

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

www.meadowpointe4cdd.org

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

January 6, 2021

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, January 13, 2021 at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. 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 ITEMS**
 - A. Discussion with Automated Systems about Gate Issues
 - B. Presentation of Accounting & Financing Reports
Leslie Spock..... Tab 1
 - C. Discussion on Bonds and Assessments – Scott Brizendine
 - D. Consideration of Series 2004, 2005, 2007 & 2012
Arbitrage Engagement Letters Tab 2
 - E. Consideration of Street/Outdoor Lighting Agreement Tab 3
 - F. Consideration of Pickleball Court Proposals..... Tab 4
 - G. Presentation of Commercial Leak Test Report Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on December 9, 2020..... Tab 6
 - B. Consideration of Operation and Maintenance
Expenditures for November 2020 Tab 7
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Sidewalk/Gutter Repairs Project
 - C. Field Services Manager
 1. Presentation of the Field Inspection Report..... Tab 8
 - D. Aquatic Maintenance Tab 9
 - E. Amenity Management
 1. Review of Amenities Report Tab 10
 - F. District Manager
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISORS FORUM**
- 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,

Aimee Brandon

Aimee Brandon
District Manager

Tab 2



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 17, 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.

- \$6,005,000 Meadow Pointe IV Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2004A

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 September 14, 2020, September 14, 2021, and September 14, 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: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 17, 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.

- \$7,455,000 Meadow Pointe IV Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2005

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 November 30, 2020, November 30, 2021, and November 30, 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: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 17, 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: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 17, 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
\$3,077,116.40 Capital Improvement Revenue Refunding Bonds, Series 2012A-2
\$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.

AGREED AND ACCEPTED:
Meadow Pointe IV Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 3

Account No. _____

STREET/OUTDOOR LIGHTING AGREEMENT
(New Lighting)

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 20th day of November 2020, by and between **Withlacoochee River Electric Cooperative, Inc.**, a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and Meadow Pointe IV CDD, whose address is 5844 Old Pasco Rd Wesley Chapel, Fl 33544 ("Customer").

WITNESSETH:

WHEREAS, Customer is in possession of the real property located at Haven At Meadow Pointe (Parcel N) and more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in Exhibit B attached hereto (the "System") on the Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. SCOPE OF SERVICES

(a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.

(b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.

(c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.

(d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is

a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

2. TERM; TERMINATION

(a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.

(b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

3. SYSTEM MALFUNCTIONS

(a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.

(b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

4. DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION

(a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.

(b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if

the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

(c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.

(d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

5. TERMS OF PAYMENT

(a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.

(b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.

(c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.

(d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

6. ASSIGNMENT

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER

**WITHLACOOCHIE RIVER
ELECTRIC COOPERATIVE, INC.**

Signature

Signature

Printed Name of Customer

Michael Gulvin

Printed Name and Title

Title

Date

EXHIBIT A

[Insert legal description of the Property]

THAT PORTION OF MEADOW POINTE IV PARCEL N O & P
LYING IN SEC 22 AS DESC IN OR 8973 PG 3483 LYING SLY
OF CHANCEY RD & NORTH OF TRACT B-1A AS DESC IN
OR 9198 PG 3487 OR 8973 PG 3479

EXHIBIT B

<u>Type</u>	<u>Description</u>	<u>Quantity</u>
210	LED Coach 100-Watt EQ. Type 210	11
955	12' Plymouth Aluminum Pole	11

EXHIBIT C

<u>Type</u>	<u>Description</u>	<u>Rate</u>
210	LED Coach 100-Watt EQ. Type 210	\$11.75
955	12' Plymouth Aluminum Pole	\$10.25

INVOICE

Customer

Name	Meadow Pointe IV CDD
Address	5844 Old Pasco Rd
	Wesley Chapel, Florida 33544

Date 11/20/20 WREC W.O. Number _____
 Job Location Haven at Meadow Pointe (Parcel N)
 Member Number _____

