
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 **Tuesday, July 11, 2017 at 12:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley Chapel, Florida 33543.

Present and constituting a quorum:

Liane Sholl	Board Supervisor, Chairman
Denise Rae-Herrera	Board Supervisor, Vice Chairman
Susan Fischer	Board Supervisor, Assistant Secretary
Bill Horner	Board Supervisor, Assistant Secretary
Megan McNeil	Board Supervisor, Assistant Secretary

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin, & Vericker <i>(via speakerphone)</i>
Raul Anaya	Clubhouse Manager
James Bennett	Representative, LMP
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 13, 2017

On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 13, 2017, as presented, for Meadow Pointe IV Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for May 2017**

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2017 (\$92,961.95) for Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing to Establish Non-Resident
Fees for Use of District Amenities**

On a motion by Ms. Rae-Herrera, seconded by Ms. McNeil, with all in favor, the Board of Supervisors opened the public Hearing on non-resident user fees for Meadow Pointe IV Community Development District.

Discussion was held regarding how much the annual fee should be for a family and what the daily rate should be, as well as how entrance will be monitored. It was recommended that the daily rate be limited to four individuals. The Board agreed to a \$200 monthly family rate or a \$10 per day rate with a limit of four persons.

On a motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors closed the public Hearing on non-resident user fees for Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Adopting a Policy and Fee Schedule for
Non-Resident Use of District Recreational
Facilities**

Mr. Babbar confirmed that he would provide Management with the updated exhibit containing the fees set during the public hearing. Mr. Fischer recommended that they approve the resolution in substantial form so the changes can be made.

On a motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved Resolution 2017-05 in substantial form for Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. Community Deputy
Not present.

C. District Engineer
Mr. Fischer stated that Ms. Stewart will be completing inspections of the ponds and providing a report on any needed erosion repairs.

D. Field Operations Manager

A brief discussion was held regarding mowing the pond banks. It was noted that the landscapers may not be mowing down to the edge of the ponds during the rainy season as it is not safe to run equipment on the pond banks and doing so would also damage the turf. A brief discussion ensued regarding concerns with not cutting around outflow boxes.

Mr. Bennett spoke regarding various proposals: one to enhance the front entrance at SR 54, one to hydro-seed along Meadow Pointe Boulevard from the lift station to Smith Road (\$5,100), and one for landscape enhancements at the entrance of Meadow Pointe North (2,449.96). A brief discussion ensued with the following Board action being taken.

On a Motion by Ms. Rae-Herrera, seconded by Ms. McNeil with all in favor, the Board of Supervisors approved the proposals from LMP in the amounts of \$5100 and \$2449.96 as discussed for Meadow Pointe IV Community Development District.

E. Amenity Management

Mr. Anaya spoke regarding the Open House event held on Saturday, noting that turn out was limited due to the weather, but it was still a success. He stated that the response to the upgrades were mostly favorable and should go a long way towards improving public opinion. A brief discussion was held.

Mr. Anaya provided a brief synopsis of his monthly report and presented a proposal from Southern Automated Access in the amount of \$2,171 to replace the circuit board and add a memory chip at the Meadow Pointe North gate that was struck by lightning.

On a Motion by Ms. Rae-Herrera, seconded by Ms. McNeil with all in favor, the Board of Supervisors approved the proposal from Southern Automated Access in the amount of \$2,171 for Meadow Pointe IV Community Development District.

E. District Manager

Mr. Fischer reminded the Board that the next regular meeting is scheduled for August 8, 2017 at 5:00 pm. and includes the public hearing on the budget.

Mr. Fischer sought and received authorization from the Board to obtain pricing for installing an access card system at the clubhouse. A brief discussion ensued.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests


Staff responded to concerns with controlling fobs when residents move, explaining that the fobs can be turned off and renters can have lease terms set up that will automatically turn off as of the lease end date.

