



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Board of Supervisors'  
Regular Meeting  
May 11, 2022**

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

**[www.meadowpointe4cdd.org](http://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.

<b>District Board of Supervisors</b>	Megan McNeil Liane Sholl Susan Fischer Scott Page Michael Scanlon	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Mark Straley/ Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	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**

May 3, 2022

**FINAL 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, May 11, 2022 at 10:00 a.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:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Consideration of Street Tree Proposals.....Tab 1
  - B. Consideration of Juniper Proposal for Pump Repair at Meadow Pointe Blvd North.....Tab 2
  - C. Consideration of Juniper Proposal for Landscape Enhancement at Parkmont Median.....Tab 3
  - D. Consideration of Juniper Proposals for Windsor Buffer Maintenance & New Haven Mulch Addendums.....Tab 4
  - E. Presentation of FY 2022-2023 Proposed Budget  
(under separate cover)
  - F. Consideration of Resolution 2022-04, Setting Public Hearing and Approving FY 2022-2023 Proposed Budget.....Tab 5
- 5. STAFF REPORTS**
  - A. Deputy Report
  - B. Field Services Manager
    1. Presentation of the April Field Inspection Report.....Tab 6
    2. Discussion of Revised Juniper Landscape Fuel Surcharge Letter.....Tab 7
    3. Update on Duke Landscaping
  - C. Aquatic Maintenance
    1. April Waterway Inspection.....Tab 8
  - D. District Counsel
    1. Discussion of Common Area Maintenance Agreement with Meadow Pointe IV-A Master HOA
  - E. District Engineer
    1. Consideration of Sidewalk Proposal.....Tab 9
    2. Consideration of Romaner Graphics Proposal for Traffic Signs.....Tab 10
  - F. Amenity Management
    1. Review of April Amenities Report.....Tab 11

- G. District Manager
  - 1. Review of April District Manager Report.....Tab 12
  - 2. Review of March Financial Statement.....Tab 13
  - 3. Review of Registered Voter Count.....Tab 14
- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on April 13, 2022.....Tab 15
  - B. Consideration of Operation and Maintenance  
Expenditures for March 2022.....Tab 16
- 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**





Proposal #197011

Date: 03/23/2022

From: Brandon Padilla

Proposal For

Location

Rizzetta & Company Inc.

c/o Rizzetta & Company, Inc.  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

Property Name: Rizzetta & Company Inc.

Meadow Pointe IV CDD - Enclave - Oak Tree Removals and Replacements

Terms:



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$4,402.45	\$4,402.45
Japanese Blueberry #30 gal.	90.00	\$437.00	\$39,330.00

Arbor Brace Tree Guying Kit	90.00	\$30.97	\$2,787.39
Irrigation Labor	40.00	\$66.23	\$2,649.10
Equipment Usage	1.00	\$225.00	\$225.00
Arbor	90.00	\$171.24	\$15,411.38

Client Notes

**Enclave Street Trees - (Oak Tree Removal & Replacement):**

- Yellowstone will remove (90) Oak Trees between the sidewalk and roadways throughout the subdivision.
- All areas will be Located for utilities upon work commencing.
- Stumps will be removed with an excavator for replacement trees can be placed in the same locations.
- A hole will be left where the stumps were removed and will be utilized for installation of new trees.
- Irrigation and Sod will be damaged due to equipment usage.
- Sod will be replaced and Irrigation will make any repairs necessary for proper coverage and flow of the system.
- Yellowstone will install: **Recommended** - (90) #30 gal. Japanese Blueberry Trees.
- Yellowstone will soak in the trees for proper installation and settling.
- Yellowstone will **NOT** install mulch due to each home having different varieties of mulch and some having gravel.
- Yellowstone will stake all trees using Arbor Brace Tree Guying Kits.
- Yellowstone will remove and clean up all debris in areas worked.

Signature  x	SUBTOTAL	\$64,805.32
	SALES TAX	\$0.00
	TOTAL	\$64,805.32

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact  
-----  
Print Name: \_\_\_\_\_  
  
Title: \_\_\_\_\_  
  
Date: \_\_\_\_\_

Assigned To  
-----  
Brandon Padilla  
Office:  
bpadilla@yellowstonelandscape.com

Blank





Proposal #188702

Date: 03/23/2022

From: Brandon Padilla

## Proposal For

## Location

Rizzetta & Company Inc.

c/o Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main: 904-436-6270

mobile:

sloadholtz@rizzetta.com

Property Name: Rizzetta & Company Inc.

Meadow Pointe IV CDD - Meridian - Oak Tree Removals and Replacements

Terms:



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$2,913.38	\$2,913.38
Japanese Blueberry #30 gal.	63.00	\$437.00	\$27,531.00

Arbor Brace Tree Guying Kit	63.00	\$30.97	\$1,951.17
Irrigation Labor	24.00	\$66.23	\$1,589.46
Equipment Usage	1.00	\$225.00	\$225.00
Arbor	63.00	\$171.24	\$10,787.96

Client Notes

**Meridian Street Trees - (Oak Tree Removal & Replacement):**

- Yellowstone will remove (63) Oak Trees between the sidewalk and roadways throughout the subdivision.
- All areas will be Located for utilities upon work commencing.
- Stumps will be removed with an excavator for replacement trees can be placed in the same locations.
- A hole will be left where the stumps were removed and will be utilized for installation of new trees.
- Irrigation and Sod will be damaged due to equipment usage.
- Sod will be replaced and Irrigation will make any repairs necessary for proper coverage and flow of the system.
- Yellowstone will install: **Recommended** - (63) #30 gal. Japanese Blueberry Trees.
- Yellowstone will soak in the trees for proper installation and settling.
- Yellowstone will **NOT** install mulch due to each home having different varieties of mulch and some having gravel.
- Yellowstone will stake all trees using Arbor Brace Tree Guying Kits.
- Yellowstone will remove and clean up all debris in areas worked.

Signature  x	SUBTOTAL	\$44,997.97
	SALES TAX	\$0.00
	TOTAL	\$44,997.97

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact  
-----  
Print Name: \_\_\_\_\_  
  
Title: \_\_\_\_\_  
  
Date: \_\_\_\_\_

Assigned To  
-----  
Brandon Padilla  
Office:  
bpadilla@yellowstonelandscape.com

Blank





Proposal #188731

Date: 03/23/2022

From: Brandon Padilla

Proposal For

Location

Rizzetta & Company Inc.

c/o Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main: 904-436-6270

mobile:

sloadholtz@rizzetta.com

Property Name: Rizzetta & Company Inc.

Meadow Pointe IV CDD - Provence Oak Tree Removal and Replacement

Terms:



Japanese Blueberry Tree

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$4,208.22	\$4,208.22

Japanese Blueberry #30 gal.	83.00	\$437.00	\$36,271.00
Arbor Brace Tree Guying Kit	83.00	\$30.97	\$2,570.59
Equipment Usage	1.00	\$225.00	\$225.00
Arbor	83.00	\$171.24	\$14,212.71
Irrigation Labor	40.00	\$66.23	\$2,649.10

Client Notes

**Provence Street Trees - (Oak Tree Removals & Replacements):**

- Yellowstone will remove (83) Oak Trees between the sidewalk and roadways throughout the subdivision.
- All areas will be Located for utilities upon work commencing.
- Stumps will be removed with an excavator for replacement trees can be placed in the same locations.
- A hole will be left where the stumps were removed and will be utilized for installation of new trees.
- Irrigation and Sod will be damaged due to equipment usage.
- Sod will be replaced and Irrigation will make any repairs necessary for proper coverage and flow of the system.
- Yellowstone will install: **Recommended** - (83) #30gal. Japanese Blueberry Trees .
- Yellowstone will soak in the trees for proper installation and settling.
- Yellowstone will NOT install mulch due to each home having different varieties of mulch and some having gravel.
- Yellowstone will stake all trees using Arbor Brace Tree Guying Kits.
- Yellowstone will remove and clean up all debris in areas worked.

Signature	SUBTOTAL	\$60,136.62
	SALES TAX	\$0.00
	TOTAL	\$60,136.62

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla

Office:  
bpadilla@yellowstonelandscape.com



Blank



Proposal #197031

Date: 03/23/2022

From: Brandon Padilla

Proposal For

Location

Rizzetta & Company Inc.

c/o Rizzetta & Company, Inc.  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

main: 904-436-6270  
mobile:  
sloadholtz@rizzetta.com

Property Name: Rizzetta & Company Inc.

Meadow Pointe IV CDD - Windsor - Oak Tree Removals and Replacements

Terms:



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$5,179.35	\$5,179.35
Japanese Blueberry #30 gal.	128.00	\$437.00	\$55,936.00

Arbor Brace Tree Guying Kit	128.00	\$30.97	\$3,964.28
Irrigation Labor	55.00	\$66.23	\$3,642.52
Equipment Usage	1.00	\$225.00	\$225.00
Arbor	128.00	\$171.24	\$21,918.40

Client Notes

**Windsor Street Trees - (Oak Tree Removal & Replacement):**

- Yellowstone will remove (128) Oak Trees between the sidewalk and roadways throughout the subdivision.
- All areas will be Located for utilities upon work commencing.
- Stumps will be removed with an excavator for replacement trees can be placed in the same locations.
- A hole will be left where the stumps were removed and will be utilized for installation of new trees.
- Irrigation and Sod will be damaged due to equipment usage.
- Sod will be replaced and Irrigation will make any repairs necessary for proper coverage and flow of the system.
- Yellowstone will install: **Recommended** - (128) #30 gal. Japanese Blueberry Trees.
- Yellowstone will soak in the trees for proper installation and settling.
- Yellowstone will **NOT** install mulch due to each home having different varieties of mulch and some having gravel.
- Yellowstone will stake all trees using Arbor Brace Tree Guying Kits.
- Yellowstone will remove and clean up all debris in areas worked.

Signature	SUBTOTAL	\$90,865.55
	SALES TAX	\$0.00
	TOTAL	\$90,865.55

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact
Print Name:
Title:
Date:

Assigned To
Brandon Padilla
Office:
bpadilla@yellowstonelandscape.com

Blank





Proposal #201268

Date: 04/06/2022

From: Brandon Padilla

## Proposal For

## Location

Rizzetta & Company Inc.

c/o Rizzetta & Company, Inc.

3434 Colwell Ave

Suite 200

Tampa, FL 33614

main: 904-436-6270

mobile:

sloadholtz@rizzetta.com

Property Name: Rizzetta & Company Inc.

Meadow Pointe IV CDD - Shellwood - Oak Tree Removals and Replacements

Terms:



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$5,179.35	\$5,179.35
Japanese Blueberry #30 gal.	76.00	\$437.00	\$33,212.00

Arbor Brace Tree Guying Kit	76.00	\$30.97	\$2,353.79
Irrigation Labor	65.00	\$66.23	\$4,304.79
Equipment Usage	1.00	\$225.00	\$225.00
Arbor	76.00	\$534.26	\$40,603.84

Client Notes

**Windsor Street Trees - (Oak Tree Removal & Replacement):**

- Yellowstone will remove (76) Oak Trees between the sidewalk and roadways throughout the subdivision.
- All areas will be Located for utilities upon work commencing.
- Stumps will be removed with an excavator for replacement trees can be placed in the same locations.
- A hole will be left where the stumps were removed and will be utilized for installation of new trees.
- Irrigation and Sod will be damaged due to equipment usage.
- Sod will be replaced and Irrigation will make any repairs necessary for proper coverage and flow of the system.
- Yellowstone will install: **Recommended** - (76) #30 gal. Japanese Blueberry Trees.
- Yellowstone will soak in the trees for proper installation and settling.
- Yellowstone will **NOT** install mulch due to each home having different varieties of mulch and some having gravel.
- Yellowstone will stake all trees using Arbor Brace Tree Guying Kits.
- Yellowstone will remove and clean up all debris in areas worked.

