



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Regular Meeting August 11, 2021

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

District Board of Supervisors	Megan McNeil Liane Sholl Susan Fischer Scott Page Michael Scanlon	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services Inc

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

August 4, 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, August 11, 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. STAFF REPORTS**
 - A. Deputy Report
 - B. Field Services Manager
 1. Presentation of the July Field Inspection Report
(under separate cover)
 2. Update on Landscape Proposal for
Duke Energy Project at Provence
 - C. Aquatic Maintenance
 1. Presentation of July Waterway Inspection.....Tab 1
 - D. District Counsel
 - E. District Engineer
 - F. Amenity Management
 1. Review of July Amenities Report.....Tab 2
 - G. District Manager
 1. Review of June 2021 Financial Statement.....Tab 3
- 5. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-07, Adopting
Fiscal Year 2021/2022 Final Budget.....Tab 4
 - B. Public Hearing on Fiscal Year 2021/2022 Assessments
 1. Consideration of Resolution 2021-08, Imposing
Special Assessments and Certifying an Assessment
Roll.....Tab 5
 - C. Consideration of Resolution 2021-09, Setting the Meeting
Schedule for Fiscal Year 2021/2022.....Tab 6
 - D. Consideration of the Third Addendum to District
Management Services Contract.....Tab 7
 - E. Discussion of DCSI Invoices on Hold.....Tab 8
 - F. Consideration of Aquatic Contract Proposals
and Planting Proposals.....Tab 9
 - G. Ratification of Mott's Contracting Services Proposal for
Painting the Pool Columns and Wood Beams.....Tab 10

- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on July 14, 2021.....Tab 11
 - B. Consideration of Operation and Maintenance
Expenditures for June 2021.....Tab 12
- 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,

Matthew Huber

Matthew Huber
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe IV CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 8/3/2021

Prepared for:

District Manager
Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1**Comments:**

Requires attention

A moderate amount of Torpedograss is beginning to spread within native plants on the littoral shelf. A selective herbicide will be used to carefully treat the grass during the next

Action Required:

Routine maintenance next visit

Target:

Torpedograss



August, 2021



August, 2021

Site: 2**Comments:**

Normal growth observed

Minor Pennywort and Torpedograss noted within the native plants. Pond is free of all other nuisance vegetation and doing very well.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



August, 2021



August, 2021

Site: 3**Comments:**

Normal growth observed

Minor Pennywort within the native Arrowhead. Recent treatment for submersed weeds was successful.

Action Required:

Routine maintenance next visit

Target:

Pennywort



August, 2021



August, 2021

Site: 4**Comments:**

Normal growth observed

Minor shoreline weeds will be targeted during upcoming maintenance.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 5**Comments:**

Normal growth observed

Minor Pennywort intrusion can be seen in first pic. The rest of the planted littoral shelf continues to thrive, spread, and look great. No issues in open water.

Action Required:

Routine maintenance next visit

Target:

Pennywort



August, 2021



August, 2021

Site: 6**Comments:**

Site looks good

Wetland looks very good and contains less than 5% invasive vegetation. Cattails, Primrose, and Carolina Willows have been well managed.

Action Required:

Routine maintenance next visit

Target:

August, 2021



August, 2021

Site: 7**Comments:**

Normal growth observed
Minor shoreline weeds present.
Native Arrowhead received some collateral damage from recent spot spraying to control weed growth during the dry season.
Most survived and will rebound.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 8**Comments:**

Normal growth observed
Minor Shoreline weeds present.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 9**Comments:**

Normal growth observed
Minor shoreline weeds present.
Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 10**Comments:**

Normal growth observed

Minor Shoreline weeds.

Erosion along W bank can be seen in 2nd photo.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 11**Comments:**

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

August, 2021



August, 2021

Site: 12**Comments:**

Normal growth observed

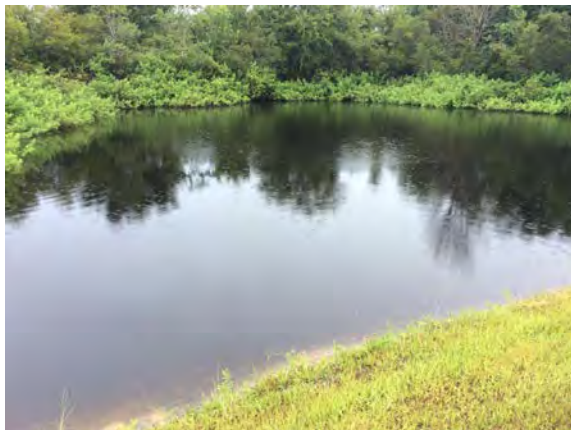
Recent treatment for floating weeds was successful. None found at the time of inspection. Normal shoreline weed growth noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 13**Comments:**

Requires attention

Last months treatment was interrupted by rainfall causing only a partial kill of shoreline weeds. The leftover taller vegetation will be targeted soon.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 14**Comments:**

Normal growth observed

Some Skunk Vine and Torpedograss intrusion will be targeted during an upcoming maintenance.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



August, 2021



August, 2021

Site: 15**Comments:**

Site looks good

Other than some trash(addressed during inspection), site looks very good.

Action Required:

Routine maintenance next visit

Target:

August, 2021



August, 2021

Site: 16**Comments:**

Normal growth observed

Recent treatment for the submersed weed Slender Spikerush was successful. Minor shoreline weeds will be addressed next service.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



August, 2021



August, 2021

Site: 17**Comments:**

Normal growth observed

Shoreline weeds in right photo are showing signs of decomposition following a recent treatment. Open water looks good.

Action Required:

Routine maintenance next visit

Target:**Site: 18****Comments:**

Site looks good

Site has a healthy population of native vegetation. No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:

August, 2021



August, 2021

Site: 19**Comments:**

Normal growth observed

Very minor shoreline weed growth noted. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

August, 2021



August, 2021

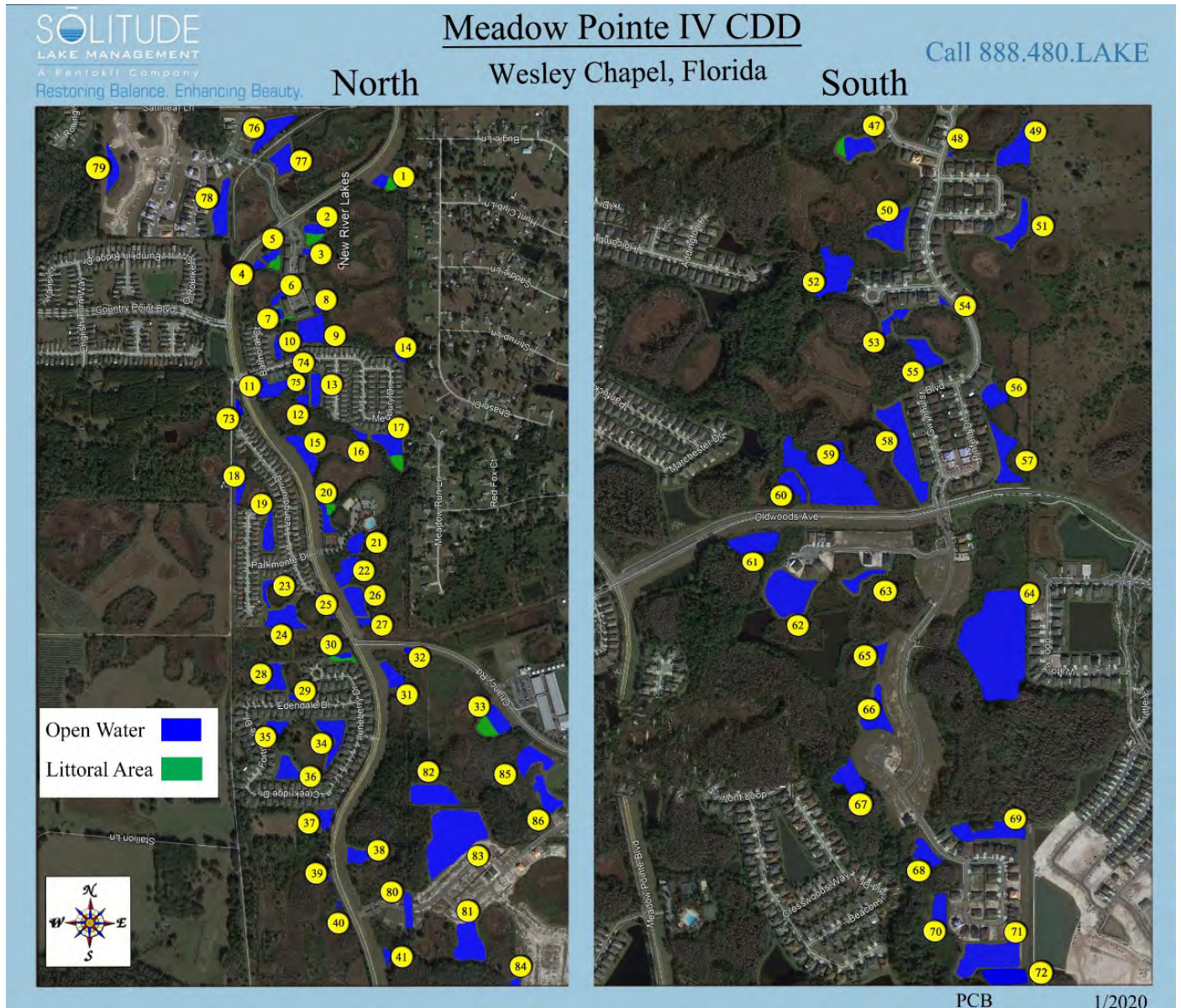
Management Summary

This month's inspection consisted of ponds in the Meadow Pointe North, Parkmonte and Whinesinton subdivisions. There were no serious issues found. Algae, floating weeds, and submersed weeds are all well under control. There was only some normal growth of shoreline weeds.

Pond levels have finally reached their maximum capacity and there was no evidence of any obstructed control structures. Everything appears to be flowing as it should.

Feel free to reach out with any questions or concerns and thank you for choosing Solitude Lake Management.

Site	Comments	Target	Action Required
1	Requires attention	Torpedograss	Routine maintenance next visit
2	Normal growth observed	Torpedograss	Routine maintenance next visit
3	Normal growth observed	Pennywort	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Pennywort	Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Site looks good		Routine maintenance next visit
12	Normal growth observed	Shoreline weeds	Routine maintenance next visit
13	Requires attention	Shoreline weeds	Routine maintenance next visit
14	Normal growth observed	Torpedograss	Routine maintenance next visit
15	Site looks good		Routine maintenance next visit
16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
17	Normal growth observed		Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Normal growth observed		Routine maintenance next visit



Tab 2



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

**3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543**



Operations/Maintenance Updates July 2021

- **ROMANER GRAPHICS 06/29/2021.** Purchased and mounted a 24.25" Howard Miller outdoor weatherproof metal wall clock \$256.00 for the pool deck.
- **ALLIANCE FIRE & SAFETY 07/19/2021.** Annual Fire extinguisher inspections \$66.00.



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- **ENCLAVE.** Replaced broken clutch key in the exit island side operator and the motor reset switch in the entrance island side operator \$143.70.
- **ENCLAVE.** This damage was due to a nearby lightning strike in my professional opinion. Replaced the bad door King circuit board \$2,676.00
- **ENCLAVE.** This damage was due to a nearby lightning strike in my professional opinion. Replaced the LR 3000 windshield reader since it turns out to be bad as well as the 1835 circuit board. AWID LR 3000 long range windshield reader \$3,425.00
- **MERIDIAN Checked alignments of all panels.** All of the panels are pretty well aligned. The exit panels line up evenly when closed the entrance panels have a 5/8" difference between the face when closed. To correct that 5/8" would require us to cut and re-weld the arm due to the stationary mounting point on the gate. If gate had pickets as opposed to a flat panel where the arm hooks up, a pinch bracket would be installed that would give us movement to allow the gates to be easily adjusted. All performing properly at this time \$0.00

FIELD MAINTENANCE

Aquatic Systems treated ponds on 07/06/2021, 07/19/2021, 07/26/2021, and 07/31/2021.

LMP Applied 54 LBS (18) Ferrous Sulfate on 07/27/2021.

Gate Repairs by Southern Automated

- **WHINSENTON 06/25/2021.** Replaced cellular circuit board and tested. All performing properly at this time. Serial number of new board is 19916. Serial number of old board is 8248. Note: part of the circuitry has visible damage. Either from lightning or a dead frog that was in the cellular housing box. Phone number is 813-528-6629. This is the same as before \$765.00.



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- **PARKMONTE 06/25/2021.** Replaced cellular circuit board and tested. All performing properly at this time. The serial number of the new board is 19928. Serial number of the old board is 1457. Phone number is 813-528-3194 the same as before \$765.00.
- **MP NORTH 06/25/2021.** Ordered 100 AWID windshield stickers \$1,021.66
- **WHINSENTON 06/25/2021.** Ordered 100 AWID windshield stickers \$1,021.66.
- **SHELLWOOD 06/25/2021.** Ordered 100 AWID windshield stickers \$1,021.66.
- **ENCLAVE 06/25/2021.** Ordered 100 AWID windshield stickers \$1,021.66.
- **ENCLAVE 07/01/2021.** Barcode reader not working. Wiegand is bad on 1835. In warranty, started an RMA, windshield reader is not reading labels, likely bad as well. Heavy lightning activity in the area the day it went down after we just put back in service from tropical storm the day before \$105.00.
- **STORM PREP 07/01/2021.** Locked open and staked all gates in preparation for the storms. Returned and closed all gates and put back in service \$630.00.

July 2021 Monthly Deputy's Report for Meadow Pointe IV

We had a total of 22 Vehicle Burglaries in the villages of Nesslewood and The Enclave. It should be noted this occurred between the hours of 3am to 5am and all vehicles were unlocked. The gates to these villages did not function correctly during this spree. All three suspects travelled from Clearwater, Florida and all suspects were juveniles. The trio was arrested shortly after this spree in a stolen vehicle out of St. Petersburg and all suspects still had hoodies and gloves on. An additional 22 felony charges were added to all three suspects.

The on-duty Deputy should be notified anytime a gate is non-functional. This will allow myself and Deputy Gutierrez to alter our schedule if needed for proper security of our



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community. As always, remind our residents the summer season is our busiest part of the year for auto burglaries; 99 percent of the vehicles are unlocked with visible valuables inside the vehicle. Please continue to broadcast through monthly emails to please lock your vehicles.

Calls for Service

Conducted 47 Directed patrols through villages.

Investigated 22 Vehicle Burglaries

Assisted with 3 Vehicle crashes.

3 Domestic Battery Calls

6 Welfare checks

3 Baker Acts

4 False Alarms

3 Suspicious vehicles

2 Trespassing calls

5 Illegal Parking's

Issued 7 traffic citations



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Meadow Pointe IV Payment Log

7/1/2021 through 7/31/2021

Date	Purpose (tag, fob, rental)	Check #	Check Amount	Card Amount
7/1/2021	1 TAG			\$10.00
7/1/2021	2 TAGS			\$20.00
7/1/2021	DEP ROOM RENTAL	106	\$100.00	
7/2/2021	1 TAG 2 FOBS			\$60.00
7/2/2021	1 TAG			\$10.00
7/3/2021	1 TAG			\$10.00
7/3/2021	1 TAG			\$10.00
7/3/2021	1 TAG			\$10.00
7/3/2021	1 TAG 1 FOB			\$35.00
7/5/2021	1 TAG			\$10.00
7/5/2021	1 TAG			\$10.00
7/5/2021	2 TAGS			\$20.00
7/5/2021	2 TAGS			\$20.00
7/8/2021	3 TAGS			\$30.00
7/9/2021	REFUND 1 TAG			-\$10.00
7/10/2021	1 TAG			\$10.00
7/11/2021	1 FOB			\$25.00
7/12/2021	REFUND ROOM DEP			-\$100.00
7/13/2021	1 FOB			\$25.00
7/14/2021	RM RENTAL + DEPOSIT			\$125.00
7/14/2021	1 FOB			\$25.00
7/15/2021	1 FOB 1 TAG			\$35.00
7/16/2021	2 TAGS			\$20.00
7/16/2021	1 TAG			\$10.00
7/17/2021	RM RENTAL 2 TIME SLOTS			\$50.00
7/17/2021	REFUND ROOM DEP	106	-\$100.00	
7/17/2021	1 TAG			\$10.00
7/17/2021	1 TAG			\$10.00
7/18/2021	REFUND ROOM DEP			-\$100.00
7/19/2021	1 TAG			\$10.00
7/19/2021	2 TAGS			\$20.00
7/20/2021	1 TAG			\$10.00
7/21/2021	1 TAG			\$10.00
7/22/2021	2 TAGS			\$20.00
7/23/2021	1 TAG			\$10.00



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7/23/2021	1 FOB			\$25.00
7/25/2021	1 TAG			\$10.00
7/29/2021	1 TAG, 1 FOB			\$35.00
7/29/2021	3 TAGS			\$30.00
7/29/2021	RM RENTAL + DEPOSIT			\$125.00
7/29/2021	2 TAGS			\$20.00
7/30/2021	1 FOB			\$25.00
7/30/2021	1 TAG			\$10.00
7/31/2021	1 FOB			\$25.00
7/31/2021	1 TAG			\$10.00
7/31/2021	2 TAGS			\$20.00
7/31/2021	1 TAG			\$10.00
7/31/2021	1 TAG			\$10.00
7/31/2021	1 FOB			\$25.00
			\$0.00	\$850.00



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Tab 4

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Meadow Pointe IV Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe IV Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2021.

Attested By:

**Meadow Pointe IV
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget

Tab 5

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe IV Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2021.

Attested By:

**Meadow Pointe IV
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Exhibit A



Rizzetta & Company

Meadow Pointe IV Community Development District

Meadowpointe4cdd.org

Approved Proposed Budget for Fiscal Year 2021/2022

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and



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accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.



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EXPENDITURES - FIELD OPERATIONS:

4.

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.



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Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.



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Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD as of 03/31/2021	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments	Actual FY 19/20
REVENUES								
Interest Earnings								
Interest Earnings	\$ 37	\$ 222	\$ -	\$ 222	\$ -	\$ -		\$ 1,717
Special Assessments								
Tax Roll*	\$ 1,209,317	\$ 1,209,317	\$ 1,145,771	\$ 63,546	\$ 1,278,479	\$ 132,708		\$ 1,152,045
Off Roll*	\$ 78,281	\$ 469,686	\$ 74,769	\$ 394,917	\$ -	\$ (74,769)		\$ 74,769
Other Miscellaneous Revenues								
Miscellaneous Revenues	\$ 4,311	\$ 8,622	\$ -	\$ 8,622	\$ -	\$ -		\$ 8,427
TOTAL REVENUES	\$ 1,291,946	\$ 1,687,847	\$ 1,220,540	\$ 467,307	\$ 1,278,479	\$ 57,939		\$ 1,236,958
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 23,417	\$ 23,417		\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,291,946	\$ 1,687,847	\$ 1,220,540	\$ 467,307	\$ 1,301,896	\$ 81,356		\$ 1,236,958
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.								
EXPENDITURES - ADMINISTRATIVE								
Legislative								
Supervisor Fees	\$ 8,000	\$ 16,000	\$ 12,000	\$ (4,000)	\$ 13,000	\$ 1,000		\$ 11,800
Financial & Administrative								
Administrative Services	\$ 2,900	\$ 5,800	\$ 5,800	\$ -	\$ 5,916	\$ 116		\$ 5,800
District Management	\$ 15,894	\$ 31,788	\$ 31,350	\$ (438)	\$ 31,977	\$ 627		\$ 31,514
District Engineer	\$ 8,284	\$ 16,568	\$ 12,500	\$ (4,068)	\$ 15,000	\$ 2,500		\$ 18,212
Disclosure Report	\$ 7,000	\$ 7,000	\$ 9,000	\$ 2,000	\$ 7,000	\$ (2,000)		\$ 9,000
Trustees Fees	\$ 13,081	\$ 13,081	\$ 15,000	\$ 1,919	\$ 15,000	\$ -		\$ 20,886
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,100	\$ 100		\$ 5,000
Financial & Revenue Collections	\$ 2,500	\$ 5,000	\$ 5,000	\$ -	\$ 5,100	\$ 100		\$ 5,000
Accounting Services	\$ 10,500	\$ 21,000	\$ 21,000	\$ -	\$ 21,420	\$ 420		\$ 21,000
Auditing Services	\$ -	\$ 4,850	\$ 4,975	\$ 125	\$ 4,850	\$ (125)		\$ 4,850
Arbitrage Rebate Calculation	\$ 2,000	\$ 2,000	\$ 1,500	\$ (500)	\$ 2,000	\$ 500		\$ 1,500
Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		\$ -
Public Officials Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,101	\$ 141	\$ 3,256	\$ 155		\$ 2,819
Legal Advertising	\$ 529	\$ 1,058	\$ 1,000	\$ (58)	\$ 1,000	\$ -		\$ 1,843
Bank Fees	\$ 96	\$ 192	\$ -	\$ (192)	\$ 200	\$ 200		\$ 223
Dues, Licenses & Fees	\$ 175	\$ 350	\$ 550	\$ 200	\$ 550	\$ -		\$ 855
Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -		\$ 150
Website Hosting, Maintenance, Backup (and	\$ 1,369	\$ 2,738	\$ 5,000	\$ 2,262	\$ 5,000	\$ -		\$ 5,063
Legal Counsel								
District Counsel	\$ 13,551	\$ 27,102	\$ 15,000	\$ (12,102)	\$ 20,000	\$ 5,000		\$ 29,204
Administrative Subtotal	\$ 93,839	\$ 162,487	\$ 148,426	\$ (14,061)	\$ 157,019	\$ 8,593		\$ 174,719
EXPENDITURES - FIELD OPERATIONS								
Law Enforcement								
Deputy	\$ 53,282	\$ 106,563	\$ 110,840	\$ 4,277	\$ 108,694	\$ (2,146)		\$ 104,566
Security Operations								
Security Monitoring / Equipment Lease	\$ 5,905	\$ 11,810	\$ 14,664	\$ 2,854	\$ -	\$ (14,664)		\$ 11,730
Electric Utility Services								
Utility Services	\$ 4,991	\$ 9,982	\$ 11,000	\$ 1,018	\$ 11,000	\$ -		\$ 12,001
Street Lights	\$ 38,298	\$ 76,596	\$ 70,000	\$ (6,596)	\$ 70,000	\$ -		\$ 71,178
Utility - Recreation Facilities	\$ 4,882	\$ 9,764	\$ 12,000	\$ 2,236	\$ 12,000	\$ -		\$ 11,284
Garbage/Solid Waste Control Services								
Garbage - Recreation Facility	\$ 420	\$ 840	\$ 1,000	\$ 160	\$ 1,000	\$ -		\$ 910
Solid Waste Assessment	\$ 3,057	\$ 3,057	\$ 2,000	\$ (1,057)	\$ 2,000	\$ -		\$ -
Garbage - Residential	\$ 41,221	\$ 82,442	\$ 88,420	\$ 5,978	\$ 88,420	\$ -		\$ 81,250
Water-Sewer Combination Services								

Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD as of 03/31/2021	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments	Actual FY 19/20
Utility Services	\$ 11,924	\$ 23,848	\$ 20,000	\$ (3,848)	\$ 25,000	\$ 5,000		\$ 24,528
Stormwater Control								
Stormwater Assessment	\$ -	\$ -	\$ 2,444	\$ 2,444	\$ 2,444	\$ -		\$ 2,444
Aquatic Maintenance	\$ 26,040	\$ 52,080	\$ 52,080	\$ -	\$ 52,080	\$ -		\$ 52,080
Mitigation Area Monitoring & Maintenance	\$ 3,055	\$ 6,110	\$ 35,650	\$ 29,540	\$ 35,650	\$ -		\$ 22,040
Aquatic Plant Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ (3,000)		\$ -
Stormwater System Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)		\$ 5,163
General Liability Insurance	\$ 3,498	\$ 3,498	\$ 3,664	\$ 166	\$ 3,848	\$ 184		\$ 3,331
Property Insurance	\$ 18,418	\$ 18,418	\$ 17,091	\$ (1,327)	\$ 20,260	\$ 3,169		\$ 15,909
Entry & Walls Maintenance	\$ 10,217	\$ 20,434	\$ 5,000	\$ (15,434)	\$ 5,000	\$ -		\$ 9,830
Landscape Maintenance	\$ 78,434	\$ 156,868	\$ 157,997	\$ 1,129	\$ 173,780	\$ 15,783		\$ 171,343
Landscape Maintenance - Neighborhood	\$ -	\$ -	\$ 16,258	\$ 16,258	\$ 30,133	\$ 13,875		\$ -
Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ -
Lift Station Maintenance	\$ 2,870	\$ 5,740	\$ 5,000	\$ (740)	\$ 5,000	\$ -		\$ 801
Landscape Annuals Color Rotation	\$ 2,640	\$ 5,280	\$ 5,664	\$ 384	\$ 6,230	\$ 566		\$ 5,053
Irrigation Maintenance	\$ -	\$ -	\$ 10,368	\$ 10,368	\$ -	\$ (10,368)		\$ -
Irrigation Repairs	\$ 582	\$ 1,164	\$ 5,000	\$ 3,836	\$ 6,000	\$ 1,000		\$ 3,776
Landscape - Mulch	\$ -	\$ -	\$ 22,145	\$ 22,145	\$ 24,360	\$ 2,215		\$ 12,900
Landscape Miscellaneous	\$ 750	\$ 1,500	\$ 2,500	\$ 1,000	\$ -	\$ (2,500)		\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 748	\$ 1,496	\$ 20,000	\$ 18,504	\$ 25,000	\$ 5,000		\$ 19,841
Landscape OTC Palm Injections	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ (1,200)		\$ -
Landscape Fertilization	\$ 7,932	\$ 15,864	\$ 15,085	\$ (779)	\$ 16,500	\$ 1,415		\$ 16,560
Field Services	\$ 4,350	\$ 8,700	\$ 8,700	\$ -	\$ 8,700	\$ -		\$ 8,700
Holiday Decorations Clubhouse	\$ 2,491	\$ 2,491	\$ 2,500	\$ 9	\$ 2,500	\$ -		\$ 872
Landscape Pest Control	\$ 2,050	\$ 4,100	\$ 4,080	\$ (20)	\$ 4,200	\$ 120		\$ 4,295
Fire Ant Treatment	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)		\$ -
Road & Street Facilities								
Gate Phone/Internet	\$ 2,580	\$ 5,160	\$ 5,000	\$ (160)	\$ 8,782	\$ 3,782		\$ 4,675
Streetlight/decorative light maint.	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ (2,000)		
Gate/Camera Repairs & Equipment	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000		
Gate Facility Maintenance Plan	\$ 32,786	\$ 65,572	\$ 30,000	\$ (35,572)	\$ 7,680	\$ (22,320)		\$ 50,182
Gate Security Camera Monitoring & Maintenance	\$ 306	\$ 612	\$ 14,000	\$ 13,388	\$ 14,000	\$ -		\$ 8,340
Sidewalk Repair & Maintenance	\$ 22,150	\$ 44,300	\$ 5,000	\$ (39,300)	\$ 15,000	\$ 10,000		\$ 11,110
Streetlight Deposit Bond	\$ 5,321	\$ 10,642	\$ 500	\$ (10,142)	\$ 7,000	\$ 6,500		\$ 7,095
Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -		\$ 1,490
Roadway Repair & Maintenance	\$ 75	\$ 150	\$ 5,000	\$ 4,850	\$ 5,000	\$ -		\$ -
Parks & Recreation								
Management Contract	\$ 84,486	\$ 168,972	\$ 162,214	\$ (6,758)	\$ 166,000	\$ 3,786		\$ 169,912
Vehicle	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ (2,000)		
Facility Supplies	\$ 2,452	\$ 4,904	\$ 12,814	\$ 7,910	\$ 12,800	\$ (14)		\$ 12,879
Fitness Equipment Lease Maint & Repairs	\$ 310	\$ 620	\$ 7,000	\$ 6,380	\$ 5,000	\$ (2,000)		\$ 4,528
Pool Service Contract	\$ 6,870	\$ 13,740	\$ 13,740	\$ -	\$ 14,940	\$ 1,200		\$ 13,740
Pool Supplies and Repairs	\$ 999	\$ 1,998	\$ 2,000	\$ 2	\$ 2,500	\$ 500		\$ 2,965
Security Monitoring Services at Clubhouse	\$ 7,332	\$ 14,664	\$ 10,000	\$ (4,664)	\$ 15,276	\$ 5,276		\$ 14,664
Security System at Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Maintenance & Repairs	\$ 4,927	\$ 9,854	\$ 18,000	\$ 8,146	\$ 18,000	\$ -		\$ 26,569
Telephone Fax, Internet	\$ 2,848	\$ 5,696	\$ 5,399	\$ (297)	\$ 5,500	\$ 101		\$ 5,617
Pest Control & Termite Bond	\$ 306	\$ 612	\$ 540	\$ (72)	\$ 600	\$ 60		\$ 612
Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -		\$ 3,835
Wildlife Management Services	\$ 7,385	\$ 14,770	\$ 14,500	\$ (270)	\$ 14,500	\$ -		\$ 14,585
Special Events	\$ 600	\$ 1,200	\$ 5,000	\$ 3,800	\$ 5,000	\$ -		\$ 2,702
Contingency								
Miscellaneous Contingency	\$ 3,351	\$ 6,702	\$ 3,477	\$ (3,225)	\$ 5,000	\$ 1,523		\$ 9,039
Capital Outlay Projects	\$ -	\$ -	\$ 10,080	\$ 10,080	\$ 25,000	\$ 14,920		\$ 14,000
Field Operations Subtotal	\$ 513,139	\$ 998,813	\$ 1,072,114	\$ 73,301	\$ 1,144,877	\$ 72,763		\$ 1,050,924
Contingency for County TRIM Notice								
TOTAL EXPENDITURES	\$ 606,976	\$ 1,161,300	\$ 1,220,540	\$ 59,240	\$ 1,301,896	\$ 81,356		\$ 1,225,643

Approved Proposed Budget
Meadow Pointe IV Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD as of 03/31/2021	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments	Actual FY 19/20
EXCESS OF REVENUES OVER EXPENDITURES	\$ 684,970	\$ 526,547	\$ -	\$ 526,547	\$ (0)	\$ (0)		\$ 11,315

**Approved Proposed Budget
Meadow Pointe IV Community Development District
Reserve Fund
Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 160,063	\$ 160,063	\$ 160,063	\$ -	\$ 192,565	\$ 32,502	
Off Roll*	\$ 2,565	\$ 2,664	\$ 2,565	\$ 99		\$ (2,565)	
Interest Earnings							
Interest Earnings	\$ 51	\$ 102	\$ -	\$ 102	\$ -	\$ -	
TOTAL REVENUES	\$ 162,679	\$ 162,829	\$ 162,628	\$ 201	\$ 192,565	\$ 29,937	
Balance Forward from Cap Reserves	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ (100,000)	
TOTAL REVENUES AND BALANCE FORWARD	\$ 162,679	\$ 262,829	\$ 262,628	\$ 201	\$ 192,565	\$ (70,063)	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES							
Contingency							
Capital Reserves	\$ 83,068	\$ -	\$ -	\$ -	\$ 2,565	\$ 2,565	
Capital Outlay (Sidewalks and Roads)	\$ 35,600	\$ 262,829	\$ 262,628	\$ (201)	\$ 190,000	\$ (72,628)	
TOTAL EXPENDITURES	\$ 118,668	\$ 262,829	\$ 262,628	\$ (201)	\$ 192,565	\$ (70,063)	
EXCESS OF REVENUES OVER	\$ 44,011	\$ -	\$ -	\$ -	\$ -	\$ -	

Budget Template
Meadow Pointe IV Community Development District
Debt Service
Fiscal Year 2021/2022

Chart of Accounts Classification	Series 2015	Series 2012A-1	Series 2012A-2	Series 2014A	Budget for 2021/2022
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
TOTAL REVENUES	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
EXPENDITURES					
Administrative					
Debt Service Obligation	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
Administrative Subtotal	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
TOTAL EXPENDITURES	\$ 177,208.73	\$ 145,330.08	\$ 279,180.00	\$ 105,840.00	\$ 707,558.81
EXCESS OF REVENUES OVER E	0	0	0	0	0

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$ 752,561.83

Notes:

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Meadow Pointe IV Community Development District				
FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE				
2021/2022 O&M Budget		\$1,494,461.26		
Collection Cost @	2%	\$31,797.05		
Early Payment Discount @	4%	\$63,594.10		
2021/2022 Total:		<u>\$1,589,852.40</u>		
2020/2021 O&M Budget		\$1,383,168.00		
2021/2022 O&M Budget		\$1,494,461.26		
Total Difference:		<u><u>\$111,293.26</u></u>		
PER UNIT ANNUAL ASSESSMENT				
	2020/2021	2021/2022	Proposed Increase / Decrease	
SF 50' - Whinsenton - 2015				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,797.83	\$151.98	9.23%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Total	<u>\$2,245.97</u>	<u>\$2,397.95</u>	<u>\$151.98</u>	<u>6.77%</u>
SF 50' - Parkmonte - 2015				
Debt Service - 2015	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,797.83	\$151.98	9.23%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Total	<u>\$2,239.66</u>	<u>\$2,391.64</u>	<u>\$151.98</u>	<u>6.79%</u>
SF 60' - Shellwood Place - 2015				
Debt Service - 2015	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,797.83	\$151.98	9.23%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Total	<u>\$2,346.37</u>	<u>\$2,498.35</u>	<u>\$151.98</u>	<u>6.48%</u>
SF 55' - Provence Phase 1				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Total	<u>\$2,579.97</u>	<u>\$2,694.10</u>	<u>\$114.13</u>	<u>4.42%</u>
SF 55' - Provence Phase 2				
Debt Service - 2014A	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Total	<u>\$2,579.97</u>	<u>\$2,694.10</u>	<u>\$114.13</u>	<u>4.42%</u>
TH - Meadow Pointe North				
Debt Service - 2012A-1	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,645.85	\$1,797.83	\$151.98	9.23%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Total	<u>\$2,282.34</u>	<u>\$2,434.32</u>	<u>\$151.98</u>	<u>6.66%</u>
SF 75' - Windsor Phase 1				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Total	<u>\$2,850.28</u>	<u>\$2,964.41</u>	<u>\$114.13</u>	<u>4.00%</u>
SF 75' - Windsor Phase 2				
Debt Service - 2012A-1	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$123.78	\$123.78	\$0.00	0.00%
Total	<u>\$2,850.28</u>	<u>\$2,964.41</u>	<u>\$114.13</u>	<u>4.00%</u>
SF 70' - Enclave Phase 1				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	<u>\$2,778.98</u>	<u>\$2,893.11</u>	<u>\$114.13</u>	<u>4.11%</u>
SF 70' - Enclave Phase 2				
Debt Service - 2012A-2	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	<u>\$2,778.98</u>	<u>\$2,893.11</u>	<u>\$114.13</u>	<u>4.11%</u>
TH - Enclave				
Debt Service - 2012A-2	\$550.00	\$550.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$52.48	\$52.48	\$0.00	0.00%
Total	<u>\$2,203.98</u>	<u>\$2,318.11</u>	<u>\$114.13</u>	<u>5.18%</u>
SF 65' - Meridian				
Debt Service - 2012A-2	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,601.50	\$1,715.63	\$114.13	7.13%
Road Reserve	\$78.78	\$78.78	\$0.00	0.00%
Total	<u>\$2,580.28</u>	<u>\$2,694.41</u>	<u>\$114.13</u>	<u>4.42%</u>

MEADOW POINTE IV

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED						TOTAL ADMIN. & FIELD BUDGET				TOTAL LANDSCAPE BUDGET				PER UNIT ASSESSMENTS						
LOT SIZE	O&M	DEBT ^{(1) (2)}				TOTAL UNITS	% TOTAL UNITS	FIELD PER PARCEL	FIELD PER LOT	TOTAL UNITS	% TOTAL UNITS	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT	O&M	Road Reserve	DS 2015 ⁽³⁾	DS 2012A-1 ⁽³⁾	DS 2012A-2 ⁽³⁾	DS 2014A ⁽³⁾	TOTAL ⁽⁴⁾
		2015	2012A-1	2012A-2	2014A															
SF 50' - Whinsenton - 2015	104	104				104.00	11.45%	\$178,425.98	\$1,715.63	104.00	26.67%	\$8,548.37	\$82.20	\$1,797.83	\$61.64	\$538.48				\$2,397.95
SF 50' - Parkmonte - 2015	109	109				109.00	12.00%	\$187,004.15	\$1,715.63	109.00	27.95%	\$8,959.35	\$82.20	\$1,797.83	\$55.33	\$538.48				\$2,391.64
SF 60' - Shellwood Place - 2015	115	114				115.00	12.67%	\$197,297.95	\$1,715.63	115.00	29.49%	\$9,452.52	\$82.20	\$1,797.83	\$54.35	\$646.17				\$2,498.35
SF 55' - Provence Phase 1	69				69	69.00	7.60%	\$118,378.77	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$78.47				\$900.00	\$2,694.10
SF 55' - Provence Phase 2	56				56	56.00	6.17%	\$96,075.53	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$78.47				\$900.00	\$2,694.10
TH - Meadow Pointe North	62		62			62.00	6.83%	\$106,369.33	\$1,715.63	62.00	15.90%	\$5,096.14	\$82.20	\$1,797.83	\$86.49		\$550.00			\$2,434.32
SF 75' - Windsor Phase 1	42		42			42.00	4.63%	\$72,056.64	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$123.78		\$1,125.00			\$2,964.41
SF 75' - Windsor Phase 2	66		65			66.00	7.27%	\$113,231.87	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$123.78		\$1,125.00			\$2,964.41
SF 70' - Enclave Phase 1	62			62		62.00	6.83%	\$106,369.33	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$52.48			\$1,125.00		\$2,893.11
SF 70' - Enclave Phase 2	55			55		55.00	6.06%	\$94,359.89	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$52.48			\$1,125.00		\$2,893.11
TH - Enclave	52			52		52.00	5.73%	\$89,212.99	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$52.48			\$550.00		\$2,318.11
SF 65' - Meridian	116			115		116.00	12.78%	\$199,013.59	\$1,715.63	0.00	0.00%	\$0.00	\$0.00	\$1,715.63	\$78.78			\$900.00		\$2,694.41
						908.00	100.00%	\$1,557,796.02		390.00	100.00%	\$32,056.38								

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%): (\$93,467.76)

(\$1,923.38)

Net Revenue to be Collected \$1,464,328.26

\$30,133.00

Reflects 1 (one) Series 2015 prepayment.

Reflects the number of total lots with Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A debt outstanding.

Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2012A-1, Series 2012A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

**Meadow Pointe IV CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	6%				Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Net	Gross					
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64			\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33			\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35			\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47			\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49			\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78			\$13,368.44	\$12,566.33	\$9.70
PARCEL N, O & P Ph. 1 & 2 ENLCAVE	169	\$59,049.22	\$49.91	\$53.10			\$8,974.05	\$8,435.60	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78			\$9,138.57	\$8,590.25	\$6.17
Total	908	\$377,567.32		Gross	\$65,343.80		\$65,343.80	\$61,423.17	
				net	\$61,423.17				
				variance	\$3,920.63				

* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

* Inflation based on 1.5% increase per year

Tab 6

RESOLUTION 2021-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW
POINTE IV COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE
BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR
2021/2022, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Meadow Pointe IV Community Development District (“**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 District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2021/2022 shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2021.

ATTEST:

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022

October 13, 2021

November 10, 2021 *

December 8, 2021

January 12, 2022 *

February 9, 2022

March 9, 2022

April 13, 2022

May 11, 2022

June 8, 2022 *

July 13, 2022

August 10, 2022 *

September 14, 2022

The meetings will convene at 10:00 a.m. (* with the exception of the months of November, January, June and August when it will meet at 5:00 p.m.) at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

Tab 7

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2021 (the “**Effective Date**”), by and between **Meadow Pointe IV Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B

Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	Monthly	Annually
Management	\$2,664.75	\$31,977
Administrative	\$493.00	\$5,916
Accounting	\$1,785.00	\$21,420
Financial & Revenue Collections	\$425.00	\$5,100
Assessment Roll ⁽¹⁾		\$5,100
Total Standard On-Going Services	\$5,367.75	\$69,513

⁽¹⁾ Assessment Roll is paid in one lump-sum payment at the time the roll is completed

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES: Hourly Upon Request

ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

Tab 8

**DCSI Inc "Security & Sound"**

P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcisecurity.com
http://DCSIsecurity.com

Invoice**BILL TO**

Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

SHIP TO

Meadow Pointe CDD Community Park
3900 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
28425	04/13/2021	\$152.97	04/28/2021	Net 15	

P.O. NUMBER
10/13/08-03-03i

SALES REP
DC

ACCT#/LOT/BLK
U681585973

DATE	ACTIVITY	QTY	RATE	AMOUNT
	M:ADT339903i 24 HR ADT MONITORING SERVICE QUARTERLY INVOICED	1	101.97	101.97
	M:ADTCELL12-03 GSM 4G CELLULAR BACKUP SERVICE QUARTERLY	1	36.00	36.00
	M:ADTO/CLOG03 ADT OPEN/CLOSE LOG QUARTERLY INVOICED	1	15.00	15.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive \$25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE

\$152.97

Date Rec'd Rizzetta & Co., Inc. 4/13/21
D/M approval AB Date 05/10/2021
Date entered 5/6/21
Fund 1 GL 57200 OC 4904
Check # _____

**DCSI Inc "Security & Sound"**

P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice**BILL TO**

Meadow Pointe IV CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

SHIP TO

Meadow Pointe IV CDD
3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
28615	06/04/2021	\$525.00	06/19/2021	Net 15	

P.O. NUMBER
09759

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/03/2021	Access/ Gate OE-KEYFPK25 26 Bit Access Key Fobs Card #'s: 51426-51475 51526-51575 FC: 183	100	5.25	525.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive \$25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE

\$525.00

Date Rec'd Rizzetta & Co., Inc. 6/4/21
D/M approval *Meh* Date 06/14
Date entered 6/10/21
Fund 1 GL 54100 OC 4608
Check # _____

**DCSI Inc "Security & Sound"**

P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice**BILL TO**

Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

SHIP TO

Meadow Pointe CDD Community Park
3900 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
28756	07/13/2021	\$152.97	07/28/2021	Net 15	

P.O. NUMBER
10/13/08-03-03i

SALES REP
DC

ACCT#/LOT/BLK
U681585973

DATE	ACTIVITY	QTY	RATE	AMOUNT
	M:ADT339903i 24 HR ADT MONITORING SERVICE QUARTERLY INVOICED	1	101.97	101.97
	M:ADTCELL12-03 GSM 4G CELLULAR BACKUP SERVICE QUARTERLY	1	36.00	36.00
	M:ADTO/CLOG03 ADT OPEN/CLOSE LOG QUARTERLY INVOICED	1	15.00	15.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$152.97

Date Rec'd Rizzetta & Co., Inc. 7/13/21

D/M approval Meh Date 07/19

Date entered 7/15/21

Fund 1 GL 57200 OC 4904

Check # _____

Tab 9

Solitude

SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe IV CDD - Attn. Matt Huber / Rizzetta & Company

PROPERTY NAME: Meadow Pointe IV CDD

CONTRACT EFFECTIVE DATE: August 1, 2021, through July 31, 2022

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

SPECIFICATIONS: Eighty One (81) ponds, Sites 1 through 41 and 47 through 86 (71.62 acres; 67,407 perimeter)

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The Total Contract Price is **\$30,380.00**. SOLitude shall invoice Customer **\$4,340.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of seven (7) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of seven (7) months. For the convenience of the customer, we offer Monthly Contract Pricing that is simply an even seven (7) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. For this reason, should the Customer cancel the contract early, or be in default for any reason, the Customer will be responsible for immediately paying the remaining portion of annual contract work completed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract may be canceled by either party with thirty (30) days written notice. Customer shall be responsible for payment in full for the entire portion of the contract work completed up until the date of early termination. Payment for the final remaining balance shall be due immediately upon final termination of this contract under this clause.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

MEADOW POINTE IV CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - ANNUAL MANAGEMENT SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected on a **seven (7) time per month** basis during the months of **August through October** and on a **six (6) times per month** basis during the months of **November through February**.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **seven (7) time per month** basis during the months of **August through October** and on a **six (6) times per month** basis during the months of **November through February**.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **seven (7) time per month** basis during the months of **August through October** and on a **six (6) times per month** basis during the months of **November through February**.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖlitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Stocking for improved Algae Control:

1. Stocking triploid grass carp should be considered as part of an integrated Pest Management (IPM) program. Grass Carp in these programs will often times reduce the amount of pesticides required to properly maintain ponds, helping to achieve our long-term goals of quality management through the restoration of ecological balance. Grass Carp are regulated by each state and permits will be obtained by the contractor on behalf of the client. In situations or states where grass carp are not appropriate or legal, they will not be stocked.

Permitting:

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Compliance and enforcement of temporary water-use restrictions where applicable.

Special Customer Site Inspection Report

1. Included Monthly.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES CONTRACT ADDENDUM

CUSTOMER NAME: Meadow Pointe IV CDD - % Aimee Brandon, Rizzetta & Co.

PROPERTY NAME: Meadow Pointe IV CDD

CONTRACT DATE: May 11, 2021

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Add-On Maintenance for New Ponds

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and for the same period as the current Services Contract.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Contract Addendum Price is **\$2,280.00**. SOLitude shall invoice Customer **\$190.00 per month** for the Services to be provided under this Agreement. The price indicated in this contract addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is an Addendum to an existing annual management program as described in the Schedule A attached, and shall remain in force and renew with the same terms and for the same time period as the existing contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe IV CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - ANNUAL MANAGEMENT SERVICES

Specifications: Annual Maintenance for Three (3) New Ponds - 1.87 Total Acres - 2,511 Linear Feet



Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Erosion
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat

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- Trash and debris
- 2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
- 3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
- 4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one (1) time per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

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Pond Algae Control:

1. Pond(s) will be inspected on a **one (1) time per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe IV CDD - % Aimee Brandon, Rizzetta & Co.

PROPERTY NAME: Meadow Pointe IV CDD

CONTRACT DATE: May 11, 2021

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Aquatic Plant Installation - Ponds #34 through #37

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$13,148.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe IV CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along the 3,622 linear feet of shoreline in **Ponds #34, 35, 36 and 37** at Meadow Pointe IV CDD located in Wesley Chapel, FL. Bareroot plants to be delivered and planted in accordance to specifications below.



Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation in **three (3) rows** in 4"- 18" of water:
 - **Gulf Spikerush (*Eleocharis cellulosa*)**
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.

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6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety (90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

General:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
4. Contractor will maintain general liability and workman's compensation insurance.
5. While SOLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that

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exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SÖLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

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SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe IV CDD - % Aimee Brandon, Rizzetta & Co.

PROPERTY NAME: Meadow Pointe IV CDD

CONTRACT DATE: May 11, 2021

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Aquatic Plant Installation - Ponds #76 through #79

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$9,512.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

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5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe IV CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along 2,620 linear feet of shoreline in **Ponds #76, 77, 78 and 79** at Meadow Pointe IV CDD located in Wesley Chapel, FL. Bareroot plants to be delivered and planted in accordance to specifications below.



Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation in **three (3) rows** in 4"- 18" of water:
 - **Duck Potato (*Sagittaria lancifolia*)**
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.

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6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety (90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

General:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
4. Contractor will maintain general liability and workman's compensation insurance.
5. While SOLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that

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Blank



SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe IV CDD - % Aimee Brandon, Rizzetta & Co.

PROPERTY NAME: Meadow Pointe IV CDD

CONTRACT DATE: May 11, 2021

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Aquatic Plant Installation - Ponds #80, 85 and 86

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$5,536.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe IV CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

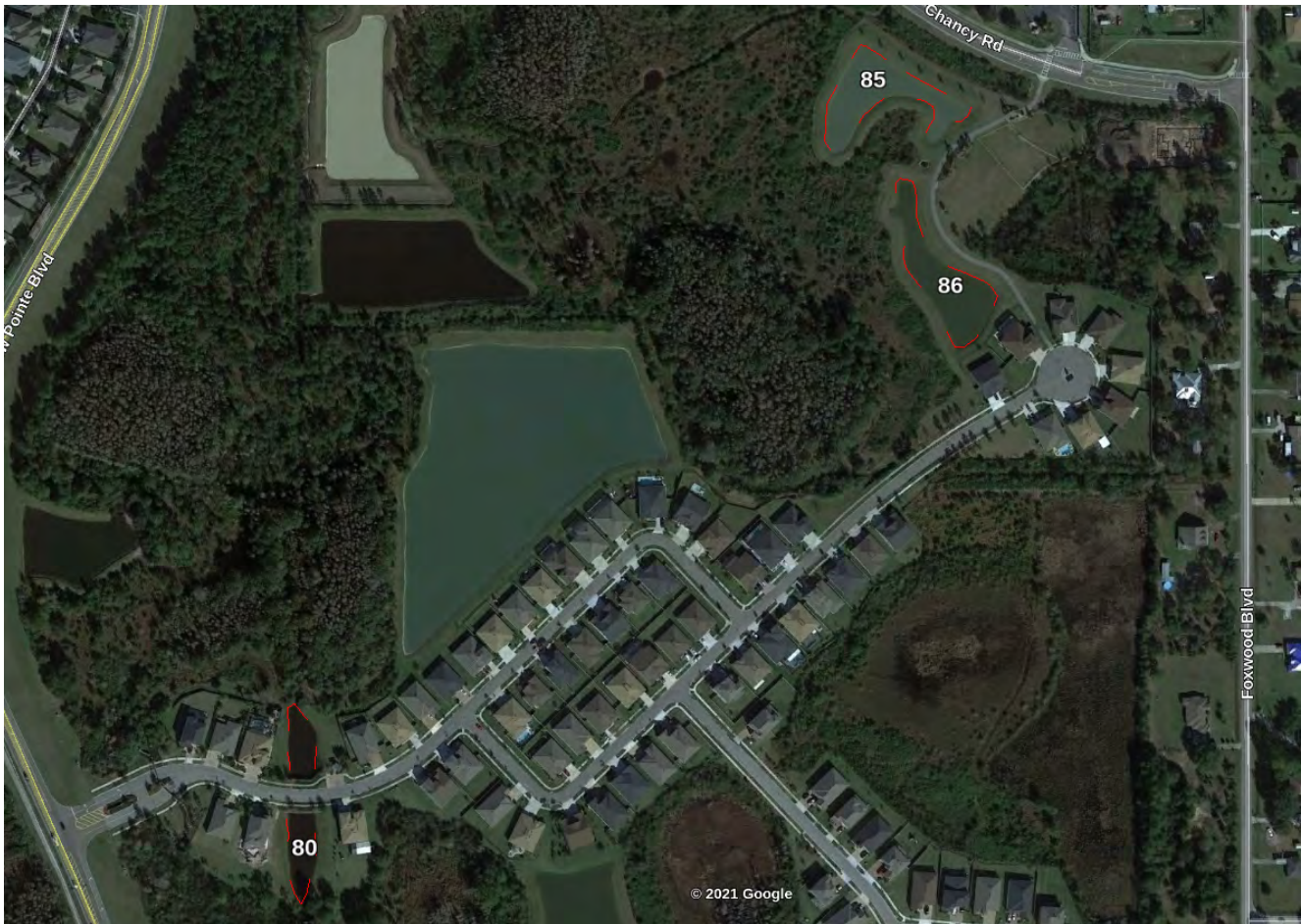
**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along 1,525 linear feet of shoreline in **Ponds #80, 85 and 86** at Meadow Pointe IV CDD located in Wesley Chapel, FL. Bareroot plants to be delivered and planted in accordance to specifications below.



Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation in **three (3) rows** in 4"- 18" of water:
 - **Pickerelweed (*Pontederia cordata*)**
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.

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5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety (90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

General:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
4. Contractor will maintain general liability and workman's compensation insurance.
5. While SÖLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SÖLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Advanced Aquatic



Waterway Management Proposal

For

Meadow Pointe IV

Community Development District

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



July 21, 2021

Meadow Pointe IV CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: Matthew Huber, Regional District Manager

Dear Matt & CDD Board of Supervisors,

Thank you for the opportunity to submit our proposal for the management of the 84 Stormwater ponds at Meadow Pointe IV Community Development District.

Advanced Aquatic is a family owned, Florida based company and has succeeded in the waterway management business across Florida for 30 years. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to algae & aquatic weed control, water quality and littoral maintenance. Advanced Aquatic is a pro-active organization that believes in making ongoing recommendations that will help to improve your pond ecosystems. For example, we are committed to the importance of recommending the creation and care of living shorelines of aquatic plants native to Florida.

Our entire team at Advanced Aquatic will work diligently to earn your trust and will provide the stellar service, communication, and responsiveness that the CDD Board of Supervisors expects and deserves.

Sincerely,

Doug Agnew

Doug Agnew

Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- *Always* carefully identifying and listening to the goals and expectations of our customers. 2- Crafting *everything* we do with focus upon customers goals and expectations. 3- Maximizing communication with all customers so that we can be as proactive as possible with all recommendations. 4- Respond to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



REFERENCES

Feather Sound Country Club	Mike Strube	727-433-4552
Carillon Park- Clearwater	Thomas White	727-290-9276
Heritage Lake- New Port Richey	Ray Geroux	727-376-0021
Key Vista HOA- Holiday	Mary Fritzler	727-451-7900
Tuscany at Innisbrook	Brandy Fetter	727-943-5697
Highland Lakes- Palm Harbor	Dan Kay	727-279-0201
City of Largo	Mike Weaver	727-495-7323
Lansbrook Master Assoc.	Ed Anderson	727-943-7076
Placido Bayou- St. Petersburg	Dietta Burgoyne	727-525-1147
Villages of Bayport- Tampa	Jeanie Spencer	813-855-1051
Cortez of Carrollwood- Tampa	Gigi Kalina	813-341-0943
City of Tampa	Julio Barrera	813-478-5068
Pebble Creek Village- New Tampa	Larry Savage	813-770-7342

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Meadow Pointe IV CDD

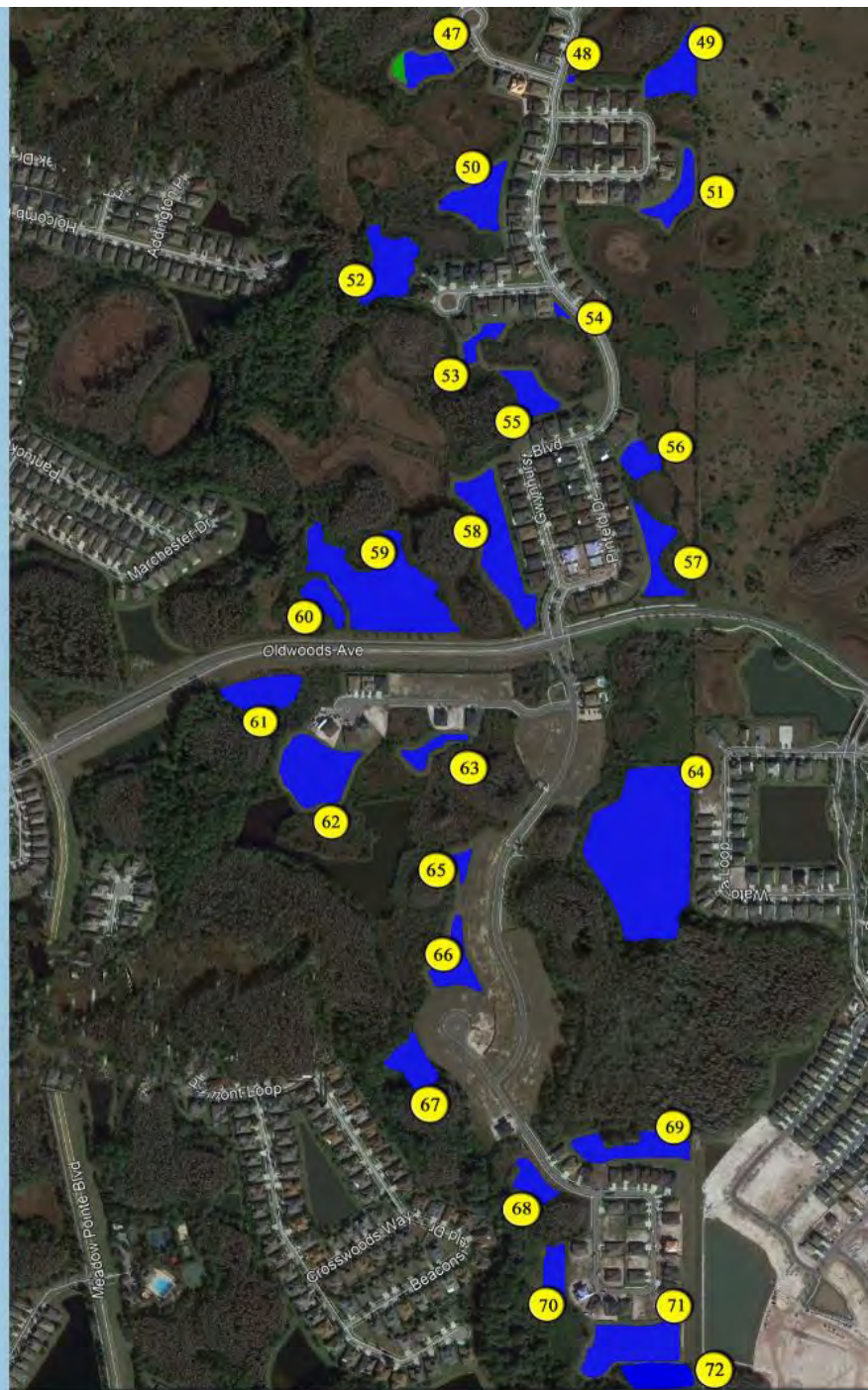
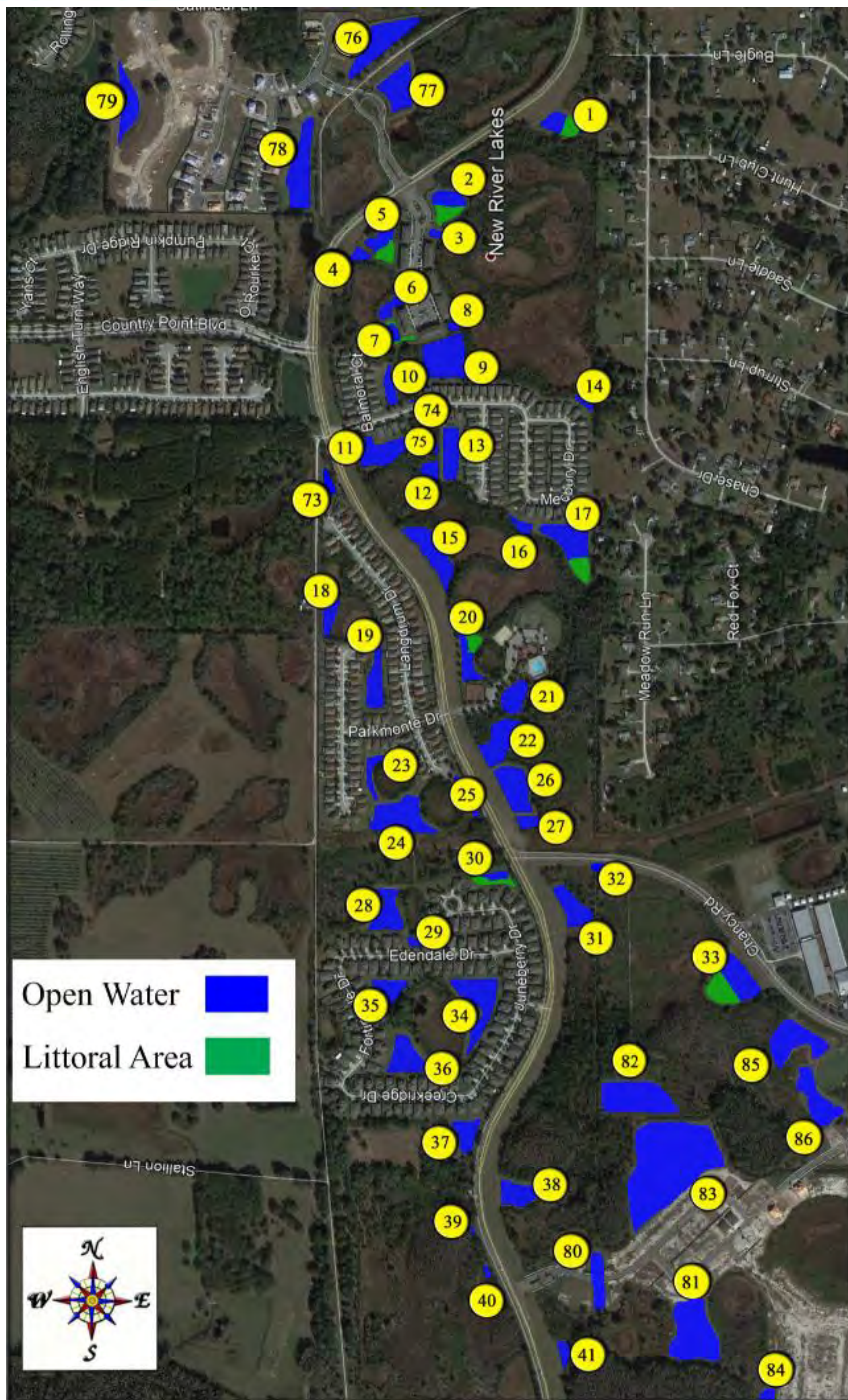
Wesley Chapel, FL

www.AdvancedAquatic.com

1-800-491-9621

North

South



Meadow Pointe IV CDD

Wesley Chapel, FL

www.AdvancedAquatic.com

1-800-491-9621



Meadow Pointe IV CDD

Wesley Chapel, FL



Add-on Pond #87



Add-on Pond #88



Add-on Pond #89



Example of Need for Boat
Treatment



Example of Need for Small
Boat Launch Pond #14



Example of Need of
Additional Native Plantings

Meadow Pointe IV CDD Wesley Chapel, FL



Example of Nice Sagittaria
Native Plant Growth



Example of Excellent Growth
of Native Gulf Spikerush



Example of Invasive Torpedo
Grass on Waterside of Native
Planted Shelf



Native and Invasive Plant
Growth



Native Plant Candidate



Well Maintained Pond #80



Proposal Date: July 21, 2021

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Meadow Pointe IV CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: Matthew Huber, Regional District Manager

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage eighty-four (84) ponds with a total shoreline of approximately 72,263 linear feet located at Meadow Pointe IV CDD in Tampa, Florida.
- 2) Ponds will be inspected seventy-eight (78) times per year with treatment as required (1 visit per week November 1 thru April 30, 2 visits per week May 1 thru October 31).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Aquatic Maintenance – Advanced Aquatic Services shall maintain all ponds (84) and drainage structures associated with the project in a condition where they are clear of any exotic and/or nuisance species of aquatic plants, algae, weeds or any other type of unsightly and/or harmful plant species, including, but not limited to, cattails (*Typha* spp.), torpedo grass (*Panicum repens*), primrose willow (*Ludwigia peruviana*) and alligator weed.

In addition, Advanced Aquatic Services shall maintain and protect any beneficial aquatic plants that are currently present, as well as, future plantings within pond design littoral shelves (to achieve improved stormwater quality) and pond perimeters (to achieve improved slope stabilization).

All chemical/herbicide treatments will be performed in a manner that does not subject any pond slope to erosion.

Herbicide applications shall be scheduled a minimum of once per week during the dry season and twice per week during the wet season. Advanced Aquatic Services shall schedule a field visit every week to review the condition of the Project Ponds, and provide written (email) reports on the condition of the ponds. Advanced Aquatic Services shall schedule a monthly walk-through with the Field Manager to review the condition of the ponds.

Litter Control – Advanced Aquatic Services shall be responsible for removal and disposal of any litter and debris within the ponds, including the shoreline, that are part of this project.

Reporting – Advanced Aquatic Services shall provide a monthly report on the condition of all ponds in the community. Report shall include photos, descriptions of work completed and a description of future planned work in the community.

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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

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Proposal Date: July 21, 2021

(Meadow Pointe IV CDD, 2 of 3)

Chemical Testing – On a six-month basis Advanced Aquatic Services shall provide water quality testing results in a written report for the following; dissolved oxygen, temperature, pH, conductivity, phosphorus, nitrogen and ammonia. The ponds to be routinely tested would be four (4) ponds selected by the District.

Total Monthly Investment

\$4,300.00

Payments shall be payable in equal and consecutive monthly installments of \$4,300.00

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a three percent (3%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

4) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.

5) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

6) Under shoreline grass control program AAS, Inc. will treat border grasses and brush.

Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

7) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

8) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

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lakes@advancedaquatic.com

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Proposal Date: July 21, 2021

(Meadow Pointe IV CDD, 3 of 3)

9) Thirty (30) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

10) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

11) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

12) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

13) CUSTOMER has requested to be shown as "Additional Insured" on AAS, Inc.'s General Liability Insurance. Please initial here_____.

14) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

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lakes@advancedaquatic.com

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ADVANCED AQUATIC SERVICES, INC.
-PLANTING PROPOSAL ON PONDS 34, 35, 36 & 37-

July 21, 2021

Meadow Pointe IV CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: Matthew Huber, Regional District Manager

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver and install 10,866 fresh bare root plants consisting of Gulf spike. The Proposed planting installation is located on ponds 34, 35, 36 & 37 at Meadow Pointe IV CDD in Tampa, Florida (per map below).



We will install the aquatic vegetation in three (3) rows in 4" – 18" of water. Plants will be spaced 12" apart.

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, i.e. Grass carp, Exotic snails, Muscovy ducks, Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.

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3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$13,148.00**

*Advanced Aquatic Services will guarantee an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

Accepted by: _____ Title _____ Date _____

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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

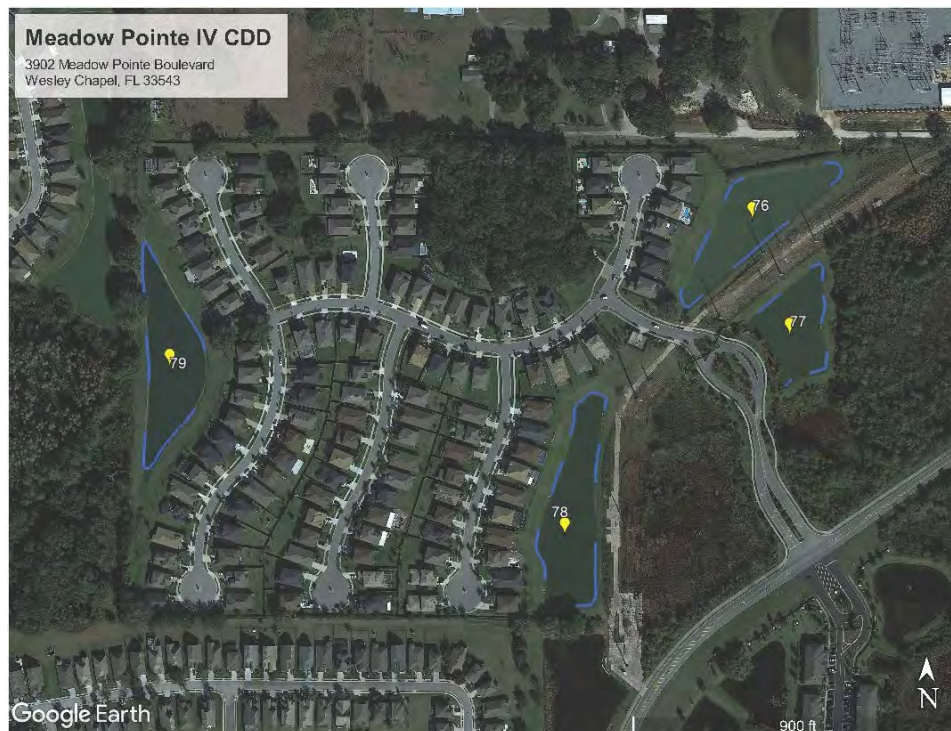


ADVANCED AQUATIC SERVICES, INC.
-PLANTING PROPOSAL ON PONDS 76, 77, 78 & 79-

July 21, 2021

Meadow Pointe IV CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: Matthew Huber, Regional District Manager

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver and install 7,860 fresh bare root plants consisting of Duck Potato. The Proposed planting installation is located on ponds 76, 77, 78 & 79 at Meadow Pointe IV CDD in Tampa, Florida (per map below).



We will install the aquatic vegetation in three (3) rows in 4" – 18" of water. Plants will be spaced 12" apart.

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, i.e. Grass carp, Exotic snails, Muscovy ducks, Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.

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lakes@advancedaquatic.com

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3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$9,512.00**

*Advanced Aquatic Services will guarantee an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

Accepted by: _____ Title _____ Date _____

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lakes@advancedaquatic.com

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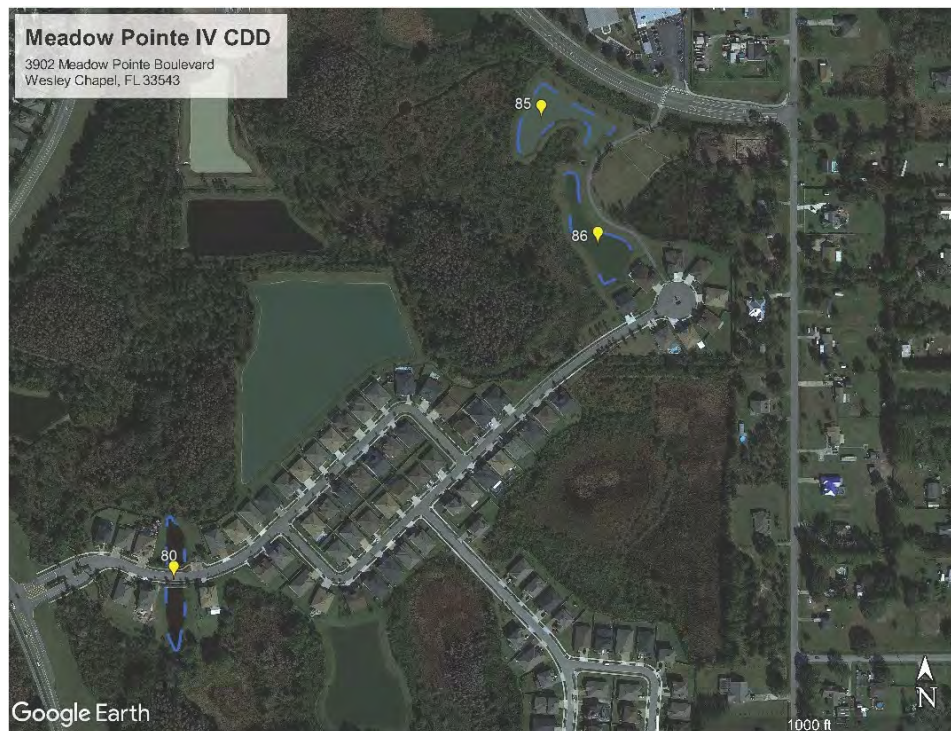


ADVANCED AQUATIC SERVICES, INC.
-PLANTING PROPOSAL ON PONDS 80, 85 & 86-

July 21, 2021

Meadow Pointe IV CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625
Attn: Matthew Huber, Regional District Manager

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver and install 4,575 fresh bare root plants consisting of Pickerelweed. The Proposed planting installation is located on ponds 80, 85 & 86 at Meadow Pointe IV CDD in Tampa, Florida (per map below).



We will install the aquatic vegetation in three (3) rows in 4" – 18" of water. Plants will be spaced 12" apart.

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, i.e. Grass carp, Exotic snails, Muscovy ducks, Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.

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3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$5,536.00**

*Advanced Aquatic Services will guarantee an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

Accepted by: _____ Title _____ Date _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 10

Mott's Contracting Services

Licensed Building Contractor

CBC1252732

8-4-21

Rizetta Property
3902 Meadow Point Blvd

Attn Ruel

Thank you for the opportunity to provide a quote for the work that you are looking to have completed. Below you will find a complete breakdown of the proposed work and cost of the project.

Painting columns and beams around the pool area:

Hand scrape the beams to remove loose paint. beams will need to be primed in areas where paint is peeling. Future peeling of existing paint cannot be warranted. The current paint is peeling off the Pressure treated beams and seems to have not been properly primed. We will repaint but there is no warranty on the paint from peeling. We will paint all sides of the beams that are exposed.

There are aprox 41 columns in this area that will be prepped for painting.

lights removed from the posts and reinstalled after painting is completed. We cannot verify the functioning of the lights, we will reinstall them in their current condition.

Columns will be primed and painted with the management provided paint colors and paint schemes.

This quote is for labor and materials

Total \$2,500.00

Overhead and Profit:

There will be a 20% overhead and Profit markup attached to the total price of each item of this proposal. As Mott's Contracting Services is the Building Contractor and will be hiring, scheduling, coordinating and processing payments for all Labor, Merchant Supplies, General Liability Insurance, Workers Compensation Insurance and will be ultimately responsible for completion of the project and Homeowner satisfaction. All line item prices above are discounted trade pricing. When considering the line items above and below for the proposed repairs, don't forget to add this amount to the total.

Total Overhead and Profit \$500.00

Total Project Cost including the overhead and profit \$3,000.00
Three Thousand and 00/100 Dollars



District Manager,
08/04/2021

Please let me know if you have any questions or concerns regarding this proposal. I can be reached at my office at 813-931-7596 or via email at Mottscontracting@msn.com.

Again, thank you for the opportunity and I look forward to hearing from you.

Stuart Alfonso
President
Mott's Contracting Services Inc.
CBC 1252732

Tab 11

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, July 14, 2021 at 10:00 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:

Daryl Adams	District Manager, Rizzetta & Co, Inc.
Matthew Huber	Regional DM, Rizzetta & Co, Inc.
Raul Anaya	Assistant Clubhouse Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Tonja Stewart	District Engineer, Stantec
Jason Liggett	Field Services Manager, Rizzetta & Company, Inc.
Jason Diago	Solitude
George Lancos	HOA President
Mark Beatty	Holbrook Asphalt
Steve White	Holbrook Asphalt
Nathan	Gate Tech Inc.
Deputy Gutierrez	Pasco County Deputy

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthew Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

The Board heard audience comments from Diane Homer regarding budgeting for street tree removals and the letter she received HOA-4A.

FOURTH ORDER OF BUSINESS**Deputy Report**

The Board received the Deputy Report from Deputy Gutierrez regarding a driver that took out two light poles and a fire hydrant at Nesslewood and Heatherstone, giving warnings to those not stopping at stop signs and the burglary of copper wiring in Haven.

FIFTH ORDER OF BUSINESS**Gate Tech Presentation**

Nathan presented a new proposal that included all 9 Subdivisions in the Community totaling \$1575 per quarter equaling \$175 per subdivision. The service fee was lowered to \$125 for the first hour and \$80 each hour after.

Mr. Huber asked who the main point of contact for MPIV would be and confirmed that after hour services calls would stay at \$250 per call with a 3-hour response time.

The Board requested Raul to include gate issues in his monthly report and to make a list of all the gates that are on cell usage or internet based.

Mr. Huber suggested putting together a scope of expectations in a renewal agreement with SAAS with Board and Staff input.

The Board will review the performance of SASS after three months and plan for a discussion at the October CDD meeting.

On a motion from Ms. McNeil, seconded by Ms. Sholl, with two opposed, the Board approve to Renew the SAAS Agreement with a revised scope of work with Board input and expectations for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Field Inspection Report**

The Board received the Field Inspection Report from Mr. Liggett.

Mr. Liggett noted that the pond mows look like they are behind and informed the Board that he would be in contact with the branch manager to resolve this issue. Mr. Liggett did not receive a weekly report from LMP.

Mr. Babbar went over the invoicing process for the Board and explained that the do not have to pay the LMP invoices if they feel services are not being done, but LMP must be notified 10 days before payment is made.

Mr. Huber suggested sending LMP a 30-day notice, to correct all the issues that the Board has addressed and suggested withholding July payment, provided there is proof that LMP is not providing proper services in Meadow Pointe IV.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board authorizes District Management to send a 30-day notice to LPM with Mr. Scanlon's assistance for the Meadow Pointe IV Community Development District.

Mr. Liggett gave an update on the Landscape RFP process and informed the Board that Bids are due on 7-29 which will be mailed to the Supervisors for review on 7-30. These Bids will be discussed further at the August 18th Special Meeting where a short list of vendors will be made, final discussion/decisions will be made at the September meeting.

B. Aquatic Maintenance

The Board received the Aquatic Maintenance Report from Mr. Jason Diogo with Solitude.

A brief discussion ensued regarding pond #71 in Meridian and access to the pond behind 32331 Firemoss Lane.

Mr. Diogo mentioned new erosion in Providence Pond #78 and a discussion ensued as to why this is happening.

C. District Counsel

The Board received the District Counsel report from Mr. Vivek Babbar.

Mr. Babbar updated the Board on Lennar and informed them that Lennar is looking for a counteroffer from the CDD. The Board agreed to approve a counteroffer between \$45,000-\$55,000.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved Lennar's request for a counteroffer between \$45,000 & \$55,000 for the Meadow Pointe IV Community Development District.

Mr. Babbar gave an update on HOA/CDD Easements and access to properties in the community. A brief discussion ensued, and the Board agreed to authorize District Counsel to send a letter to residents on CDD easements and move forward to have them recorded with the county.

On a motion from Mr. Scanlon, seconded by Ms. Fischer, the Board authorize District Counsel to record easements with the county for the Meadow Pointe IV Community Development District.

Mr. Anaya mentioned the discussion regarding Amazon Access in the last meeting and let Mr. Babbar know that since they are such a large entity, they will not sign the CDD agreement. The Board has agreed that Amazon should not have access to the District with out a proper agreement in place.

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board agrees to not allow Amazon Access without a proper agreement in place for the Meadow Pointe IV Community Development District.

D. District Engineer

The Board received the District Engineer update from Ms. Tonja Stewart.

Ms. Stewart introduced Mark Beatty & Steven White with Holbrook Asphalt. Mr. Beatty gave a presentation of services and what they can provide for Meadow Pointe IV.

The Board approved the motion to have the APS Proposal revised to only include the TV'ing of the pipes. The motion was approved not to exceed \$8,305. with communication from the vendor during their review of the pipes and if there is an opportunity to clean out any obstructions, then further work can be approved by the Chairman.

On a motion from Ms. McNeil, seconded by Ms. Fischer, the Board approve the APS Proposal for Gravity Sanitary Sewer System not to exceed \$8,305.00 for the Meadow Pointe IV Community Development District.

E. Amenity Management

The Board received the Amenity Report from Mr. Raul Anaya.

The Board requested to have Gladiator Pressure washing review all mail kiosks throughout the community for any sidewalk cleaning needed and to send the District Manager a proposal.

F. District Manager

The Board received the District Manager Report from Mr. Huber.

Mr. Huber reminded the Board of their next Regular Scheduled meeting to be held on August 11, 2021 at 5:00 p.m. and also reminded them that they will be holding a special meeting on August 18, 2021 at 10:00 a.m. to create a short list for the Landscape RFP vendors.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2021-06,
Re-Designating Assistant Secretary**

On a motion from Ms. Fischer, seconded by Ms. McNeil, the Board approve to adopt Resolution 2021-06, Re-Designating Assistant Secretary – Matthew Huber for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Solitude Pond
Maintenance Addendum and Aquatic
Plant Proposals**

The Board reviewed the Aquatic Pond Proposals and decided to table this item to the next regular meeting being held on August 11, 2021 at 5:00 p.m.

NINTH ORDER OF BUSINESS**Consideration US Water Proposal**

The Board reviewed the US Water Proposal and made a motion to approve the proposal in the amount of \$4,624.28 annually.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved the US Water Proposal in the amount of \$4,624.28 annually for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Consideration of 2021-2022 Law Enforcement Contract

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved the 2021-2022 Law Enforcement Contract for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

Review of Meadow Pointe IV HOA Easement Agreement

The Board was presented with the HOA Easement Agreement and had a lengthy discussion regarding multiple items. The board approved a request to have a CDD/HOA joint meeting in October. The Chairman and HOA President will have a conference call before the October's meeting.

TWELFTH ORDER OF BUSINESS

Discussion of Street Tree Strategy

The Board held a brief discussion regarding the current budget on street trees and decided to table this discussion to the September meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meetings held on May 12, 2021 and June 9, 2021

Mr. Huber presented the minutes of the Board of Supervisors' meetings held on May 12, 2021 and June 9, 2021. There were several line items that need to be amended on the June 9-2021 minutes. The Board approved both sets of minutes in one motion, as amended.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved the Minutes of the Board of Supervisor' Meetings held on May 12, 2021 and June 9, 2021, as amended, for the Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration Operations & Maintenance Expenditures for May 2021

The Board received the Operation and Maintenance Expenditures for May 2021 in the amount of \$81,087.07.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board approved the O&M Expenditures for May 2021 in the amount of \$81,087.07 for the Meadow Pointe IV Community Development District.

FIFTEENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments at this time.

SIXTEENTH ORDER OF BUSINESS

Supervisor Forum

Mr. Scanlon requested a meeting summary for the June 9, 2021 meeting.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved to adjourn the meeting at 1:43 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 12



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001 -
Meadowpointe4cdd.org

**Operations and Maintenance Expenditures
June 2021
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$72,676.37**

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

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Airite Air Conditioning, Inc	4676	C102039	Preventative Maintenance 05/21-07/21	\$ 280.00
Cover Up Awning Company	4677	162193	Deosit 50% - Recover Existing Panels 05/21	\$ 1,060.00
Florida Department of Health in Pasco County	4668	51-60-00688 06/21	Community Center Pool Permit 51-BID-4646768 06/21	\$ 280.00
Florida Department of Revenue	4678	61-8015577602-6 05/21	Sales & Use Tax 05/21	\$ 59.86
Frontier Communications of Florida	4679	813-973-3003-101308-5 05/21	Clubhouse FIOS Service 05/21	\$ 481.64
Frontier Communications of Florida	4666	813-994-1915-011921-5 06/21	Shellwood Sub Division Gate Phone 06/21	\$ 60.99
Jennifer L. Sholl	4697	LS060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	4667	160370	Debris Removal & Disposal 05/21	\$ 250.00
Landscape Maintenance Professionals, Inc.	4667	160373	Replace Dead Pine at Clubhouse 05/21	\$ 250.00
Meadow Pointe IV CDD	CD271	CD271	Debit Card Replenishment	\$ 222.15
Meadow Pointe IV CDD	CD272	CD272	Debit Card Replenishment	\$ 218.18
Megan McNeil	4693	MM060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Michael J Scanlon	4696	MS060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Navitas Credit Corporation	4685	40257864.29	Security Systems 06/21	\$ 977.54

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Outsmart Pest Management Inc.	4686	30307	Pest Control Service 06/21	\$ 51.00
Pasco County Utilities	4669	Pasco Water Summary 04/21	Pasco Water Summary 04/21	\$ 1,948.52
Pasco Sheriff's Office	4670	60121	Law Enforcement Services Installment #9 06/21	\$ 8,880.25
Rizzetta & Company, Inc.	4671	INV0000058977	District Management Fees 06/21	\$ 5,987.50
Rizzetta Amenity Services, Inc.	4681	INV00000000008816	Amenity Management Services 05/28/21	\$ 5,370.84
Rizzetta Amenity Services, Inc.	4687	INV00000000008840	Out Of Pocket Expenses 05/21	\$ 149.28
Rizzetta Amenity Services, Inc.	4695	INV00000000008861	Amenity Management Services 06/11/21	\$ 7,515.53
Rizzetta Technology Services, LLC	4680	INV0000007615	Website Hosting Services 06/21	\$ 100.00
Rust-Off Inc.	4689	30854	Monthly Rust Prevention - Maintenance 06/21	\$ 195.00
Scott W Page	4694	SP060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
Site Masters of Florida, LLC	4683	060221-3	Repaired Broken Curb - Washburn Place 06/21	\$ 850.00
Solitude Lake Management LLC	4684	PI-A00607390	Monthly Aquatic Maintenance 05/21	\$ 4,340.00
Southern Automated Access Services LLC	4672	8918	AWID Windshield Stickers (100) Plus Shipping Parkmonte 1/21	\$ 1,021.66
Southern Automated Access Services LLC	4672	9341	Gate Repairs Meridian 04/21	\$ 105.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services LLC	4672	9493	Replaced Cellular Board - Windsor 05/21	\$ 105.00
Southern Automated Access Services LLC	4682	9567	Gate Repairs Meridian 05/21	\$ 210.00
Southern Automated Access Services LLC	4682	9568	Quarterly Maintenance Gates MP North 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9569	Quarterly Maintenance Gates Parkmonte 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9570	Quarterly Maintenance Gates Enclave 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9571	Quarterly Maintenance Gates Provence 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9572	Quarterly Maintenance Gates Shellwood 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9578	Gate Phone Repairs Meridian 06/21	\$ 315.00
Southern Automated Access Services LLC	4682	9580	Gate Phone Repairs Windsor 06/21	\$ 315.00
Southern Automated Access Services LLC	4682	9581	Quarterly Maintenance Gates Whinsenton 06/21	\$ 190.00
Southern Automated Access Services LLC	4688	9582	Quarterly Maintenance Gates Windsor 06/21	\$ 190.00
Southern Automated Access Services LLC	4682	9586	Gate Repairs Meridian 06/21	\$ 105.00
Southern Automated Access Services LLC	4688	9589	CAPXL Cloud - Shellwood 06/21	\$ 75.50
Southern Automated Access Services LLC	4688	9600	Gate Repairs Windsor 06/21	\$ 85.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services LLC	4672	Southern Phone Summary 05/21	Southern Phone Summary 05/21	\$ 328.06
Stahl & Associates Insurance	4698	60721	WREC Utility Bond Renewal Effective 07/14/21	\$ 7,095.00
Straley Robin Vericker	4673	19872	General Legal Services 05/21	\$ 2,126.50
Susan A. Fischer	4692	SF060921	Board of Supervisors Meeting 06/09/21	\$ 200.00
TECO	4674	221006228235	Oldwoods Ave Street Light Service 04/21	\$ 1,127.84
US Bank	4690	6140206	Trustee Fees Series 2015 05/01/2021- 04/30/2022	\$ 3,771.25
Waste Connections Of Florida	4691	5348659	Waste Disposal Residential Services 05/21	\$ 6,511.68
Waste Connections Of Florida	4675	951774	Waste Disposal Recreation Center 06/21	\$ 70.00
Waste Connections Of Florida	4675	951955	Waste Disposal Meadow Pointe North 06/21	\$ 447.00
Withlacoochee River Electric Cooperative, Inc.	4699	Summary 05/21	Summary Bill 05/21	<u>\$ 7,003.60</u>
Report Total				<u>\$ 72,676.37</u>