Qty	Description	Unit Price	TOTAL
1	5 Year Street Light Deposit	\$10,843.80	\$10,843.80
1	2 Month Billing Deposit.	\$1,000.00	\$1,000.00
TOTAL			\$11,843.80

**Please remit to: W.R.E.C.
Attn: Michael Gulvin, Engineering Dept.
30461 Commerce Drive
San Antonio, FL 33576**

For questions regarding this statement, please contact: **Michael Gulvin at Extension # 1131**
 Cost Estimates are valid for 6 months from the date listed above

30461 Commerce Drive, San Antonio, FL 33576
Phone (352) 588-5115 / Fax (352) 567-4376

Tab 4

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

PICKLEBALL LINE APPLICATION PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to apply one (1) set of pickle ball lines on one (1) "All Weather" Tennis Court for: The Meadow Pointe IV (hereinafter referred to as the "Owner") located at 3902 Meadow Pointe Boulevard in Wesley Chapel, Florida, 33543. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **SCOPE OF WORK:** The Contractor shall apply one (1) set of regulation pickle ball lines on one (1) all-weather tennis court. The lines will be applied in a blended color selected by the Owner.

2. **CONTRACT PRICE:** The Contractor shall complete the work described above for the following contract price: **\$600.00**

3. **PAYMENT TERMS:** A 100% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, for any reason, construction of the work contemplated by this agreement does not begin within sixty (60) days from the date this proposal is accepted or signed by the Owner, or if there is a significant price increase in the cost of materials, equipment or energy, through no fault of the Contractor, the contract price specified herein, the time for completion, and any other contract requirements impacted by such price increases or delays in commencement of the work, will be adjusted by written change order modifying this proposal/contract. A price change shall be deemed to be "significant" if the price of any material, equipment, or unit of energy increases by 5% or more between the date that this proposal/contract is accepted by the Owner and the date that the work under this contract is commenced.

5. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed court to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. BINDING CONTRACT: This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

7. ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE: In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

8. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

9. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman, (813) 520-8320

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:
WELCH TENNIS COURTS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Adobe Tan
- ☐ Forest Green
- ☐ Olympic Blue
- ☐ Royal Blue
- ☐ Spring Green
- ☐ Stone Gray
- ☐ Summer Red
- ☐ Winter Green
- ☐ Tour Purple*

Interior Color

- ☐ Adobe Tan
- ☐ Forest Green
- ☐ Olympic Blue
- ☐ Royal Blue
- ☐ Spring Green
- ☐ Stone Gray
- ☐ Summer Red
- ☐ Winter Green
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

Tab 6

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. He mentioned that a fence would be an easy fix to prevent trespassing

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 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 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.

Assistant Secretary

Chairman/Vice Chairman

Tab 7



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

**Operations and Maintenance Expenditures
November 2020
For Board Approval**

Attached please find the check register listing the Operation and Maintenance

The total items being presented: **\$55,997.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

_____ **MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT** _____

Liane Sholl
Chairman

Megan McNeil
Vice Chairman

Scott Page
Supervisor

Michael Scanlon
Supervisor

Susan A. Fischer
Supervisor

Aimee Brandon
District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2020 Through November 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Board of County Commissioners	004382	20177263	2020 Solid Waste Assessment 22-26-20-0000-00100-0031	\$ 3,057.39
DCSI, Inc.	004389	27767	Gate CCTV Warranty- Shellwood, Parkmonte, Whinsenton 11/20	\$ 98.97
DCSI, Inc.	004389	27807	Gate Warranty Windsor, Meridian, Provence, MPN Enclave 11/20	\$ 545.00
Ecological Consultants, Inc.	004390	11870	MP Blvd PH 1(Heidt) Monitoring Report & Maintenance 10/20	\$ 1,955.00
Florida Department of Economic Opportunity	004388	82924	Special District Fee FY 20/21	\$ 175.00
Florida Department of Revenue	004391	61-8015577602-6 10/20	Sales & Use Tax 20/21	\$ 32.38
Frontier Communications of Florida	004379	813-973-3003-101308-5 10/20	Clubhouse FIOS Service 10/20	\$ 469.83
Jennifer L. Sholl	004401	LS111720	Board of Supervisors Meeting 11/17/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	004380	156119	Fertilize Bahia & St. Augustine 10/20	\$ 3,652.00
Landscape Maintenance Professionals, Inc.	004380	156120	Pest Control 10/20	\$ 345.00
Meadow Pointe IV CDD	CD262	CD262	Debit Card Replenishment	\$ 862.11
Meadow Pointe IV CDD	CD263	CD263	Debit Card Replenishment	\$ 57.95

