Enclave Mail Kiosk</td>
<td>31361 Driscoll Dr. Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$44,412</td>
<td>$44,412</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Enclave Cul-de-sac Column</td>
<td>31739 Fairhill Dr. Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$11,382</td>
<td>$11,382</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Enclave Columns #5 &amp; #6</td>
<td>31826 Chancey Rd. Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$2,500</td>
<td>$2,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Tennis Court Fence</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Playground Equipment w/Shade Structures</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>2 Benches at Playground</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$3,500</td>
<td>$3,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>1 Picnic table outside playground area</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$1,400</td>
<td>$1,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Schedule Items Effective As of:** 10/01/2020
# Property Schedule

**Meadow Pointe IV Community Development District**

**Policy No.:** 100120633  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>Small shed for Mule</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$10,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$10,000</td>
</tr>
<tr>
<td>44</td>
<td>Trash shed/wall</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$8,816</td>
<td>Non-Combustible 10/01/2021</td>
<td>$8,816</td>
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<tr>
<td>45</td>
<td>Fence around Clubhouse pool and playground</td>
<td>3902 Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$75,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$75,000</td>
</tr>
<tr>
<td>46</td>
<td>Monument &amp; 2 pillars at Whinsenton</td>
<td>Whinsenton Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$35,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$35,000</td>
</tr>
<tr>
<td>47</td>
<td>Monument &amp; pillars at Parkmonte</td>
<td>Parkmonte Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$35,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$35,000</td>
</tr>
<tr>
<td>48</td>
<td>Monument &amp; 2 pillars at Shellwood Place</td>
<td>Shellwood Place Wesley Chapel FL 33543</td>
<td>10/01/2020</td>
<td>$35,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$35,000</td>
</tr>
<tr>
<td>49</td>
<td>Meadow Pointe North Entrance Monument</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd Wesley Chapel FL 33543</td>
<td>2019</td>
<td>$35,000</td>
<td>Non-Combustible 10/01/2021</td>
<td>$35,000</td>
</tr>
</tbody>
</table>

**Schedule Items Effective As of:** 10/01/2020

**Sign:** ___________________________  **Print Name:** ___________________________  **Date:** ___________________________
<table>
<thead>
<tr>
<th>Unit #</th>
<th>Description</th>
<th>Address</th>
<th>Year Built</th>
<th>Eff. Date</th>
<th>Building Value</th>
<th>Total Insured Value</th>
<th>Roof Shape</th>
<th>Const Type</th>
<th>Term Date</th>
<th>Contents Value</th>
<th>Roof Covering</th>
<th>Covering Replaced</th>
<th>Roof Yr Blt</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>Meadow Pointe North Landscape Lights</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd</td>
<td>2019</td>
<td>10/01/2020</td>
<td>$1,600</td>
<td>$1,600</td>
<td></td>
<td>Non-Combustible</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>Meadow Pointe North Fences and Monuments</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd</td>
<td>2019</td>
<td>10/01/2020</td>
<td>$25,000</td>
<td>$25,000</td>
<td></td>
<td>Non-Combustible</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>52</td>
<td>Meadow Pointe North Entrance Gates</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd</td>
<td>2019</td>
<td>10/01/2020</td>
<td>$25,000</td>
<td>$25,000</td>
<td></td>
<td>Non-Combustible</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>53</td>
<td>Meadow Pointe North Trash Bin Walled Enclosure</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd</td>
<td>2019</td>
<td>10/01/2020</td>
<td>$150,000</td>
<td>$150,000</td>
<td></td>
<td>Non-Combustible</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>54</td>
<td>Lift Station - Meadow Pointe North</td>
<td>Fennwood Court &amp; Meadow Pointe Blvd</td>
<td>2019</td>
<td>10/01/2020</td>
<td>$100,000</td>
<td>$100,000</td>
<td></td>
<td>Pump/Lift Station</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55</td>
<td>Pool Furniture in the Open</td>
<td>3902 Meadow Pointe Blvd</td>
<td></td>
<td>10/01/2020</td>
<td>$15,000</td>
<td>$15,000</td>
<td></td>
<td>Property in the Open</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56</td>
<td>Boardwalk</td>
<td>1890 Whitewillow Drive</td>
<td>2015</td>
<td>10/01/2020</td>
<td>$100,000</td>
<td>$100,000</td>
<td></td>
<td>Waterfront structures</td>
<td>10/01/2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total: Building Value $3,347,015
Contents Value $40,000
Insured Value $3,387,015
## Inland Marine Schedule