Discussion was held regarding options to control the number of renters, who hasn't paid assessments, and whether or not the District was going to get the planters. It was noted that the renter question would be an HOA matter. Mr. Fischer stated that the County sells tax certificates on properties that have not paid their taxes and once those are sold the District gets paid. Mr. Horner will act as the Board liaison for the planters at the clubhouse.

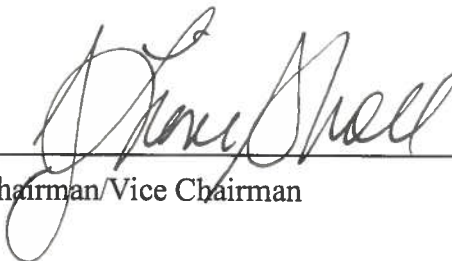
NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McNeil, seconded by Ms. Fischer, the Board of Supervisors adjourned the meeting at 1:29 p.m. for the Meadow Pointe IV Community Development District.



Assistant Secretary



Chairman/Vice Chairman

MEADOW POINTE IV CDD

EXHIBIT TO 7-11-17 MINUTES:

1. LMP landscape Proposals
2. Southern Automated Access Services Proposal for Replacement Meadow Pointe North Circuit Board for Gate



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Meadow Pointe IV CDD
 c/o Rizzetta & Company, Inc.
 5844 Old Pasco Rd.
 Wesley Chapel, FL 33544

Date	2/6/2017
Estimate #	37024
LMP REPRESENTATIVE	
JB	
PO #	
Work Order #	

Meadow Pointe 4 *pond station to shellwood*
lms

ITEM	DESCRIPTION	QTY	COST	TOTAL
Enhancements	Hydroseed Meadow Point Boulevard grass row from the Lift station to Smith road.	1	5,100.00	5,100.00

TERMS AND CONDITIONS:

TOTAL	\$5,100.00
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

X *John Hall*

Estimate

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

Date	6/5/2017
Estimate #	39287
LMP REPRESENTATIVE	
JB	
PO #	
Work Order #	

Meadow Pointe IV CDD

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Fill in and enhance Meadow Point North			
Enhancements	Loropetulam 3 GAL	23	13.75	316.25
Enhancements	Viburnum Suspensum 3 GAL	24	11.25	270.00
Enhancements	Flax Lily 3 GAL	43	16.25	698.75
Enhancements	Flax Lily 1 GAL	117	6.88	804.96
Mulch	Pine Bark Mulch	4	40.00	160.00
Irrigation Labor	Irrigation Modifications	1	200.00	200.00

TERMS AND CONDITIONS:

TOTAL	\$2,449.96
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OWNER / AGENT 



Southern Automated Access Services LLC

23110 S.R. 54 #141

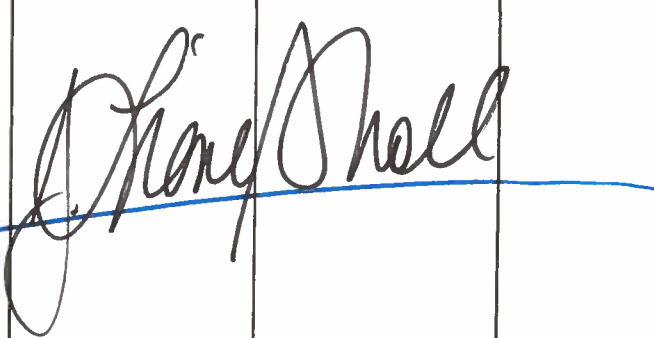
Lutz, FL 33549

Estimate

Date	Estimate#
7/11/2017	731

Name / Address
Meadow Pointe IV CDD MEADOW POINT NORTH 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
Door King 1835-010 circuit board NEW	1	1,650.00	1,650.00
Door King memory chips	1	426.00	426.00
Hourly Tech Charge	1	95.00	95.00
Estimate valid for 30 days.		Total	\$2,171.00

Approve 

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
southernaccessservices@gmail.com