Signature	SUBTOTAL	\$85,878.77
	SALES TAX	\$0.00
	TOTAL	\$85,878.77

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla

Office: bpadilla@yellowstonelandscape.com



## Tab 2



## Proposal

**Proposal No.:** 155693

**Proposed Date:** 04/12/22

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Pump install North Blvd

This is to replace the bad pump on Meadow Point blvd north.

1 - 5x2 Well Seal

1 - 7.5HP - Grundfos 208/203V/460V 3PH Motor

1 - 7.5HP - Grundfos 77S75-15 SS Submersible Pump

109 - 10-3 W/G - DJ Submersible Pump Wire W/Ground (Per FT)

3 - 2" Liquid Pressure Gauge

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Enhancement</b>					<b>\$10,550.00</b>
S- Pump Install	1.00	EA	\$10,550.00	\$10,550.00	
				<b>Total:</b>	<b>\$10,550.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____ <b>Signature (Owner/Property Manager)</b>	_____ <b>Date</b>
_____ <b>Printed Name (Owner/Property Manager)</b>	
_____ <b>Signature - Representative</b>	_____ <b>Date</b>

## Tab 3



## Proposal

**Proposal No.:** 146559

**Proposed Date:** 03/09/22

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Parkmonte Juniper



This proposal is to Re Landscape the Juniper bed In the Front at Parkmonte median .

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>ME: Landscape Enhancements</b>					<b>\$3,009.14</b>
Cardboard, 15 gallon - 15G	2.00	15g	\$183.32	\$366.64	
Boxwood Beauty Carissa, 03 gallon - 03G	12.00	03g	\$15.00	\$179.99	
Blue Daze, 01 gallon - 01G	50.00	01g	\$6.67	\$333.31	
Mammey Croton, 03 gallon - 03G	8.00	03g	\$14.19	\$113.50	
Blueberry Flax Lily, 01 gallon - 01G	12.00	01g	\$6.50	\$77.99	
Purple Crinum Lily, 15 gallon - 15G	2.00	15g	\$116.66	\$233.32	
Cocobrown Mulch, 02CF bag - 02CF	30.00	02CF	\$7.31	\$219.39	
Maintenance Division Labor	27.00	HR	\$55.00	\$1,485.00	
<b>Total:</b>					<b>\$3,009.14</b>



Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____ <b>Signature (Owner/Property Manager)</b>	_____ <b>Date</b>
_____ <b>Printed Name (Owner/Property Manager)</b>	
_____ <b>Signature - Representative</b>	_____ <b>Date</b>

## Tab 4



**Landscape Maintenance Amendment  
Meadow Pointe IV - Windsor Buffer**

**Property Name: Meadow Pointe IV - Maintenance**

**Billing Company Name: Rizzetta**

Description of Services	Frequency
<b>General Maintenance Services</b>	
General Landscape Maintenance Services	12
Fertilization Program Turf & Shrubs (See Scope for Details)	3
Insect and Disease Control	12
Irrigation Wet Checks	12
<b>Annual Maintenance Price</b>	<b>\$5,132.19</b>

**Optional Services**

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch (Qty- 50 yards)	1	\$2,600.00	\$2,600.00

**By** \_\_\_\_\_

**By** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Date** \_\_\_\_\_

**Juniper Landscaping of Florida LLC**

**Date** \_\_\_\_\_

**Meadow Pointe IV -  
Maintenance**



## Landscape Maintenance Amendment

### Meadow Pointe IV - New Haven Mulch

Property Name: Meadow Pointe IV - Maintenance

Billing Company Name: Rizzetta

Description of Services	Frequency
General Maintenance Services	
Annual Maintenance Price	

#### Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch (QTY 50 Yards)	1	\$2,600.00	<b>\$2,600.00</b>

By \_\_\_\_\_

By \_\_\_\_\_

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Juniper Landscaping of Florida LLC

Date \_\_\_\_\_

Meadow Pointe IV -  
Maintenance

## Tab 5

## RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Meadow Pointe IV Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Proposed Budget”**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 10, 2022

HOUR: 5:00 p.m.

LOCATION: Meadow Pointe IV Clubhouse  
3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.



5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 11, 2022.**

Attest:

**Meadow Pointe IV Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

## Tab 6

# MEADOW POINTE IV

## FIELD INSPECTION REPORT



April 13, 2022

Rizzetta & Company

Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Throughout the district we need to address the oak tree lifting. Some areas are recorded in this report. We need to make sure we are addressing these per the scope of service.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. Provide a date or timeline when the recently approved Saint Augustine will be inside at the kid's playground.
2. Continue to treat the bed weeds in the volleyball field and tether ball court. This has improved since last month but will need to be treated again.(Pic 2)



north of the tennis court and recreate the tree rings.

6. Improve the soft edging in the bedspace around the tennis court and treat the bed weeds in these beds.(Pic 6)



3. Juniper to make sure that we are mowing the northside of the volleyball court or use a string trimmer this area is being missed.(Pic 3>)
4. Remove the dead from the flax lilies in the the thumbnail island just outside of the volleyball court in the parking lot. Remove the stink vine in this bed as well.
5. Treat the beds around the trees just to the





# Meadow Pointe Boulevard

7. Remove the bracing on the crape myrtle to the northeast of the tennis court and dispose off site.
8. Hard edge the runners around the tennis court border. You can see in the picture below we have runner coming onto the tennis court.(Pic 8)



9. Treat the bed weeds in the gold mound and loropetalum tiered hedge at the entrance field to the clubhouse.
10. Prune out the dead in the Elaeagnus at the entry door to the tennis court. We will see if this will fill back in.
11. Remove the dead from the flax lilies in the thumbnail islands just outside of the volleyball court in the parking lot.
12. Lift the oak trees up on the inbound side of the parkmonte entrance.(Pic 12>)
13. Diagnose and treat the declining Ligustrum privet on the backside of the parkmonte entrance gate center island. Provide the district with this information.
14. Clean the dead from the flax lilies on the outbound side of the parkmonte entrance.

15. Treat the bed weeds throughout the parkmonte entrance.

16. When you come out of the parkmonte entrance if you look to the south there are oak trees on Meadow Pointe Blvd that need to be lifted. Please make sure this gets completed per the scope of 10 ft.

17. Diagnose and treat the declining Ligustrum on the inbound side of the whinsenton entrance.

18. Treat the bed weeds throughout the whinsenton entrance.

19. Remove the dead from the ginger in the center island bedspace at the whinsenton entrance.

20. Remove the tall weeds against the wall in the center island at the whinsenton entrance.

21. Improve the soft edging at the whinsenton entrance and own the bed space along the fence.

22. Treat the bed weeds along the fence line to the north of the whinsenton entrance on Meadow Pointe Blvd.



# Meadow Pointe Blvd

23. Remove the low hanging moss in the trees on east side of Meadow Pointe Blvd as you come up to the meadow pointe north entrance.

24. Prune the dead and dropping palms in the palm in the center island at the meadow pointe north entrance.

25. Improve the soft edging throughout the beds at the meadow pointe north entrance. The area behind the fence on the outbound side is bad and the beds need to be recreated.

26. Treat the bed weeds throughout the entire meadow pointe north entrance.

27. Remove the vines and conservation growing through the railing fences on meadow pointe north going towards state road 54.(Pic 27)



28. Treat the crack weeds on the west side of meadow pointe Blvd. from the provence entrance to the end of the district owned sidewalk.

29. Make sure that we are mowing the grass areas on smith road along the white vinyl fence.

30. Lift the oak tree that is covering the school crossing sign on meadow pointe Blvd. at the chancey road intersection going south on meadow pointe Blvd.

31. Diagnose the decline in the date palm on the outbound side of the shellwood place entrance. I'm afraid we have the same issue with this palm as the one we removed on the inbound side.(Pic 31)



31. Trim the fig at the shellwood place entrance on the walls and around the signage.

32. Treat the crack weeds throughout the old woods Ave road drainage.

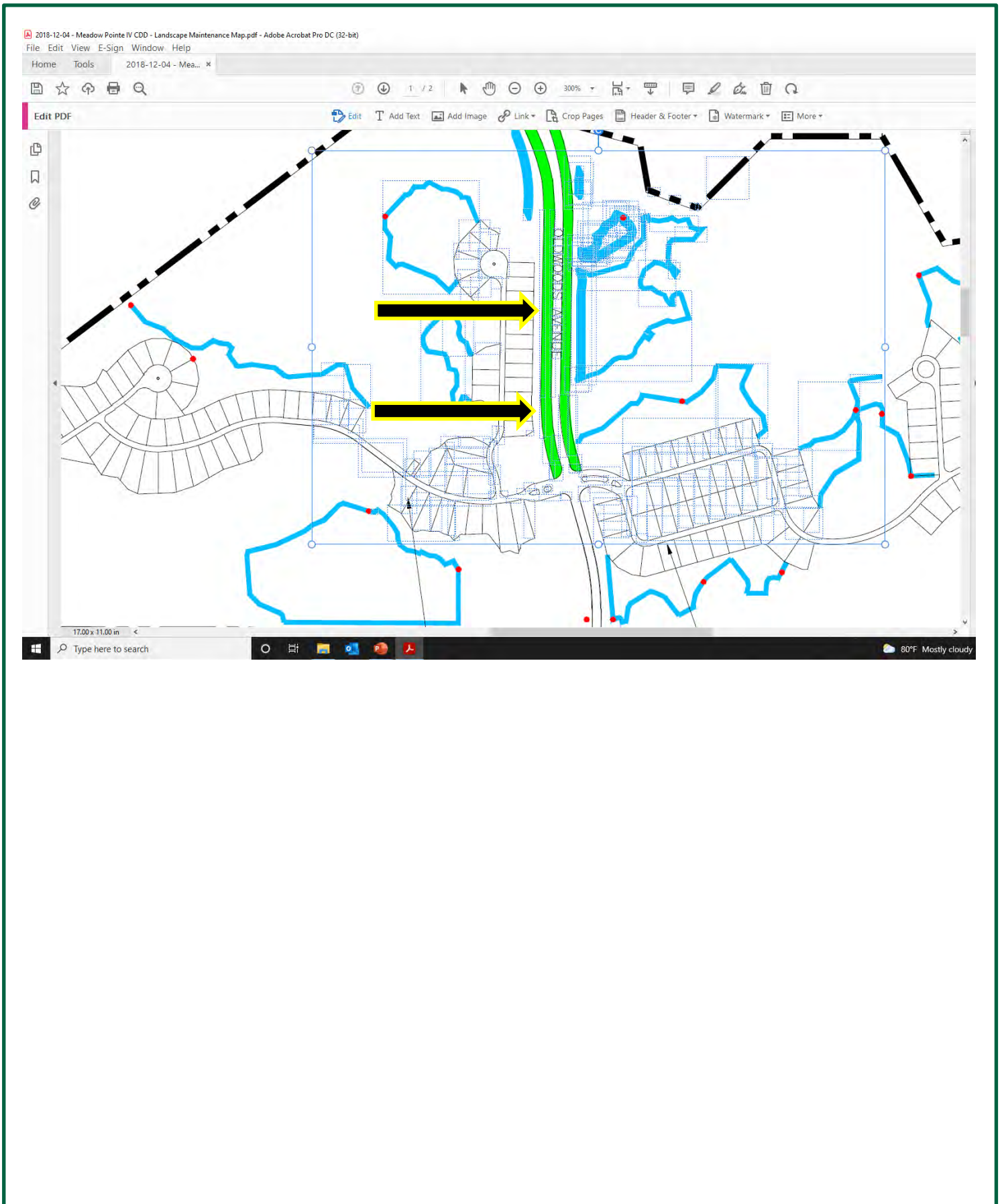
33. Trim back the debris from the metal railing on old woods avenue.

34. Last month it was brought to my attention that the fence line in front of the meridian community has not been being maintained by neither the HOA or the CDD Landscape provider. In the past this has not been part of the CDD Maintenance because of the agreement with the HOA. The CDD was only maintaining up until the Bahia to saint Augustine transition. This is also denoted with a swell. You will find the map on the next page for the area that needs to be discussed.





# Meadow Pointe Blvd



## **Tab 7**





April 20, 2022

Board of Directors

Juniper would like to implement a 3% fuel surcharge. We want to start the initiation of this fee on May 1st. The fuel surcharge is strictly cost recovery. Our entire operation is fuel driven and the increased price of gas and diesel is creating a large financial impact on our business. Our expectation is that this will be a temporary charge. Once fuel prices get below \$3.00 per gallon, the fuel surcharge will be removed. Please sign below with approval.

Thank you

*Josh Burton*

Josh Burton  
Branch Manager  
Cell: 863-370-9126  
Email: Josh.Burton@juniperlandscaping.com

Community Name: \_\_\_\_\_

\_\_\_\_\_  
Community Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

## Tab 8



# **Meadow Pointe IV Community Development District Waterway Inspection Report**

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

4/13/2022

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

James Roehm, Service Manager

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)

[james@advancedaquatic.com](mailto:james@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



## TABLE OF CONTENTS

### Site Assessments

Ponds 1-2 .....	3
Ponds 3-4 .....	4
Ponds 5-6 .....	5
Ponds 7-8 .....	6
Ponds 9-10 .....	7
Ponds 11-12 .....	8
Ponds 13-14 .....	9
Ponds 15-16 .....	10
Ponds 17-18 .....	11
Ponds 19-20 .....	12
Ponds 21-22 .....	13
Ponds 23-24 .....	14

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## TABLE OF CONTENTS

### Site Assessments

Ponds 25-26 ..... 15

Ponds 27-28 ..... 16

**Management Summary.....17**

**Recommendations/Action Items.....18**

**North Site Map.....19**

**South Site Map.....20**

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## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

Trace amounts of Torpedograss require treatment on next scheduled visit.

Picture on the right shows grass clippings in the pond.



### Pond 2

#### Comments:

Normal Growth Observed

Shoreline grass treatments and debris was removed in April.



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## Site Assessments

### Pond 3

#### Comments:

Normal Growth Observed

Shore line grass treatment was applied.



### Pond 4

#### Comments:

Normal Growth Observed

Shoreline grass treatment was applied.



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## Site Assessments

### Pond 5

#### Comments:

Normal Growth Observed

6' to 7' Alligator was spotted in lake.  
Shoreline grasses were treated.



### Pond 6

#### Comments:

Normal Growth Observed

This littoral area has nicely filled in  
with natives. Waders are periodically  
put on and we spot spray through the  
shelf.



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## Site Assessments

### Pond 7

#### Comments:

Normal Growth Observed

Shoreline grass treatment was applied.



### Pond 8

#### Comments:

Normal Growth Observed

Shoreline grass treatment was applied.



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## Site Assessments

### Pond 9

#### Comments:

Normal Growth Observed

Juvenile Alligator was observed.



### Pond 10

#### Comments:

Normal Growth Observed

Shoreline grass treatment was applied.



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## Site Assessments

### Pond 11

#### Comments:

Treatment In Progress

Bluegreen algae was present in the lake, especially near grass clipping. Grass clippings can release nutrients into the lake within 24 hours. Algicide was applied to lake.

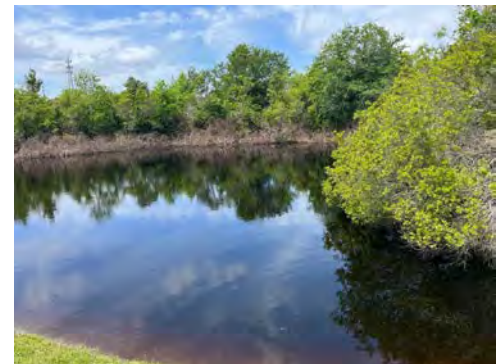


### Pond 12

#### Comments:

Normal Growth Observed

Shoreline grasses were treated. Note invasive Primrose Willows beginning to decompose on the backside of the lake.



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## Site Assessments

### Pond 13

#### Comments:

Requires Attention

Bluegreen algae was treated with algicide. Picture on the right shows some minor erosion.



### Pond 14

#### Comments:

Normal Growth Observed

Mother Alligator with babies are living in the decomposing brush in lake. Look close in the photo; the babies are only 6 inches long.



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## Site Assessments

### Pond 15

#### Comments:

Treatment In Progress

Debris and grass clippings were noted in pond. Trash will be removed on next scheduled treatment.



### Pond 16

#### Comments:

Normal Growth Observed

Debris and grass clippings were noted in pond. Trash will be removed on next scheduled treatment.



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## Site Assessments

### Pond 17

#### Comments:

Treatment In Progress

Bluegreen algae has been treated with algicide. This type of algae can produce foul odors and typically can wind blow in coves.



### Pond 18

#### Comments:

Normal Growth Observed

Native Spatterdock (lilies) provide habitat for fish and wildlife and filtrate the pond.



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## Site Assessments

### Pond 19

#### Comments:

Normal Growth Observed

Native Spatterdock (lilies) provide habitat for fish and wildlife and filtrate the pond. Shoreline grasses were treated around the perimeter.



### Pond 20

#### Comments:

Normal Growth Observed

Erosion worth noting was observed by the tennis court.



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## Site Assessments

### Pond 21

#### Comments:

Normal Growth Observed

Some lily pads are beginning to surface in pond.



### Pond 22

#### Comments:

Normal Growth Observed

Shoreline grasses were treated around perimeter.



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## Site Assessments

### Pond 23

#### Comments:

Treatment In Progress

Remaining grasses inside lake were treated. Taller brush along the bank perimeter should be weed wacked by landscapers.



### Pond 24

#### Comments:

Treatment In Progress

Shoreline grasses have been treated along perimeter.



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## Site Assessments

### Pond 25

#### Comments:

Normal Growth Observed

Shoreline grasses have been treated  
along perimeter.



### Pond 26

#### Comments:

Normal Growth Observed

Shoreline grasses have been treated  
along perimeter.



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## Site Assessments

### Pond 27

#### Comments:

Normal Growth Observed

Shoreline grasses have been treated along perimeter.



### Pond 28

#### Comments:

Treatment In Progress

Preemergent herbicide was applied to exposed banks to prevent seeds from opening and sprouting to the surface as Summer stormwater fills retention ponds.



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## Management Summary

1. Trace amounts of Torpedograss require treatment on next scheduled visit. Picture on the right shows grass clippings in the pond.
2. Shoreline grass treatments and debris was removed in April.
- 3,4,7,8,10,22,25,26, and 27. Shore line grass treatment was applied.
9. Juvenile Alligator was observed.
11. Bluegreen algae was present in the lake, especially near grass clipping. Grass clippings can release nutrients into the lake within 24 hours. Algicide was applied to lake.
12. Shoreline grasses were treated. Note invasive Primrose Willows beginning to decompose on the backside of the lake.
13. Bluegreen algae was treated with algicide. Picture on the right shows some minor erosion.
14. Mother Alligator with babies are living in the decomposing brush in lake. Look close in the photo; the babies are only 6 inches long.
15. Debris and grass clippings were noted in pond. Trash will be removed on next scheduled treatment.
16. Debris and grass clippings were noted in pond. Trash will be removed on next scheduled treatment.
17. Bluegreen algae has been treated with algicide. This type of algae can produce foul odors and typically can wind blow in coves.
18. Native Spatterdock (lilies) provide habitat for fish and wildlife and filtrate the pond.
19. Native Spatterdock (lilies) provide habitat for fish and wildlife and filtrate the pond. Shoreline grasses were treated around the perimeter.
20. Erosion worth noting was observed by the tennis court.
21. Some lily pads are beginning to surface in pond.
23. Remaining grasses inside lake were treated. Taller brush along the bank perimeter should be weed wacked by landscapers.
24. Shoreline grasses have been treated along perimeter.
28. Preemergent herbicide was applied to exposed banks to prevent seeds from opening and sprouting to the surface as Summer stormwater fills retention ponds.

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## Recommendations/Action Items

Advanced Aquatic is planning on planting the aquatic plants towards the end of May. Each planting has a warranty with 80% survival for 1 year after planting. Each plant is bare root and is harvested from our nursery and promptly planted in the lake to a maximum of 2 feet deep. We leave a 12-24 inch buffer from shoreline to planting when possible. After 90 days, we should begin to see each plant to propagate and bare flowers.

We recently recommended some sites for future plantings. Of these, we recommended ponds 19,23,24 and 83.

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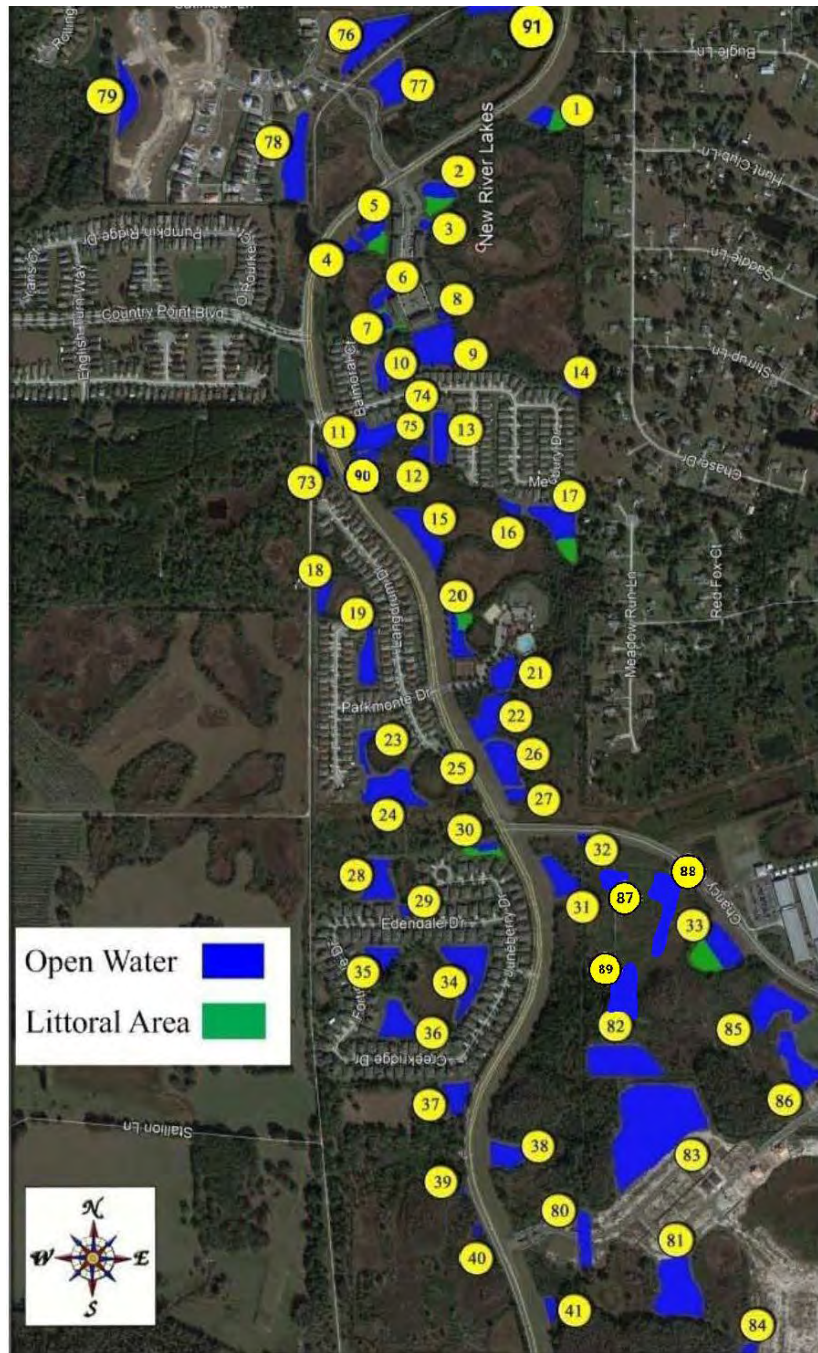
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North Site Map



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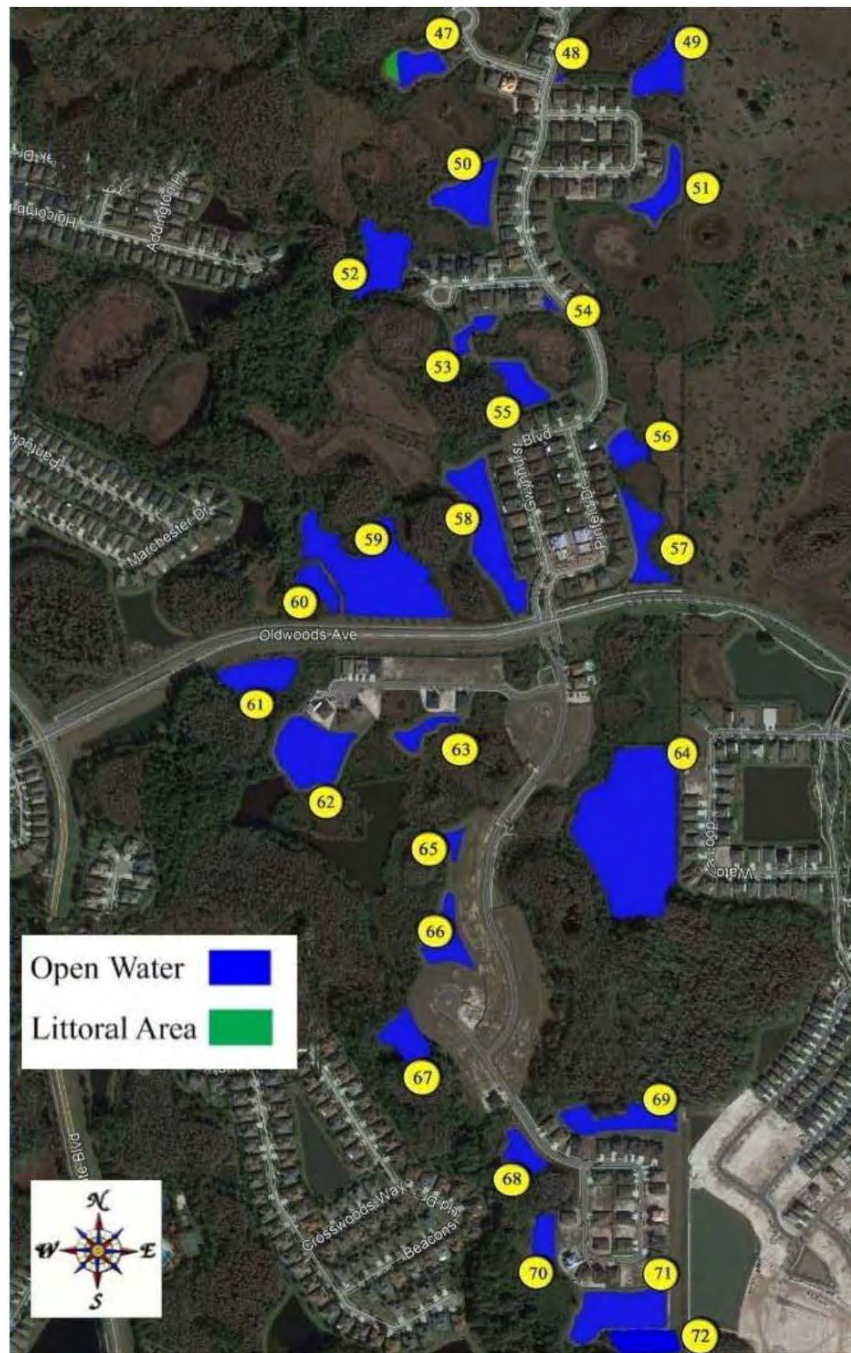
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South Site Map



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## Tab 9



ESTIMATE



meadow pointe iv cdd Tampa FL  
33614

**Krueger Contracting Inc.**  
1915 Rebecca rd  
Lutz, Florida 33548  
Phone: (813) 781-7214  
Email: kruegergc@gmail.com  
Web: kruegerstormwater.com

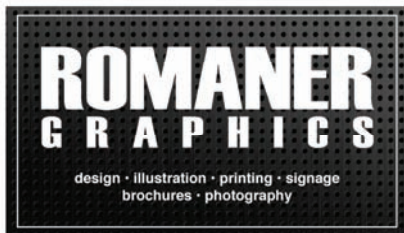
Estimate # 000701  
Date 04/25/2022

Description	Total
Sidewalk grinding (remove trip hazard) 104 qty x 53 ea	\$5,512.00
1. Provence.....32	
2.m.p north.....1	
3.winsentin.....10	
4. Parkmonte.....11	
5.shellwood.....31	
6.Enclave.....3	
7. Meridian.....3	
8. Windsor.....13	

<b>Subtotal</b>	\$5,512.00
<b>Total</b>	<b>\$5,512.00</b>

## **Tab 10**





20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe IV p.1  
DATE: 4/13/22

QUOTE: **Install traffic signs missing in Meadow Pointe IV communities of Provence, Meridian and Enclave:**

All signs will be 3" Fluted Aluminum Posts Black, Black Europa Base, Black Ball Finial, Black Sign Frames.

Installation included. Existing signs are installed with concrete footers.

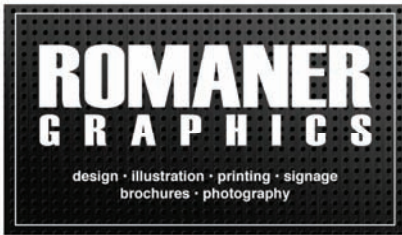
### Enclave:

1 - Right curve 30x30, WI-IR	
15 MPH, 18x18, W13-1 - sign post is bent - straighten only.	\$100.00
2 - STOP sign 30x30, RI-I -	1050.00
3 - Left curve 30x30, WI-IL	
15 MPH, 18x18, W13-1 -	1125.00
4 - Pedestrian Crossing, Arrow WI6-7pL, 24x30 (add Arrow)	275.00

### Meridian:

1 - Speed Limit 25, R2-I, 24x30	
No Parking symbol - 24x24, R8-3a	1125.00
2 - Median sign, 24x30, R4-7	
9 button object marker OMI-I	1125.00
3 - No Outlet 30x30, W14-2	1050.00
4 - Speed Limit 25 R2-I, 24x30	
No Parking symbol R8-3a, 24x24	1125.00
5 - Speed Limit 25 R2-I, 24x30	
No Parking symbol R8-3a, 24x24	1125.00
6 - Speed Limit 25 R2-I, 24x30	
No Parking symbol R8-3a, 24x24	1125.00

Thank You: Romaner Graphics



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe IV p.2  
DATE: 4/13/22

QUOTE: \_\_\_\_\_

**Providence:**

1 - Median sign, 24x30, R4-7	
9 button object marker OMI-I	\$1125.00
2 - No Outlet 30x30, W14-2	1050.00
3 - Road Narrow 30x30, W4-3R	1050.00
4 - Median sign, 24x30, R4-7	
9 button object marker OMI-I	1125.00
5 - 3 Object Markers (posts without bases) - 3 @ \$750 ea.	2250.00

Thank You: Romaner Graphics

## **Tab 11**



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



### **Operations/Maintenance Updates April 2022**

- **ROMANER GRAPHICS 04/21/2022.** Pool Rules sign 36"x36" mounted on max metal . Installed on aluminum fence \$225.00.
- **ROMANER GRAPHICS 04/28/2022.** At Clubhouse pool deck. Removed pavers ion pool deck. Added leveling sand and replaced \$275.00.

### **FIELD MAINTENANCE**



Rizzetta & Company

Advanced Aquatic treated ponds on 4/7/2022,4/14/2022, 4/24/2022 and 04/26/2022.

## Gate Repairs by Southern Automated

- **ALL GATES 4/07/2022.** Tied open and pulled wire harnesses on all gates in advance of thunderstorm as per Club House request 862.00.

- **WINDSOR 04/14/2022.** Check cellular. Customer getting a 1040 error code. Upon arrival cellular signal bar was red flashing. I removed the device and installed a piece of paper behind the SIM card then reinstalled the device. After powered up all signal bars were green. Adjusted the contrast on the display. All is working as of 04/08/22 \$105.00

- **WHINSENTON 04/14/2022.** Checked cellular. Customer getting 1040 error code. Upon arrival signal bar was red. Powered cycled the device and signal light turned red again flashing. Called door king and they said the SIM is not making good contact. Removed device found device is full of debris and ant nest. Removed the debris and ant nest. Reinstalled SIM card and powered up all signal bars turned green, All working properly at this time \$157.50.

- **WHINSENTON 04/19/2022.** Upon arrival the gates were open and not functioning. After trouble shooting with Viking tech support found a bad power supply. Installed a new Viking power supply module including EMI board for FI. T21 and 1.3 operators \$510.00

- **WHINSENTON 4/19/2022. Preventative Maintenance.** Entry salves brushes were in good shape and the battery backup functioned as it should. Lubed the chain and arms for the operator. Entry master brushes were in good shape and the battery backup functioned as it should. The reopen loop has



Rizzetta & Company



1000 meg ohms and the shadow loop has 1000 meg ohms. Lubed the arm and chain in the operator. Entry photo eyes function as they should as well as the siren sensor functions as it should. The exit slave battery backup functions as it should, and the brushes are in good shape. Lubed the chain and arm in the operator. The exit master battery backups functioned as it should, and brushes were in good shape. The photo eyes functions as they should, and the exit loop has infinite meg ohms and the shadow loop has 150 meg ohms. Lubed the chain and arm in the operator. All is functioning as should \$190.00

- **SHELLWOOD 04/20/2022. Preventative Maintenance.** All performing properly at this time. The reopen loop has 100 meg ohms the shadow loop has 150 meg ohms. The exit loop has 150 meg ohms and the shadow loop has 100 meg ohms \$190.00

- **PARKMONTE 04/20/2022. Preventative Maintenance.** All performing properly at this time, with the exception of the exit shadow loop only has 20 meg ohm. This should be replaced, I will quote separately \$190.00.

- **PROVENCE 04/20/2022. Preventative Maintenance.** All performing properly with the exception of the exit loop has 20 meg ohms. A new loop should be installed \$190.00.

- **THE HAVEN 04/20/2022. Preventative Maintenance.** Completed wiring barcode reader. Installed SIM card and activated cellular. Set up database in clubhouse. All performing properly at this time \$190.00.

- **MP NORTH 04/26/2022. Preventative Maintenance.** Call box is functioning as it should as well as the siren sensor. I turned the breakers off to test the backups and all gates opened as they should. Entry slaves brushes are in good shape, I lubed the arm and chain. The entry masters brushes are in good shape, I lubed the arm and chain. The entry reopen loop has infinite meg ohms



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and the shadow loop has infinite meg ohms. Exit slaves brushes are in good shape and I lubed the arm and chain. The exit photo eyes are functioning as they should. The exit masters brushes are in good shape. I lubed the arm and chain. The exit loop has infinite meg ohms the shadow loop has infinite meg ohms and the outside obstruction loop has infinite meg ohms. All is functioning as it should \$190.000.

- **WINDSOR 04/26/2022. Preventative Maintenance.** Upon arrival gates were on a hold open, I removed the hold open for testing. The siren sensor is functioning as it should. The call box needed the volume adjusted and the keypad was functioning as it should. I then turned the breakers off to the gates testing the battery backups and all opened as they should. The entry photo eyes function as they should. The entry slaves belts and chain are in good shape, I lubed the chains and arm. The entry masters belt and chain were also in good shape, I lubed the chain and arm. The entrance shadow loop has 20 meg ohms and the re open loop also has 20 meg ohms. The exit photo eyes function as they should. The exit slaves belts and chain are in good shape, I lubed the chain and arm. The exit masters belt and chain are in good shape, I lubed the chain and arm. The exit loop has 20 meg ohms the shadow loop has 20 meg ohms and the reopen loop has 20 meg ohms. All is functioning as it should 4/20/22 \$190.00.

- **MERIDIAN 04/28/2022. Preventative Maintenance 04/26/202.** Upon arrival gates were on a hold open so I removed the hold open to test the battery backups from the breaker. After turning breakers off all gates opened as they should. I then tested the siren sensor and it's functioning as it should. I was able to successfully call the clubhouse on the call box and used the number pad to program the hold open. The entry photo eyes are functioning as they should. The entry slaves brushes are in good shape and I lubed the arm and chain. The entry master brushes are in good shape ,I lubed the arm and chain. The entry shadow



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loop has infinite meg ohms and the reopen loop also has infinite meg ohms. The exit photo eyes function as they should. The exit slaves brushes are in good shape, I lubed the arm and chain. The exit masters brushes are in good shape, I lubed the arm and chain. The exit loop has infinite meg ohms and the shadow also has infinite meg ohms and the reopen loop has infinite meg ohms. All is functioning as it should 4/20/22 \$190.00.

**- ENLCAVE 04/28/2022. Preventative Maintenance 04/26/202.**

Upon arrival I removed the hold open, I think turned all gate breakers off and found all battery backups functioning as they should. I then tested the siren sensor and it's functioning as it should. The call box is functioning as it should I tested the keypad and then called the clubhouse successfully speaking with Raul. The entry photo eyes are functioning as they should, the slaves brushes are in good shape, I lubed the arm and chain. Then entry master brushes are in good shape and the arm and chain have been lubed. The reopen loop has infinite meg ohms and the shadow loop has infinite meg ohms. The exit photo eyes function as they should, the Exit slaves brushes are in good shape, I lubed the arm and chain. The exit masters brushes are in good shape, I lubed the arm and chain. The exit loop has infinite meg ohms, the shadow loop has infinite meg ohms and the outside Obstruction loop has infinite meg ohms. All hinges have been freshly greased and had the excess removed. I put the hold open back in place \$190.00.

**- PARKMONTE 04/26/2022.** New loop is complete, I adjusted the sensitivity on the 4/21/2022 shadow to medium low, and adjusted the exit to high (resident said it wouldn't open for his motorcycle) I removed the hold open and tested the loop and all loops are functioning as they should \$650.00.

**- PROVENCE 04/26/2022.** Replaced exit loop \$650.00.

**- PARKMONTE 04/26/2022.** Unable to send data. 4/26/2022



Power cycled cellular unit. I was able to receive data afterwards. Emailed clubhouse for them to send. By the end of the day data was transferring. Lori confirmed that it succeeded. All performing properly at this time. Hourly Tech Charge NO CHARGE PER ROBERT \$0.00.

- **PARKMONTE 04/26/2022.** Fire marshal states yelp doesn't work. Siren sensor worked for my yelp Mp3 recording on my phone. 0 Hourly Tech Charge NO CHARGE PER ROBERT

- **MERIDIAN 04/26/2022.** Unable to send data. Performed RS232 test. Wiring and tele entry board passed. Problem is on the cellular circuit board. Working on getting an advanced replacement under warranty as this board appears to have been install in June last year. Even though the board serial number shoes it is out of warranty, they are honoring it because I gave them an invoice date of the previous install. I will await more information from the manufacturer \$105.00.

- **MPNORTH 04/26/2022.** A few residents notified us about the right (north) EXIT 4/25/2022 gate at MPN standing open. They stated the gate has been open for at least 2 days. I went to check the gates Saturday and Sunday. I turned the EXIT breakers off and the ENTRANCE gates and left EXIT gate opened. I turned the breakers back ON and 3 gates closed ( all,except the right EXIT gate). I turned the ENTRANCE breakers off and the ENTRANCE gates and the left EXIT gate opened. When I turned the breakers back ON – same story... 3 gates closed – all, but the right EXIT gate \$105.00. Exit curb side operator motor thermal overload was tripped. This happens when the operator senses an obstruction of some sort. In regards to the breakers, they are only slightly mislabeled. When the entrance breaker is turned off, both of the master operators turn off and tell the slave operators to open and vice versa. The best practice is to just turn both breakers off that are labeled for the gates. They will open if all is





good with the batteries. In this case everything functions properly \$105.00.

- **PROVENCE 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.
- **ENCLAVE 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.
- **WINDSOR 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.
- **WHINSENTON 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.
- **SHELLWOOD 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.
- **MERIDIAN 04/26/2022.** 100 AWID Windshield stickers \$1,025.00.

#### **April 2022 Monthly Deputy's Report for Meadow Pointe IV**

Spent a large portion of this month concentrating on Traffic Issues with speed through Meadow Pointe Blvd. Also focused on Illegal Prking within the Villages. I am proud to report this issue has decreased drastically since I started this initiative.

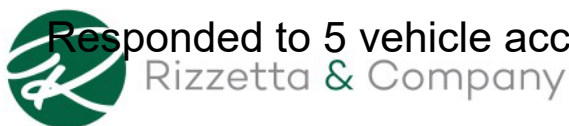
Issued 42 Citations for speed related incidents, most coming from Double Branch Elementary School crossing areas.

Issued 31 Parking citation warnings

Issued 2 County Parking Citations.

Responded to 4 active death investigations.

Responded to 5 vehicle accidents one involving death.



Responded to 1 Child Abuse Investigation

Responded to 11 False Alarms calls.

Responded to 3 Welfare Checks

Responded to 3 trespassing calls

Conducted 72 directed patrols of the villages

## Meadow Pointe IV Payment Log

4/1/2022 through 4/26/2022

Date	Purpose	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
4/1/2022	RM RENTAL & DEP			\$200.00	\$ 50.00	\$250.00
4/2/2022	2 TAGS					\$24.00
4/2/2022	1 FOB					\$25.00
4/2/2022	RM RENTAL & DEP			\$200.00	\$ 50.00	\$250.00
4/2/2022	RM RENTAL & DEP	343	\$250.00	\$200.00	\$ 50.00	
4/3/2022	REFUND RM DEPOSIT			-\$200.00		-\$200.00
4/4/2022	3 TAGS 1 FOB					\$61.00
4/4/2022	2 TAGS 1 FOB					\$49.00
4/5/2022	1 TAG					\$12.00
4/5/2022	1 TAG					\$12.00
4/6/2022	1 TAG					\$12.00
4/8/2022	1 TAG					\$12.00
4/8/2022	1 TAG					\$12.00
4/8/2022	1 TAG					\$12.00
4/10/2022	1 TAG					\$12.00
4/11/2022	1 TAG					\$12.00
4/12/2022	1 TAG					\$12.00
4/12/2022	1 FOB					\$25.00
4/13/2022	1 TAG					\$12.00
4/13/2022	2 TAGS					\$24.00
4/15/2022	1 TAG					\$12.00
4/15/2022	1 TAG					\$12.00
4/16/2022	1 TAG					\$12.00
4/16/2022	2 TAGS					\$24.00



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4/16/2022	2 TAGS					\$24.00
4/16/2022	1 TAG					\$12.00
4/18/2022	1 TAG, 1 FOB					\$37.00
4/18/2022	REFUND RM DEPOSIT			-\$200.00		-\$200.00
4/19/2022	1 TAG					\$12.00
4/21/2022	1 TAG					\$12.00
4/22/2022	2 TAGS					\$24.00
4/22/2022	1 TAG					\$12.00
4/23/2022	3 TAGS, 1 FOB					\$61.00
4/23/2022	1 FOB					\$24.00
4/24/2022	1 TAG					\$12.00
4/24/2022	REFUND RM DEPOSIT			-\$200.00		-\$200.00
4/24/2022	1 FOB					\$25.00
4/24/2022	2 TAGS					\$24.00
4/24/2022	3 TAGS 1 FOB					\$36.00
4/25/2022	1 FOB					\$25.00
4/25/2022	4 TAGS, 1 FOB					\$73.00
4/26/2022	1 TAG					\$12.00
			\$ 250.00	\$200.00	\$150.00	\$609.00



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## **Tab 12**





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#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** Regular Meeting on June 8, 2022 at 5:00pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4-Susan); Term 11/18-11/22 (Seat 5-Megan)
- **Election Registration:** June 13<sup>th</sup> at noon through June 17<sup>th</sup> noon

## District Manager's Report

May 11

# 2022

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#### FINANCIAL SUMMARY

2/28/2022

General Fund Cash &  
Investment Balance:

\$1,271,399

Reserve Fund Cash &  
Investment Balance:

\$719,933

Debt Service Fund  
Investment Balance:

\$1,729,934

**Total Cash and Investment  
Balances:**

**\$3,721,266**

**General Fund Expense  
Variance: \$76,340**

**Under  
Budget**



## Supervisor Request Updates

**Budget-** The General Fund is under budget by \$76,340. The Board is trending the right direction.

### Supervisor Requests –

- Street Tree Project-I spoke with Juniper, and they're still needing approval from the County. Yellowstone has provided their proposal for review.
- Transition of the Account Manager with Juniper- Josh will discuss at the next meeting.
- Update on Duke Energy- We will have a discussion at the next meeting.
- Budget FY2022-FY2023- I worked with accounting, and the finance team to make the budget more streamline. I will email the Board a proposed budget before the meeting. The budget does include the refunding of the bonds.
- Invoice Details/(Bond Deposit)-I will inform the Board at the next meeting.
- Clubhouse Manager Retirement- We will discuss at the next meeting.
- Clubhouse Staff Options-I will present the proposals at the next meeting.
- Resident Complaints- We had a resident voice their concerns about the overgrowth of the Conservation around their property. I will discuss more in detail at the next meeting.

## **Tab 13**



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**March 31, 2022**

**Prepared by: Rizzetta & Company, Inc.**

**meadowpointe4cdd.org**  
**rizzetta.com**

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 3/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
<b>Assets</b>							
Cash In Bank	548,872	0	0	0	548,872	0	0
Investments	722,527	0	1,729,934	8,990	2,461,452	0	0
Investments - Reserves	0	719,933	0	0	719,933	0	0
Accounts Receivable	33,533	0	182,739	0	216,271	0	0
Allowance for Doubtful Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	20,946	0	0	0	20,946	0	0
Due From Other Funds	220,333	0	0	0	220,333	0	0
Amount To Be Provided Debt Service	0	0	0	0	0	0	19,065,000
Fixed Assets	0	0	0	0	0	55,402,340	0
<b>Total Assets</b>	<b>1,546,210</b>	<b>719,933</b>	<b>1,744,729</b>	<b>8,990</b>	<b>4,019,863</b>	<b>55,402,340</b>	<b>19,065,000</b>
<b>Liabilities</b>							
Accounts Payable	26,020	0	0	0	26,020	0	0
Accrued Expenses Payable	11,600	0	0	0	11,600	0	0
Sales Tax Payable	57	0	0	0	57	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Deposits	1,000	0	0	0	1,000	0	0
Due To Other Funds	0	220,333	0	0	220,333	0	0
Debt Service Obligations - Current	0	0	10,335,524	0	10,335,524	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	19,065,000
<b>Total Liabilities</b>	<b>38,677</b>	<b>220,333</b>	<b>10,335,524</b>	<b>0</b>	<b>10,594,533</b>	<b>0</b>	<b>19,065,000</b>
<b>Fund Equity And Other Credits</b>							
Beginning Fund Balance	743,401	527,336	(9,056,537)	8,990	(7,776,810)	55,402,340	0
Net Change in Fund Balance	764,133	(27,736)	465,743	1	1,202,141	0	0
<b>Total Fund Equity And Other Credits</b>	<b>1,507,534</b>	<b>499,601</b>	<b>(8,590,794)</b>	<b>8,990</b>	<b>(6,574,670)</b>	<b>55,402,340</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>1,546,210</b>	<b>719,933</b>	<b>1,744,729</b>	<b>8,990</b>	<b>4,019,863</b>	<b>55,402,340</b>	<b>19,065,000</b>

See Notes to Unaudited Financial Statements



# Meadow Pointe IV Community Development District

## Statement of Revenues and Expenditures

### 1 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	30	30	0.00%
Special Assessments					
Tax Roll	1,278,479	1,278,479	1,344,574	66,095	(5.16)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	4,792	4,792	0.00%
<b>Total Revenues</b>	<b>1,278,479</b>	<b>1,278,479</b>	<b>1,349,395</b>	<b>70,916</b>	<b>(5.55)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	13,000	6,500	5,600	900	56.92%
Financial & Administrative					
Administrative Services	5,916	2,958	2,958	0	50.00%
District Management	31,977	15,989	16,120	(131)	49.58%
District Engineer	15,000	7,500	12,462	(4,962)	16.92%
Disclosure Report	7,000	3,500	7,000	(3,500)	0.00%
Trustees Fees	15,000	2,200	2,200	0	85.33%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Assessment Roll	5,100	5,100	5,100	0	0.00%
Financial & Revenue Collections	5,100	2,550	2,550	0	50.00%
Accounting Services	21,420	10,710	10,710	0	50.00%
Auditing Services	4,850	0	0	0	100.00%
Arbitrage Rebate Calculation	2,000	1,000	1,000	0	50.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	1,000	500	0	500	100.00%
Miscellaneous Mailings	500	250	0	250	100.00%
Bank Fees	200	100	164	(64)	18.15%
Dues, Licenses & Fees	550	275	275	(0)	50.00%
Website Hosting, Maintenance, Backup (and Email)	5,000	2,500	1,369	1,131	72.62%
Legal Counsel					
District Counsel	20,000	10,000	15,375	(5,375)	23.12%
Law Enforcement					
Deputy	108,694	54,347	0	54,347	100.00%
Electric Utility Services					
Utility Services	11,000	5,500	5,370	130	51.17%
Utility-Recreation Facilities	12,000	6,000	5,230	770	56.41%
Street Lights	70,000	35,000	39,348	(4,348)	43.78%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	1,000	500	448	52	55.20%
Solid Waste Assessment	2,000	2,000	1,236	764	38.18%
Garbage-Residential	88,420	44,210	43,145	1,065	51.20%
Water-Sewer Combination Services					
Utility Services	25,000	12,500	9,960	2,540	60.15%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	35,650	17,825	1,100	16,725	96.91%
Aquatic Maintenance	52,080	26,040	31,205	(5,165)	40.08%
Stormwater Assessment	2,444	2,444	2,444	(0)	0.00%
Stormwater System Maintenance	5,000	2,500	0	2,500	100.00%
Other Physical Environment					
General Liability Insurance	3,848	3,848	3,673	175	4.54%
Property Insurance	20,260	20,260	19,337	923	4.55%
Entry & Walls Maintenance	5,000	2,500	10,905	(8,405)	(118.10)%
Landscape Maintenance	173,780	86,890	86,981	(91)	49.94%
Landscape Maintenance - Neighborhood Entrances	30,133	15,066	0	15,066	100.00%
Lift Station Maintenance & Repair	5,000	2,500	502	1,998	89.95%
Irrigation Repairs	6,000	3,000	13,687	(10,687)	(128.10)%
Landscape Replacement Plants, Shrubs, Trees	25,000	12,500	0	12,500	100.00%
Landscape Annuals Color Rotation	6,230	3,115	4,821	(1,706)	22.61%
Landscape - Mulch	24,360	12,180	29,275	(17,095)	(20.17)%
Landscape Fertilization	16,500	8,250	5,076	3,174	69.23%
Well Maintenance	5,000	2,500	0	2,500	100.00%
Landscape Pest Control	4,200	2,100	498	1,602	88.14%
Field Operations	8,700	4,350	4,350	0	50.00%
Holiday Decorations	2,500	1,250	10,481	(9,231)	(319.24)%
Road & Street Facilities					
Gate Facility Repair & Maintenance	7,680	3,840	9,801	(5,961)	(27.62)%
Gate Phone	8,782	4,391	2,903	1,488	66.94%
Roadway Repair & Maintenance	5,000	2,500	0	2,500	100.00%
Street Sign Repair & Replacement	1,500	750	335	415	77.66%
Sidewalk Repair & Maintenance	15,000	7,500	13,948	(6,448)	7.01%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

1 - General Fund

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Gate/Camera Repairs & Equipment	45,000	22,500	125	22,375	99.72%
Street Light Deposit Bond	7,000	3,500	5,321	(1,821)	23.98%
Security System Monitoring & Maintenance	14,000	7,000	153	6,847	98.90%
Parks & Recreation					
Management Contract	166,000	83,000	87,072	(4,072)	47.54%
Telephone, Fax, Internet	5,500	2,750	4,094	(1,344)	25.57%
Pool Supplies & Repairs	2,500	1,250	450	800	82.00%
Pool Service Contract	14,940	7,470	6,870	600	54.01%
Maintenance & Repairs	18,000	9,000	14,871	(5,871)	17.38%
Fitness Equipment Maintenance & Repairs	5,000	2,500	216	2,284	95.68%
Facility Supplies	12,800	6,400	4,115	2,285	67.84%
Wildlife Management Services	14,500	7,250	7,200	50	50.34%
Pest Control	600	300	306	(6)	49.00%
Security Monitoring Services at Clubhouse	15,276	7,638	7,332	306	52.00%
Athletic/Park Court/Field Repairs	1,000	500	2,774	(2,274)	(177.44)%
Special Events					
Special Events	5,000	2,500	1,262	1,238	74.75%
Contingency					
Capital Improvement Projects	25,000	12,500	0	12,500	100.00%
Miscellaneous Contingency	5,000	2,500	1,050	1,450	79.00%
Total Expenditures	1,301,896	661,602	585,262	76,340	55.05%
Excess Of Revenue Over (Under) Expenditures	(23,417)	616,877	764,133	147,256	3,363.15%
Other Financing Sources (Uses)					
Prior Year Carryforward	23,417	23,417	0	(23,417)	100.00%
Exc. of Rev./Other Sources Over/(Under) Exp/Other Uses	0	640,294	764,133	123,839	0.00%
Fund Balance, Beginning of Period	0	0	743,401	743,401	0.00%
Fund Balance, End of Period	0	640,294	1,507,534	867,240	0.00%

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	32	32	0.00%
Special Assessments				
Tax Roll	192,565	192,565	0	0.00%
Total Revenues	192,565	192,597	32	0.02%
Expenditures				
Contingency				
Capital Outlay	190,000	0	190,000	100.00%
Capital Reserves-Road Reserves	2,565	220,333	(217,768)	(8,489.96)%
Total Expenditures	192,565	220,333	(27,768)	(14.42)%
Excess Of Revenue Over (Under) Expenditures	0	(27,736)	(27,736)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(27,736)	(27,736)	0.00%
Fund Balance, Beginning of Period	0	527,336	527,336	0.00%
Fund Balance, End of Period	0	499,601	499,601	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
Debt Service Fund--Series 2004/2015 - 200  
From 10/1/2021 Through 3/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Special Assessments				
Tax Roll	177,209	177,749	540	0.30%
Total Revenues	177,209	177,757	548	0.31%
Expenditures				
Debt Service				
Interest	72,209	127,476	(55,268)	(76.53)%
Principal	105,000	0	105,000	100.00%
Total Expenditures	177,209	127,476	49,732	28.06%
Excess Of Revenue Over (Under) Expenditures	0	50,281	50,281	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	50,281	50,281	0.00%
Fund Balance, Beginning of Period	0	(297,892)	(297,892)	0.00%
Fund Balance, End of Period	0	(247,612)	(247,612)	0.00%



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

Debt Service Fund--Series 2005 - 201

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	0	0	0	0.00%
Expenditures				
Debt Service				
Interest	0	47,250	(47,250)	0.00%
Total Expenditures	0	47,250	(47,250)	0.00%
Excess Of Revenue Over (Under) Expenditures	0	(47,250)	(47,250)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(47,250)	(47,250)	0.00%
Fund Balance, Beginning of Period	0	(2,976,718)	(2,976,718)	0.00%
Fund Balance, End of Period	0	(3,023,968)	(3,023,968)	0.00%

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

Debt Service Fund - Series 2007 - 202

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	0	4	4	0.00%
Expenditures				
Debt Service				
Interest	0	178,930	(178,930)	0.00%
Total Expenditures	0	178,930	(178,930)	0.00%
Excess Of Revenue Over (Under) Expenditures	0	(178,926)	(178,926)	0.00%
Exc. of Rev./Other Sources Over/(Under) Expe./Other Uses	0	(178,926)	(178,926)	0.00%
Fund Balance, Beginning of Period	0	(4,930,722)	(4,930,722)	0.00%
Fund Balance, End of Period	0	(5,109,648)	(5,109,648)	0.00%

**Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures  
Debt Service Fund - Series 2012/2014 - 203

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	41	41	0.00%
Special Assessments				
Tax Roll	530,227	500,468	(29,758)	(5.61)%
Prepayments	0	343,629	343,629	0.00%
Total Revenues	<u>530,227</u>	<u>844,139</u>	<u>313,912</u>	<u>59.20%</u>
Expenditures				
Debt Service				
Interest	330,227	202,501	127,726	38.67%
Principal	200,000	0	200,000	100.00%
Total Expenditures	<u>530,227</u>	<u>202,501</u>	<u>327,726</u>	<u>61.81%</u>
Excess Of Revenue Over (Under)	0	641,638	641,638	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	641,638	641,638	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	(851,205)	(851,205)	0.00%
Fund Balance, End of Period	<u>0</u>	<u>(209,567)</u>	<u>(209,567)</u>	<u>0.00%</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

Capital Projects Fund--Series 2005 - 301

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	0	1	1	0.00%
Excess Of Revenue Over (Under)	0	1	1	0.00%
Expenditures				
Exc. of Rev./Other Sources Over/(Under)	0	1	1	0.00%
Expe./Other Uses				
Fund Balance, Beginning of Period	0	8,990	8,990	0.00%
Fund Balance, End of Period	0	8,990	8,990	0.00%

**Meadow Pointe IV CDD**

**Investment Summary**

**March 31, 2022**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of March 31, 2022</b></u>
The Bank of Tampa	Money Market Account	\$ 3,010
The Bank of Tampa ICS		
Bangor Savings Bank	Money Market Account	248,352
CrossFirst Bank	Money Market Account	75,787
Pacific Western Bank	Money Market Account	147,026
Western Alliance Bank	Money Market Account	248,352
	<b>Total General Fund Investments</b>	<b>\$ 722,527</b>
The Bank of Tampa ICS Road Reserve		
CrossFirst Bank	Money Market Account	\$ 172,564
Park National Bank	Money Market Account	1
Pinnacle Bank	Money Market Account	147,287
	Subtotal	319,852
The Bank of Tampa ICS Asset Replacement Reserve		
EagleBank	Money Market Account	248,352
Pacific Western Bank	Money Market Account	50,664
Pinnacle Bank	Money Market Account	101,065
	Subtotal	400,081
	<b>Total Reserve Fund Investments</b>	<b>\$ 719,933</b>
US Bank Series 2004 Interest	Money Market Account - Managed	\$ 2,317
US Bank Series 2004 Prepayment	Money Market Account - Managed	72
US Bank Series 2004 Revenue	Money Market Account - Managed	147
US Bank Series 2005 Revenue	Money Market Account - Managed	89
US Bank Series 2005 Interest	Money Market Account - Managed	1,337
US Bank Series 2007 Revenue	Money Market Account - Managed	174
US Bank Series 2007 Interest	Money Market Account - Managed	2,296
US Bank Series 2007 Prepayment A	Money Market Account - Managed	33,509
US Bank Series 2007 Prepayment B	Money Market Account - Managed	30,833
US Bank Series 2007 Interest B	Money Market Account - Managed	2,054
US Bank Series 2012 A-1 Revenue	First American Treasury Obligation Fund Class Z	142,474
US Bank Series 2012 A-1 Reserve	First American Treasury Obligation Fund Class Z	146,052
US Bank Series 2012 A-2 Reserve	First American Treasury Obligation Fund Class Z	278,920
US Bank Series 2012 B-2 Interest	Money Market Account - Managed	1,104
US Bank Series 2012 B-2 Revenue	Money Market Account - Managed	59
US Bank Series 2012 A-2 Revenue	First American Treasury Obligation Fund Class Z	235,513
US Bank Series 2012 A-1 Prepayment	First American Treasury Obligation Fund Class Z	2
US Bank Series 2012 A-2 Prepayment	First American Treasury Obligation Fund Class Z	365,074
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	114,817
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	106,855
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	265
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	177,918
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	732
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	87,321
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,729,934</b>
US Bank Series 2005 Construction	Money Market Account - Managed	\$ 8,990
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 8,990</b>



**Meadow Pointe IV Community Development District**

Summary A/R Ledger

1 - General Fund

From 3/1/2022 Through 3/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>33,532.57</u>
		Total 1 - General Fund	33,532.57

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

200 - Debt Service Fund--Series 2004/2015

From 3/1/2022 Through 3/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>3,877.57</u>
		Total 200 - Debt Service Fund--Series 2004/2015	3,877.57

**Meadow Pointe IV Community Development District**

Summary A/R Ledger

203 - Debt Service Fund - Series 2012/2014

From 3/1/2022 Through 3/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2012	Wesley Chapel Lakes, Ltd.	845-13-01	167,943.60
10/1/2021	Pasco County Tax Collector	FY21-22	10,917.65
Total 203 - Debt Service Fund - Series 2012/2014			178,861.25
Report Balance			216,271.39

**Meadow Pointe IV Community Development District**

Aged Payables by Invoice Date

Aging Date - 2/1/2022

1 - General Fund

From 3/1/2022 Through 3/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Waste Connections Of Florida	2/20/2022	1124587W426	Waste Disposal Meadow Pointe North 03/22	191.70
Frontier Communications of Florida	3/19/2022	813-994-1915-011921-5 04/22	Shellwood Sub Division Gate Phone 04/22	60.99
Frontier Communications of Florida	3/19/2022	813-994-6437-121521-5 04/22	Internet 04/22	60.99
Frontier Communications of Florida	3/20/2022	813-994-1603-072021-5 04/22	Whinsenton Internet 04/22	60.99
Waste Connections Of Florida	3/20/2022	1142960W426	Waste Disposal Recreation Center 04/22	77.00
Waste Connections Of Florida	3/20/2022	1143130W426	Waste Disposal Meadow Pointe North 04/22	491.70
Waste Connections Of Florida	3/20/2022	5986062W425	Waste Disposal Bellmeade Court 04/22	134.48
TECO	3/21/2022	221006228235 02/22	Oldwoods Ave Street Light Service 02/22	1,352.83
Juniper Landscaping of Florida LLC	3/22/2022	155685	Fertilizer 03/22	442.00
Juniper Landscaping of Florida LLC	3/22/2022	155685-1	Pest Control 03/22	166.00
Frontier Communications of Florida	3/25/2022	813-973-3003-101308-5 04/22	Clubhouse FIOS Service 04/22	407.70
Southern Automated Access Services LLC	3/25/2022	10895	Gate Repairs - Whinsenton 03/22	105.00
Southern Automated Access Services LLC	3/25/2022	10896	Gate Repairs - Parkemonte 03/22	105.00
Southern Automated Access Services LLC	3/25/2022	Southern Phone Summary 03/22	Southern Phone Summary 03/22	347.65
Gladiator Pressure Cleaning, Inc.	3/29/2022	21049	Pressure Cleaning Services 02/22	10,905.00
Juniper Landscaping of Florida LLC	3/30/2022	156406	Annuals 03/22	2,250.00
Juniper Landscaping of Florida LLC	3/31/2022	157541	New Haven Mow 03/22	1,350.00
Rizzetta & Company, Inc.	3/31/2022	INV0000067262	Out Of Pocket Expenses 03/22	179.06
Romaner Graphics	3/31/2022	21075	Insatall/Remove Garage Sale Banners 03/22	180.00
Romaner Graphics	3/31/2022	21076	Level Pool Pavers 03/22	450.00
Southern Automated Access Services LLC	3/31/2022	10930	CAPXL Cloud - Shellwood 03/22	75.50
Waste Connections Of Florida	3/31/2022	5986158W425	Waste Disposal Residential Services 03/22	6,625.92
Total 1 - General Fund				26,019.51
Report Total				26,019.51

**Meadow Pointe IV Community Development District  
Notes to Unaudited Financial Statements  
March 31, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations - Current, represents accrued principal and/or interest on unexchanged Series 2004 Bond(s) for May 2019 – November 2021, Series 2005 Bond(s) for May 2011 – November 2021, Series 2007 Bond(s) for May 2015 – November 2021, Series 2012A-2 Bond for November 2021, and Series 2012B-2 Bond for May 2020 – November 2021.

**Statement of Revenue and Expenditures – Debt Service Fund 200, 201, 202, and 203**

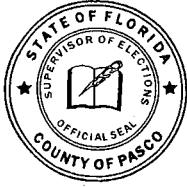
5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds and unpaid interest on the Series 2012 A-2 and 2012B-2 Bonds have been accrued and have been are reflected on the accompanying Balance Sheet.

**Summary A/R Ledger – Payment Terms**

6. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



## Tab 14



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

**1-800-851-8754**  
**[www.pascovotes.com](http://www.pascovotes.com)**

April 19, 2022

Matthew Huber, District Manager  
District Office  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614

Dear Matthew Huber:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

• Connerton West Community Development District	2,727
• Country Walk Community Development District	1,877
• Meadow Pointe III Community Development District	3,341
• Meadow Pointe IV Community Development District	1,708
• Meadow Pointe V Community Development District	0
• Preserve at Wilderness Lake Community Development District	1,998
• Summit View Community Development District	0
• Waters Edge Community Development District	2,034
• Wesbridge Community Development District	409

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

## **Tab 15**

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, April 13, 2022 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	<b>Board Supervisor, Chairman</b>
Liane Sholl	<b>Board Supervisor, Vice-Chairman</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co. Inc.</b>
Raul Anaya	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec (via conference call)</b>
Craig Bramblett	<b>Juniper Landscape</b>
Jason Liggett	<b>Field Service Manager</b>
Doug Agnew	<b>Advanced Aquatics</b>
Sara Zare	<b>MBS Capital Markets</b>
Kayla Connell	<b>Finance Manager, Rizzetta &amp; Co. Inc.</b>
Misty Taylor	<b>Bryant Miller Olive P.A.</b>

Audience	<b>Present</b>
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The Board heard audience comments regarding the Duke landscaping project and kudzu on the conservation areas.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Bond Delegation**

On a Motion by Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors adopted Resolution 2022-02, Bond Delegation for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Supplemental Assessment Resolution**

On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors adopted Resolution 2022-03, Supplemental Assessment for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review of Supplemental Assessment Methodology Report**

The Board reviewed and discussed the Supplemental Assessment Methodology Report and had no questions or comments.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Street Tree Proposals**

After review and a brief discussion, the Board agreed to table these proposals to the next BOS meeting.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**G. Deputy Report**

The Board received the Deputy report. They had no questions or comments.

**B. Field Inspection Report**

The Board received the March Field Services Report from Mr. Liggett.

Mr. Liggett presented a Juniper Landscape Proposal for Playground Sod Fill In, in the amount of \$17,933.31.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board approved the Juniper Landscape Proposal for Playground Sod Fill In, in the amount of \$17,933.31 for the Meadow Pointe IV Community Development District.



There was a brief discussion regarding kudzu around the conservation areas. The aquatics team will submit a proposal.

Mr. Bramblett from Juniper presented a proposal for pump install at North Blvd in the amount of \$10,550. The Board discussed and agreed to have this tabled to the next meeting and requested that a location be added to the proposal.

Mr. Liggett presented Juniper's fuel surcharge letter. The Board requested more detail and tabled this to the next meeting.

