

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 continued meeting of the Board of Supervisors' of the Meadow Pointe IV Community Development District was held on **Tuesday, November 17, 2020 at 10:00 a.m.** and was held at the Meadow Pointe Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

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
Michael Scanlon	Board Supervisor, Assistant Secretary (call in)

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Aimee Brandon	District Manager, Rizzetta & Company, Inc.
Raul Anaya	Clubhouse Manager
Lorie Stanger	Assistant Clubhouse Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec (call in)
Greg Gruhl	Amenity Services Coordinator, RASI
Bryan Schaub	Field Services Manager, Rizzetta & Company, Inc.
Kelly Evans	Representative, Lennar (call in)
Tyree Brown	Representative, LMP
Jonathan Maceiera	Representative, LMP

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Brandon 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 heard audience member comments regarding; Shellwood trees, a question regarding HOA fees. Ms. Liane Sholl addressed the HOA fees and informed the resident that it was an agenda item for the HOA meeting, not CDD meeting.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on October 14, 2020**

Ms. Aimee Brandon presented the Board with the Minutes of the regular Board of Supervisors meeting held on October 14th, 2020.

On a motion from Ms. Sholl, seconded by Ms. Megan McNeil, the Board approved the amended Minutes of the October 14th, 2020 Board of Supervisors' meeting, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September 2020**

Ms. Aimee Brandon presented the September 2020 Operation and Maintenance Expenditure Report to the Board in the amount of \$154,159.79.

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board approved to ratify the payment of the invoices of the September 2020 O&M Expenditures Report for \$154,159.79 for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Standard Pacific
Parcel N Plat**

The Board agreed to move up in the agenda the discussion of the Standard Pacific's Parcel N Plat. The Board received an update on this matter from Ms. Kelley Evans with Lennar and Mr. Vivek Babbar.

On a motion from Ms. Sholl, seconded by Ms. Fischer, the Board approved to authorize the execution of the CDD's signature block of the Meadow Pointe IV Parcel N Townhomes Haven subdivision plat subject to final review by District Counsel and District Engineer, for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Report

The Board received the Arbitrage Report from Ms. Brandon. Ms. Brandon advised the Board that no action was needed other than approval to file the report.

On a motion from Ms. Susan Fischer, seconded by Ms. McNeil, the Board approved to accept and file the arbitrage calculation report for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Pressure Washing
Proposals**

The Board discussed the proposals for annual Pressure Washing.

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approved proposal #3578 from Gladiator Pressure Washing for \$10,905.00 and also approved additional cleaning of exterior walls in Meridian and Windsor Communities for a not-to-exceed amount of \$1200.00 for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Windsor Fencing Proposals

The Board discussed the Windsor Fencing proposals. Mr. Scott Page feels that the HOA should be responsible to implement and cover the cost of the fence to maintain consistency. The Board took direction to allow the HOA to take responsibility of the consideration to choose whether to install a fence in Windsor.

NINTH ORDER OF BUSINESS

Consideration of Street Tree Inspections - Shellwood

The Board discussed the Arborist report written by Mr. Ron Litts. The Board agreed to table the discussion of removing most trees on Shellwood and only take immediate action on removing and replacing the five trees that are causing serious damage to the roads and sidewalks.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board approved to have the five trees removed and replaced with a not-to-exceed amount of \$2,000.00 for the Meadow Pointe IV Community Development District.

The Board discussed the damaged sidewalks in Shellwood that need grinding due to the damage caused by street trees. Ms. Sholl recommended getting a quote from Krueger Contracting along with a completed sample of work for the Board to review before the December meeting.

TENTH ORDER OF BUSINESS

Consideration of Options to Resolve Fence Encroachments for: Enclave, Phase II, Hillard Drive

The Board was presented with a HOA report from Mr. Page discussing options to resolve "Fence Encroachments in Enclave Phase II, Hilliard Drive, Block 75, Lots 9-20". The Board agreed that option 3 was the most favorable for all involved and discussed having District Counsel draft an encroachment agreement to include all residents owning lots 9-20.

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board approved to have District Counsel draft an encroachment agreement with all affected residents included in one for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board received a District Counsel update from Mr. Vivek Babbar. Mr. Vivek stated that he was not currently working on anything to report.

B. District Engineer

The Board received a District Engineer update from Ms. Tonja Stewart. Ms. Stewart presented for the Boards consideration, the proposal from Romaner Graphics for sidewalk repairs to also include Fenwood for a total of \$20,000.00.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board approved the Romaner Graphics proposal for sidewalk repairs for \$20,000.00. for the Meadow Pointe IV Community Development District.

C. Field Inspection Report

Ms. Brandon presented the Board with the Field Inspection Report for Board discussion. Ms. Sholl requested that LMP take care of the overgrown vines in Shellwood and Parkmonte. Ms. Fischer asked that the Crape Myrtles be trimmed in MPN.

D. Aquatic Maintenance

The Board had no discussion on the Aquatics Maintenance Report.

E. Amenity Management

The Board received the Amenity Report update from Mr. Raul Anaya. Mr. Anaya introduced the new Assistant Clubhouse Manager, Lorie Stanger to the Board.

F. District Manager

The Board received District Manager update from Ms. Brandon. Ms. Brandon reminded the Board of the next scheduled Board of Supervisors meeting on December 9th, 2020 at 12:00 p.m. Ms. Brandon also gave the Board an update on financials.

TWELVETH ORDER OF BUSINESS

Audience Comments

The Board received an audience comment thanking the Board for the action taken regarding the five street trees.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Ms. Fischer requested that the future Board of Supervisor meeting times be changed from 12:00 p.m. to 10:00 a.m. beginning with the December 9th, 2020 meeting.

On a motion from Ms. Sholl, seconded by Ms. Fischer, the Board approved changing the 12:00 p.m. Board of Supervisor meetings to 10:00 a.m. beginning with the December 9th, 2020 meeting for the Meadow Pointe IV Community Development District.

During Supervisor Requests, Mr. Scanlon addressed the residents who are disturbing the conservation areas behind their homes in Meridian and suggested that a letter be sent to the residents informing them that the conservation area should not be disturbed. The Board agreed that the HOA would send a letter. Mr. Page requested the following; he asked for a yearly comparison on gate maintenance charges to see if there is a savings of cost by having the maintenance agreement in place, he informed the Board that the HOA management company has recently changed to Greenacre, he addressed the issue with unauthorized vehicles parking in a handicap space located near the kiosk in Provence, and he requested that the minutes of the Board of Supervisor meetings be added to the CDD website.

On a motion from Mr. Page, seconded by Ms. Fischer, the Board approved to add the Minutes of the Board of Supervisor meetings to the CDD website. for the Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Fisher, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adjourned the meeting at 12:22 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman