

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, October 14, 2020 at 12:02 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
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
Kelly Klukowski	Amenity Services Coordinator, RASI
Bryan Schaub	Field Services Manager, Rizzetta & Company, Inc.
Jeff Collier	Representative, Lennar
Kelly Evans	Representative, Lennar
Jason Liggett	Representative, LMP
Jason Diogo	Representative, Solitude

Audience	Present
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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 comments regarding landscaping mowers that access the pond through back yards causing turf damage and inquired about the Duke Energy easement in Provence. There was also a question regarding what can be done for about the residents that refuse to remove problem trees.

THIRD ORDER OF BUSINESS

Update on Standard Pacific Parcel N Project

The Board received an update from Mr. Vivek Babbar for the Standard Pacific Parcel N Project.

On a Motion by Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Standard Pacific Parcel N project in substantial form, for the Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 9, 2020

On a Motion by Mr. Scanlon, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes, of the Board of Supervisors' meeting held on September 9, 2020, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August 2020

Mr. Cox presented the August 2020 Operation and Maintenance Expenditure Report to the Board. The Board requested detailed reporting for gate maintenance as it pertains to the maintenance plan.

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 August 2020 (\$125,579.63) for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Workshop

The Board members selected Liane Sholl to remain as Chairman and Megan McNeil to remain as Vice-Chairman as well as named the remaining Board members as Assistant Secretaries along with Mr. Greg Cox.

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved to adopt Resolution 2020-10; Re-Designating Officers, for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Update on Standard Pacific's Parcel N Project

The Board continued discussion from the CDD/HOA Workshop meeting that was held on Wednesday, October 7, 2020. The Board discussed in more detail the following topics; Windsor/SR56 discussion was tabled until actual cost can be obtained for the entire project, Clean/Pressure Wash Gutters (Mr. Scott Page suggested getting pricing

for pressure washing gutters), Fence/Barrier for Provence (Ms. Sholl requested a Duke Energy update), MPIV-A & CDD Easement Agreement (Mr. Page suggested getting specific pricing and breakdown cost for each neighborhood to ensure proper and correct coding/costs are being applied for accounting purposes), Fence Encroachments between Hillard Dr and Fox Ridge.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01;
Street Tree Policy**

The Board discussed the Resolution 2021-01 for Street Tree Policies presented by Mr. Page.

On a Motion by Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors approved to adopt Resolution 2021-01; Street Tree Policy to include specific language be added to exhibit B pertaining to resident responsibility of tree maintenance, for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Re-Opening Amenities

Mr. Cox discussed Re-Opening Amenities and suggest leaving current procedures in place and the Board agreed.

TENTH ORDER OF BUSINESS

**Consideration of Amenity Services
Proposal**

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved Amenity Services proposal, as presented, for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02;
Re-Designating Assistant Secretaries**

On a Motion by Ms. Sholl, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors approved to adopt Resolution 2021-02; Re-Designating Assistant Secretaries, for the Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board received a District Counsel update from Mr. Vivek Babbar.

B. District Engineer

The Board received District Engineer update from Ms. Tonja Stewart. Ms. Stewart discussed the 2021 maintenance plan and updates on sidewalk and gutter repair projects.

C. Field Inspection Report

The Board received an update from Mr. Bryan Schaub, Rizzetta Field Services, regarding his Field Inspection report.

D. Aquatic Maintenance

The Board reviewed the aquatic maintenance report from Solitude.

Mr. Cox discussed the Wetland Mitigation Monitoring Report with the Board.

E. Amenity Management

The Board reviewed the Amenity Management report.

F. District Manager

The Board received a District Manager update from Mr. Cox. He reminded the Board that the next meeting was scheduled for November 11, 2020 at 5:00 p.m. He noted that the CDD meeting in November will most likely be in person and that it is not expected for the Governor to extend the executive order.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Scanlon asked for clarification of the election process pertaining to his seat on the Board.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 4:17 p.m. for the Meadow Pointe IV Community Development District.


Assistant Secretary


Chairman/Vice Chairman