Mr. Liggett updated the Board on Duke Landscaping. He mentioned that Duke is offering \$35,000 for damages caused. The Board requested that Mr. Scanlon hold another meeting with Duke to discuss cost and asked that Mr. Liggett inspect the areas that Duke said they have fixed.

**C. Aquatic Maintenance**

The Board received the Aquatic Maintenance Report from Mr. Agnew.

Mr. Agnew presented planting proposals for Ponds 34,35,36 & 37 in the amount of \$10,866 and for Ponds 79,77,78 & 79 in the amount of \$7,860.

On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board approved the planting proposals for Ponds 34,35,36 & 37 in the amount of \$10,866 for the Meadow Pointe IV Community Development District.

On a motion from Ms. Sholl, seconded by Mr. Page, the Board approved the planting proposals for Ponds 79,77,78 & 79 in the amount of \$7,860 for the Meadow Pointe IV Community Development District.

**D. District Counsel**

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

Mr. Babbar discussed the Common Area Maintenance Agreement with MPIV-A Master HOA and let the Board know that the Master HOA is still reviewing it. This item will be added to the next agenda for an update.

**E. District Engineer Report**

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

Ms. Stewart updated the Board on the Sidewalk project and will submit a proposal for the next meeting.

**F. Amenity Management**

The Board received the Amenity Report from Mr. Anaya.

**G. District Manager**

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

Mr. Adams reminded the Board that the next regular meeting will be held on May 11, 2022 at 10:00 a.m. He also reminded them of their budget workshop which will be held on April 19, 2022 at 10:00 a.m.

**NINTH ORDER OF BUSINESS****Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 9, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' regular meeting held on March 9, 2022.

On a motion from Ms. Fischer, seconded by Ms. Sholl, the Board approved the Minutes of the Board of Supervisor' Regular Meeting held on March 9, 2022, as amended, for the Meadow Pointe IV Community Development District.

**TENTH ORDER OF BUSINESS****Consideration of Revised Minutes of the Board of Supervisors' Regular Meeting held on October 13, 2021**

Mr. Adams presented the revised minutes of the Board of Supervisors' regular meeting held on October 13, 2021.

On a motion from Ms. Sholl, seconded by Ms. Fischer, the Board approved the Revised Minutes of the Board of Supervisor' Regular Meeting held on October 13, 2021, as amended, for the Meadow Pointe IV Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Operations & Maintenance Expenditures for February 2022**

The Board received the Operation and Maintenance Expenditures for February 2022 in the amount of \$58,117.45.

On a motion from Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board approved the O&M Expenditures for February 2022 in the amount of \$58,117.45 for the Meadow Pointe IV Community Development District.

**TWELFTH OF BUSINESS****Audience Comments on Other Items**

The Board heard audience comments regarding a bent light post. The Board directed the resident to contact the light company so they can replace it.

**THIRTEENTH ORDER OF BUSINESS****Supervisor Forum**

There were no Supervisor requests at this time.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Fischer, seconded by Mr. Scanlon, the Board approved to adjourn the meeting at 12:26 p.m. for the Meadow Pointe IV Community Development District.

\_\_\_\_\_  
**Assistant Secretary**

\_\_\_\_\_  
**Chair/Vice Chair**

DRAFT

## **Tab 16**



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe4cdd.org

**Operations and Maintenance Expenditures  
March 2022  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$318,707.44**

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*

Darryl Adams  
*District Manager*

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	005050	10543231	Additional Ponds #90 & #91 Jan- Feb 02/22	\$ 170.00
Advanced Aquatic Services, Inc.	005090	10543569	Monthly Aquatic Maintenance 03/22	\$ 4,385.00
Airite Air Conditioning, Inc	005051	C105843	Preventative Maintenance 02/22-04/22	\$ 280.00
Board of County Commissioners	005082	031422	Windsor Entrance Address Request 03/22	\$ 40.00
Clean Sweep Supply Co., Inc.	005052	2770	Supplies 02/22	\$ 405.39
Clean Sweep Supply Co., Inc.	005091	3231	Supplies 03/22	\$ 457.14
Clean Sweep Supply Co., Inc.	005091	3247	Supplies 03/22	\$ 78.90
CRT Services Inc.	005053	2118484	IT Services 02/22	\$ 1,908.00
DCSI, Inc.	005068	29396	Update Firmware 02/22	\$ 115.00
Florida Department of Revenue	005080	61-8015577602-6 02/22	Sales & Use Tax 02/22	\$ 43.77
Frontier Communications of Florida	005069	813-973-3003- 101308-5 03/22	Clubhouse FIOS Service 03/22	\$ 405.70
Frontier Communications of Florida	005070	813-994-0164- 071921-5 03/22	Meridia Internet 03/22	\$ 60.99



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of Florida	005071	813-994-1603-072021-5 03/22	Whinsenton Internet 03/22	\$ 60.99
Frontier Communications of Florida	005072	813-994-1915-011921	Shellwood Sub Division Gate Phone 03/22	\$ 60.99
Frontier Communications of Florida	005054	813-994-4726-101321-5 02/22	Parkmont Internet 02/22	\$ 60.99
Frontier Communications of Florida	005102	813-994-4726-101321-5 03/22	Parkmont Internet 03/22	\$ 60.99
Frontier Communications of Florida	005092	813-994-4731-080621-5 03/22	Enclave Sub Division Fiber Optic Internet 03/22	\$ 60.99
Frontier Communications of Florida	005073	813-994-6437-121521-5 03/22	Internet 03/22	\$ 231.10
Holbrook Asphalt Co	005067	HAU921519	Pavement Project 01/22	\$ 189,611.50
Jennifer L. Sholl	005086	LS030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Jerry Richardson	005063	1596	Monthly Hog Removal Service 02/22	\$ 1,200.00
Jerry Richardson	005098	1609	Monthly Hog Removal Service 03/22	\$ 1,200.00
Juniper Landscaping of Florida LLC	005055	150817	St Augustine Fertilizer 02/22	\$ 1,124.00
Juniper Landscaping of Florida LLC	005055	151397	Irrigation Repairs 02/22	\$ 342.34

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida LLC	005074	152189	Irrigation Repairs - Main Line Leak 02/22	\$ 450.00
Juniper Landscaping of Florida LLC	005093	152549	Monthly Grounds Maintenance & Irrigation 03/22	\$ 14,963.00
Juniper Landscaping of Florida LLC	005074	152605	Mulch Install 02/22	\$ 25,000.00
Juniper Landscaping of Florida LLC	005074	153126	Pest Control 02/22	\$ 166.00
Juniper Landscaping of Florida LLC	005093	153128	Landscape Enhancements 03/22	\$ 2,253.31
Juniper Landscaping of Florida LLC	005103	154984	St Augustine/Bahia Fertilizer 03/22	\$ 1,330.00
Meadow Pointe III Community Development District	005056	021622	Reimbursed MP3 for Gate Repair 02/22	\$ 1,089.00
Michael J Scanlon	005085	MS030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Outsmart Pest Management Inc.	005094	32898	Pest Control Service 03/22	\$ 51.00
Pasco County Utilities	5057	16214274	#0514195 - 3900 Meadow Pointe Blvd 01/22	\$ 1,941.43
Pasco County Utilities	5104	16356910	#0514195 - 3900 Meadow Pointe Blvd 02/22	\$ 1,866.98
Rizzetta & Company, Inc.	005058	INV0000065630	General Management & Oversight/Personnel 02/04/22	\$ 7,265.50

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	005058	INV0000065934	Out Of Pocket Expenses 01/22	\$ 170.80
Rizzetta & Company, Inc.	005058	INV0000066103	Personnel Reimbursement 02/18/22	\$ 5,654.36
Rizzetta & Company, Inc.	005058	INV0000066364	District Management Fees 03/22	\$ 6,192.75
Rizzetta & Company, Inc.	005083	INV0000066417	General Management & Oversight/Personnel 03/04/22	\$ 7,149.41
Rizzetta & Company, Inc.	005095	INV0000066473	Out Of Pocket Expenses 02/22	\$ 192.04
Rizzetta & Company, Inc.	005105	INV0000066741	Personnel Reimbursement 03/18/22	\$ 12,820.69
Romaner Graphics	005060	21004	Install Basketball Nets 02/22	\$ 70.00
Romaner Graphics	005060	21016	Repair No Parking Fire Lane Sign 02/22	\$ 125.00
Rust-Off Inc.	005061	33950	Monthly Rust Prevention - Maintenance 02/22	\$ 195.00
Rust-Off Inc.	005096	34318	Monthly Rust Prevention - Maintenance 03/22	\$ 195.00
Scott W Page	005081	SP030922	Board of Supervisors Meeting 03/09/22	\$ 200.00
Southern Automated Access Services LLC	005059	10694	CAPXL Cloud - Shellwood 02/22	\$ 75.50

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services LLC	005059	10710	Gate Repairs - MP North 02/22	\$ 105.00
Southern Automated Access Services LLC	005059	10763	Quarterly Maintenance Gates Haven 02/22	\$ 190.00
Southern Automated Access Services LLC	005075	10780	Gate Repairs - Windsor 02/22	\$ 105.00
Southern Automated Access Services LLC	005059	Southern Phone Summary 02/22	Southern Phone Summary 02/22	\$ 357.65
Southern Automated Access Services LLC	005084	Southern Phone Summary 11/21	Southern Phone Summary 11/21	\$ 343.65
Stantec Consulting Services Inc.	005062	1886687	Engineering Services 01/22	\$ 798.00
Stantec Consulting Services Inc.	005097	1898147	Engineering Services 02/22	\$ 1,948.00
Straley Robin Vericker	005087	21141	General Legal Services 02/22	\$ 2,068.25
Straley Robin Vericker	005106	21279	General Legal Services 03/22	\$ 2,410.95
Suncoast Pool Service	005064	8007	Pool Supplies Maintenance 02/22	\$ 1,145.00
Suncoast Pool Service	005099	8088	Pool Supplies Maintenance 03/22	\$ 1,145.00
Susan A. Fischer	005079	SF030922	Board of Supervisors Meeting 03/09/22	\$ 200.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	005065	221006228235 01/22	Oldwoods Ave Street Light Service 01/22	\$ 1,352.83
U.S. Water Services Corporation	005076	SI40140	Monthly Lift Station Inspection 12/21	\$ 83.69
U.S. Water Services Corporation	005076	SI42159	Monthly Lift Station Inspection 01/22	\$ 83.69
U.S. Water Services Corporation	005066	SI43931	Monthly Lift Station Inspection 02/22	\$ 83.69
U.S. Water Services Corporation	005088	SI45988	Monthly Lift Station Inspection 03/22	\$ 83.69
Waste Connections Of Florida	005077	1124416W426	Waste Disposal Recreation Center 03/22	\$ 77.00
Waste Connections Of Florida	005078	5927328W425	Waste Disposal Bellmeade Court 03/22	\$ 134.48
Waste Connections Of Florida	005089	5927414W425	Waste Disposal Residential Services 02/22	\$ 6,625.92
Withlacoochee River Electric Cooperative, Inc.	005100	2185385 3/22	Public Lighting 03/22	\$ 250.74
Withlacoochee River Electric Cooperative, Inc.	005101	Summary 02/22	Summary Bill 02/22	<u>\$ 6,934.66</u>
<b>Report Total</b>				<b><u>\$ 318,707.44</u></b>