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, December 9, 2020 at 10:01 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also present were:

Greg Cox	**District Manager, Rizzetta & Company, Inc.**
Aimee Brandon	**District Manager, Rizzetta & Company, Inc.**
Vivek Babbar	**District Counsel, Straley, Robin, & Vericker**
Tonja Stewart	**District Engineer, Stantec (via phone call)**
Jason Liggett	**Field Services Manager, Rizzetta & Company, Inc.**
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 the following: Corrections to the November 17th Board of Supervisors meeting minutes, questions on deputy patrolling locations, consistent speeding and vehicles with loud mufflers, question on removing a nuisance street tree in from of home 31047 Eden Dale.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 9, 2020**

Ms. Brandon presented the Board with the Minutes of the regular Board of Supervisors' meeting held on November 17th, 2020. Verbiage needs to be added to the 9th order of business stating that Ms. Megan McNeil mention tabling the street tree project until March of 2021.

> On a motion from Ms. McNeil, seconded Ms. Susan Fischer, the Board approved, as amended, the Minutes of the November 17th, 2020 Board of Supervisors' meeting, for the Meadow Pointe IV Community Development District.

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

Ms. Brandon presented the Board with the October Operation and Maintenance Expenditures. Mr. Michael Scanlon inquired about the DCSI monitoring of the gates, landscaping breakdown of cost and allocations, US Bank invoice and purpose of the fee, and confirmation that the CDD is utilizing two different electrical utility companies.

> On a motion from Ms. Liane Sholl, seconded by Ms. McNeil, the Board approved to ratify the payment of invoices of the October 2020 O&M Expenditures Report for $79,981.63, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS **Discussion of Appointment of Vacant Board Seat #3**

Ms. Brandon introduced the discussion for the appointment of Seat #3. The Board agreed unanimously that Mr. Scanlon be reappointed for Seat #3 for a four-year term. District Counsel, Mr. Vivek Babbar read Mr. Scanlon the Oath of Office.

> On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved the appointment of Mr. Michael Scanlon to Seat #3 for a four-year term for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2021-03, Designating Officers**

Ms. Brandon presented the Consideration of Resolution 2021-03, Designating Officers to the Board for discussion. Ms. Fischer nominated Ms. McNeil as Chairman. No other nominations were given for Chairman. With a show of hands, the Board voted 4/0 to redesignate Chairman to Ms. McNeil. Ms. Fischer nominated Ms. Sholl for Vice Chairman. No other nominations were given. With a show of hands, the Board voted 4/0 to redesignate Vice Chairman to Ms. Sholl. District Counsel reminded the Board that all remaining Board Supervisors would be Assistant Secretaries.

On a motion from Mr. Scanlon, seconded by Mr. Page, the Board approved to adopt Resolution 2021-03, Designating Officers for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS **Deputy Report**

The Board received Deputy Allmans' report. Mr. Allman mentioned that the CDD should remind residents to lock their car doors to prevent car theft and burglary. He spoke about vehicles who are perceived to be speeding, but when clocked are going the speed limit.

EIGHTH ORDER OF BUSINESS **Consideration of WREC Agreement for Street Lights in Townhomes**

The Board discussed the consideration of WREC agreement for the new Haven Lennar Townhomes.

District Counsel gave an overview of the request and explained that Lennar agreed to pay for the deposit. Mr. Scanlon asked for clarification of exactly what expense the CDD would incur from signing the agreement. Mr. Babbar explained that the CDD would pay for the cost of the pole rental and energize costs. Mr. Page expressed his displeasure with Lennar not delivering resolutions of the punch list items. He recommended tabling the WREC agreement until Lennar resolves the outstanding punch list items with a satisfactory result. Ms. McNeil agreed with Mr. Pages' request but expressed concern for Lennar not paying the deposit due to the CDD Supervisors not approving the WREC agreement.

On a motion from Ms. McNeil, seconded by Mr. Scanlon, the Board agreed to table the WREC agreement until Lennar provides a satisfactory resolution to outstanding punch list items for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

The Board received District Counsel update from Mr. Babbar. Mr. Babbar asked Mr. Page for an update on the status of the HOA regarding easement encroachment of Enclave homes. Mr. Page said the HOA plans on sending resident letters by the end of this week and will email Mr. Babbar to give him the go ahead on drafting the encroachment agreement.

B. District Engineer

The Board received District Engineer report from Ms. Tonja Stewart. Ms. Stewart gave an update on Shellwood sidewalk repairs that will begin this week to include the problem sidewalk in MPN. She also explained that the six trees that will be removed in Shellwood would require Arbor Bay to obtain a permit. Ms. Brandon mentioned that the Board should expect an additional cost beyond the original estimate of $2,180.00.

The Board discussed having the six trees replaced closer to the spring in a separate location on CDD property and should include water bags after the trees are planted.

C. Field Inspection Report

Ms. Brandon presented the Field Inspection Report. The Board had no questions

D. Aquatic Maintenance

Ms. Brandon presented the Aquatics Maintenance Report to the Board. The Board asked for clarification on pond #18's statement of access being blocked by a fence and #14's statement that the pond could not be accessed due to thick vegetation.

E. Amenity Management

The Board received Amenity Management report from Mr. Raul Anaya. Mr. Anaya discussed the possibility of the pool needing to be resurfaced in the near future. He also mentioned that he would check into getting combo locks for the gate boxes to prevent anyone from flipping the breakers.

F. District Manager

The Board Received District Manager report from Ms. Brandon. Ms. Brandon gave an update on the Boards request to have a comparison of gate cost before and after maintenance agreement was put in place. Ms. McNeil suggested using this current year as a comparison due to the unusual gate repairs that were needed in the 2019-2020 fiscal year that may have skewed the results.

Ms. Brandon reminded the Board that the next regular scheduled meeting will be on January 13, 2020 at 5:00 p.m. and mentioned the upcoming New Supervisor Training/Orientation for the new Board members on January 15th.

TENTH ORDER OF BUSINESS Audience Comments

The Board heard audience comments regarding the following: suggestions on using the pond bank locations for the replacement trees, expressing opinion of CDD paid assessments fees being allocated the same as county taxes and not having a say on where funds are applied, Ms. McNeil added to the comment that the only reason for the request is due to the 4A HOA/CDD agreement, disappointment that the Windsor connection won't happen and the time that was wasted, personal feelings on amount of CDD fees paid with little seen results from the CDD in the 4A subdivision, request for the club house manager to look at street tree and back yard slope at their home.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

During Supervisor Requests. Ms. McNeil requested an estimate for onsite handy man service costs for the purpose of comparing cost paid to vendors for minimal repairs and maintenance.

Mr. Page requested the following: changing the title of "Supervisor Requests" on the agenda to "Supervisor Request/Forum", follow up on Provence regarding planting trees or vegetation to assist with blocking access, capturing cost for HOA holiday lighting to use for budgeting purposes for next year, having the District Manager incorporate a process for forwarding all resident email comments to the Board once responded to, all District contracts emailed to Mr. Scanlon and himself.

TWELFTH ORDER OF BUSINESS **Adjournment**

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approved to adjourn the meeting at 12:14 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary Chairman/Vice Chairman