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2020 Through November 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Megan McNeil	004397	MM111720	Board of Supervisors Meeting 11/17/20	\$ 200.00
Michael J Scanlon	004400	MS111720	Board of Supervisors Meeting 11/17/20	\$ 200.00
Navitas Credit Corporation	004392	40257864 11/20	Security Systems 11/20	\$ 977.54
Outsmart Pest Management Inc.	004381	28547	Pest Control Service 11/20	\$ 51.00
Pasco County Utilities	004372	Pasco Water Summary 09/20	Pasco Water Summary 09/20	\$ 2,221.92
Rizzetta & Company, Inc.	004373	INV0000054263	District Management Fees 11/20	\$ 5,987.50
Rizzetta Amenity Services, Inc.	004383	INV00000000008083	Amenity Management Services 10/20	\$ 5,671.34
Rizzetta Amenity Services, Inc.	004399	INV00000000008114	Out Of Pocket Expenses 10/20	\$ 164.26
Rizzetta Amenity Services, Inc.	004393	INV00000000008140	Amenity Management Services 11/20	\$ 7,356.95
Rizzetta Technology Services, LLC	004374	INV0000006546	Website Hosting Services 11/20	\$ 100.00
Romaner Graphics	004376	20239	Repair Outlets Shellwood & Replaced GFI at Clubhouse 10/20	\$ 590.00
Ron Litts LLC	004395	111120	Inspection (Street Trees)19 sites in Shellwood 11/20	\$ 450.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2020 Through November 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Scott W Page	004398	SP111720	Board of Supervisors Meeting 11/17/20	\$ 200.00
Southern Automated Access Services LLC	004384	8621	Gate Repairs Shellwood 10/20	\$ 154.50
Southern Automated Access Services LLC	004384	8622	Gate Repairs Parkmonte 10/20	\$ 719.00
Southern Automated Access Services LLC	004394	8662	Gate Repairs MP North 11/20	\$ 95.00
Southern Automated Access Services LLC	004394	8667	Gate Storm Prep 11/20	\$ 167.50
Southern Automated Access Services LLC	004394	8668	Gate Repairs MP North 11/20	\$ 95.00
Southern Automated Access Services LLC	004375	Southern Phone Summary 10/20	Southern Phone Summary 10/20	\$ 379.60
Stantec Consulting Services Inc.	004385	1719204	Engineering Services 10/20	\$ 2,235.25
Straley Robin Vericker	004377	19024	General Legal Services 10/20	\$ 2,590.00
Susan A. Fischer	004396	SF111720	Board of Supervisors Meeting 11/17/20	\$ 200.00
U.S. Water Services Corporation	004386	SI18178	Monthly Lift Station Inspection 10/20	\$ 81.02
Waste Connections Of Florida	004387	4944795	Waste Disposal Residential Services 10/20	\$ 6,511.68

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections Of Florida	004378	820547	Waste Disposal Recreation Center 11/20	\$ 70.00
Waste Connections Of Florida	004387	820737	Waste Disposal Meadow Pointe North 11/20	\$ 447.00
Withlacoochee River Electric Cooperative, Inc.	004402	Summary 10/20	Summary Bill 10/20	<u>\$ 6,631.13</u>
Report Total				<u>\$ 55,997.82</u>