### Meadow Pointe IV Community Development District

**Policy No.:** 100120633  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

<table>
<thead>
<tr>
<th>Item #</th>
<th>Description</th>
<th>Serial Number</th>
<th>Classification Code</th>
<th>Eff. Date Term Date</th>
<th>Value</th>
<th>Deductible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Video Surveillance Equipment (Max $15,000 per item)</td>
<td></td>
<td>Rented, borrowed, leased equipment</td>
<td>10/01/2020 10/01/2021</td>
<td>$46,978</td>
<td>$1,000</td>
</tr>
<tr>
<td>2</td>
<td>Meadow Pointe North Gate Access System</td>
<td></td>
<td>Electronic data processing equipment</td>
<td>10/01/2020 10/01/2021</td>
<td>$15,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>3</td>
<td>Meadow Pointe North Gate Entrance Camera</td>
<td></td>
<td>Electronic data processing equipment</td>
<td>10/01/2020 10/01/2021</td>
<td>$3,500</td>
<td>$1,000</td>
</tr>
<tr>
<td>4</td>
<td>Pool Chair Lift</td>
<td></td>
<td>Other inland marine</td>
<td>10/01/2020 10/01/2021</td>
<td>$9,500</td>
<td>$1,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$74,978</strong></td>
<td></td>
</tr>
</tbody>
</table>
Tab 9
April 30, 2020

Meadow Pointe IV Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Meadow Pointe IV Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Meadow Pointe IV Community Development District (Pasco County, Florida) $6,390,000 Capital Improvement Revenue Bonds, Series 2007A and $5,830,000 Capital Improvement Revenue Bonds, Series 2007B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to
certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending July 31, 2020, July 31, 2021, and July 31, 2022 is $1,500, which is $500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.

- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).

- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.
ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Meadow Pointe IV Community Development District

By: ________________________________

By: Linda L. Scott

Linda L. Scott, CPA

Print Name ________________________________

Title ________________________________

Date: ________________________________
April 30, 2020

Meadow Pointe IV Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Meadow Pointe IV Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Meadow Pointe IV Community Development District (Pasco County, Florida)
  $1,621,629.90 Capital Improvement Revenue Refunding Bonds, Series 2012A-1
  $4,075,279.70 Capital Improvement Revenue Refunding Bonds, Series 2012B-1

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting
position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending June 4, 2020, June 4, 2021, and June 4, 2022 is $1,500, which is $500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.
ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: ___________________________
By: Linda L. Scott, CPA

AGREED AND ACCEPTED:
Meadow Pointe IV Community Development District

By: ___________________________
Print Name ___________________________
Title ___________________________
Date: ___________________________
Tab 11
Proposals for Trees in District Right-of-Way

For CDD Meeting Sep 9, 2020

1. Proposal to approve revision of the CDD Policy for Problem Trees and for Non-Problem Trees in the District Right-of-way (as presented at the Aug CDD meeting).

   a. Note: The proposal assumes that District Management has reviewed and refined the list of Small and Medium sized shade trees as recommended by Pasco County, and such a revised list is included in the proposal.

2. Whereas the purpose and intent of Pasco County Code, Section 905.3 Plantings in Rights-Of-Way Of Residential Subdivisions, is to promote the development of residential communities in Pasco County that will promote the health, safety and general welfare of future residents of residential communities by establishing minimum standards for the planting, installation and maintenance of non-invasive trees along rights-of-ways to ensure street-lined trees in neighborhoods are esthetically pleasing, good for the environment, and cause minimal disruption to hardscapes, developed structures and roadways; and

   Whereas the use of trees planted along residential streets improves the aesthetic appearance of residential areas by softening the impact of paved surfaces and allowing for tree-lined streets that offer shade, encourage local wildlife habitation, offer privacy and help establish a more harmonious and relaxing residential environment,

   a. Propose that District Management assess the status of residential street trees planted, or supposed to be planted, in the District Right-of-way in the neighborhoods of Enclave, Meridian, Provence, and Windsor, and following the assessment, District Management takes action as follows:

      i. At residential lots which currently do not have a street tree where the Developer had planted a tree, District Management determines whether the District Right-of-way is suitable for a residential street tree, per Pasco County standards, and if so, the District Manager is to inform the homeowner of the requirement to install a District approved residential street tree within an appropriate timeframe at homeowner expense.

      ii. At residential lots which currently do not have a healthy residential street-tree, the District Manager is to inform the homeowner of the requirement to take prompt action to improve the health of the tree or replace the unhealthy tree with a District approved residential street tree within an appropriate timeframe at homeowner expense.

      iii. At residential lots which contain a shrub or tree not approved by the District as a residential street tree,
a) District Manager is to inform homeowner of the requirement to replace the shrub or non-approved street tree with a District approved residential street tree within an appropriate timeframe at homeowner expense, or

b) For situations where the Developer planted a street tree which is not a District-approved tree for the right-of-way, the District Manager is to approve or grandfather homeowner retention of the tree planted by the Developer, or the District is to pay the costs to remove and replace such trees at no expense to the owner, if the owner certifies and can provide sufficient evidence via pictures or some other means that the current tree was planted by the Developer. Otherwise, the owner is responsible to remove and replace it with a District-approved tree at homeowner expense.

Pasco County Code, Section 905.3, defines Residential Street Trees as trees planted in accordance with a subdivision development plan and to single and two (2) family residential lots along streets and roadways which are located within the designated right-of-way.