

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, February 13, 2018 at 5:00 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	<b>Board Supervisor, Chairman</b>
Denise Rae- Herrera	<b>Board Supervisor, Vice Chairman</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Bill Horner	<b>Board Supervisor, Assistant Secretary</b>
Megan McNeil	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b> <i>(Speaker Phone)</i>
Tonja Stewart	<b>District Engineer, Stantec</b>
Raul Anaya	<b>Clubhouse Manager</b>
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 January 09, 2018**

Line 117 changed to 5:00

On a Motion by Ms. Fischer seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 9, 2018, as amended, for Meadow Pointe IV Community Development District.

46 **FOURTH ORDER OF BUSINESS**

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

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On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera, with all in favor, the Board of approved Operations and Maintenance expenditures for December 2017 (98,744.94) for Meadow Pointe IV Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Ecological Consultants Report**

On a Motion by Ms. Rae-Herrera, seconded by Ms. McNeil, with all in favor, the Board of approved the ecological consultant's report for Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Wild Hog Trapping  
Proposal**

There was a discussion that ensued between Board members that were concerned with cost and were weighing the benefits for and against hiring a trapper. They would like the 375.00 yearly fee removed.

On a Motion by Mr. Horner seconded by Ms. McNeil, with a vote of 4 to 1 with Ms. Rae-Herrera opposed, the Board of Supervisors approved the proposal for wild hog trapping for Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Review of Reserve Study and Reserve  
Study Invoice**

There was a discussion on the reserve study among the Board members. The Board would like District Counsel and the District Engineer to investigate the right of way sidewalk along Meadow Pointe Blvd.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Parcel N, O and P  
"Enclave" Phase 2**

District Counsel briefed the Platts for N, O, & P and District Engineer added to the discussion & she described a potential fence or wall that may be on both private property and CDD property. The Board did not wish to take on maintenance of a fence that was potentially on private property.

On a Motion by Ms. Sholl seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved in substantial form which will turn maintenance for the fence over to the HOA for Meadow Pointe IV Community Development District.

79 **NINTH ORDER OF BUSINESS**

**Consideration of LMP Proposal for Pump  
Repairs**

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On a Motion by Ms. McNeil seconded by Ms. Rae-Herrera, with all in favor, the Board of Supervisors approved The Proposal from LMP and agreed to invoice the HOA for their portion for usage for Meadow Pointe IV Community Development District.

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**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report
- B. District Engineer  
Ms. Stewart gave a synopsis of the entire pavement maintenance

On a Motion by Mr. McNeil seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the verbal proposal from Whitaker Contracting in the amount of \$186,751 for Meadow Pointe IV Community Development District.

- D. Field Operations Manager  
The Board would like Mr. Fischer to have Tyree be at the next meeting to brief the Board.
- E. Amenity Management  
Mr. Anya gave his report. He stated that the playground update should be complete in March. Mr. Anya introduced Lou the new clubhouse employee.
- F. District Manager  
Mr. Fischer reminded the Board that the next regular meeting is scheduled for March 13, 2018 at 12:00 p.m.  
Mr. Fischer will engage with Tyree to do tree inspections to mark trees that can be removed at \$175.00 per hour if the Board wants the District Counsel to draft a new resolution to absorb the cost of the tree permit.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests put forward

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

A resident had a question about tree permits to cut a problematic tree.

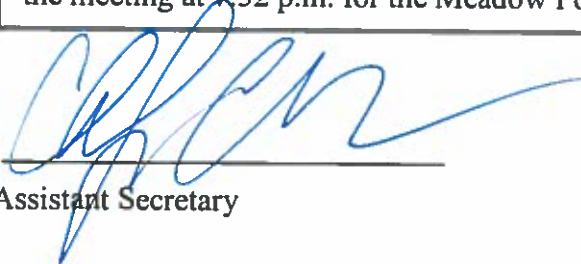
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**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Horner, seconded by Ms. Rae-Herrera the Board of Supervisors adjourned the meeting at 7:52 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary



Chairman/Vice Chairman

# **MEADOW POINTE IV CDD**

## **EXHIBIT TO 2-13-18 MINUTES:**

Whitaker Contracting Contract

**Whitaker Contracting Corp.**

P.O. Box 306  
692 Convict Camp Road  
Guntersville, AL 35976  
Phone (256) 582-2636 Fax (256) 582-2672

## ◆◆◆ INVOICE ◆◆◆

No. 2-13-18  
Job 17538

Meadow Point IV

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

Re: Seven Oaks

Description	Quantity	Unit	Price	Amount
<b>Contract Items</b>				
Asphalt Repairs	1.00	LS	\$3,600.00	\$3,600.00
Crackfill Repairs	1.00	LS	\$3,000.00	\$3,000.00
Install HA5	62,854	SY	\$2.70	\$169,705.80
Previous Billing (10%)	-0.10	LS	\$176,808.00	(\$17,680.80)
Note: 10% Down payment has not been received as of 2/13/18				
<b>Change Orders</b>				
Whinsenton Neighborhood CO1	1.00	LS	\$739.80	\$739.80
Windsor Neighborhood CO2	1.00	LS	\$8,100.00	\$8,100.00
MPN Additional Asphalt Repair CO3	76.00	SF	\$11.65	\$885.40
Pressure Washing	8.00	HRS	\$90.00	\$720.00
<b>Total</b>				<b>\$169,070.20</b>



## CHANGE ORDER

Incident Date	2/06/18
Incident Location	Windsor neighborhood, Meadow Pointe IV
Incident Details	<p>One lane was open on Pinfeld Drive and Gwynhurst Blvd.; the other lane on each road was closed off with cones to allow HA5 to dry.</p> <p>Narrative of events taken from Pasco County Sheriff Report: "A white Honda bearing FL tag M263EU drove through the wet pavement. The driver was a female who claimed to be a realtor on her way out of the community. I stopped several other cars coming in from going down the wet side, but could not control what was going on inside the community once they were past my location. There were several damaged areas discovered later. Residents reported a gold Nissan Altima, a maroon small sedan, and a silver/black full size truck all driving on the wet side around the cones. "</p> <p>Other notes: A white truck was also captured by a resident's cell phone who drove through the cones and on to the wet side where the product was not dry yet.</p> <p>Residents tracked the HA5 and compromised the HA5 application before it was dry.</p> <p>Contractor will fix the damage and respray HA5.</p>
Repair Date	TBD 2018
SY HA5 Reapplied	3000
SY HA5 Cost @ \$2.70	\$8100.00
TOTAL CHANGE ORDER	\$8100



## CHANGE ORDER

Incident Date	1/31/18
Incident Location	Whinsenton neighborhood, Meadow Pointe IV, at the entrance/exit.
Incident Details	One lane was open on Whinsenton Drive; the other lane was closed off with cones to allow HA5 to dry. Resident was driving in the open lane but moved over to the closed section which was the exit out of the neighborhood where HA5 repairs had recently occurred. Resident tracked the HA5 and compromised the HA5 application before it was dry. Contractor had to fix the damage and respray HA5.
Repair Date	2/1/18
Repair Time	12 hours total (6 people, 2 hours each)
SY HA5 Reapplied	274
SY HA5 Cost @ \$2.70	\$739.80
<b>TOTAL CHANGE ORDER</b>	<b>\$739.80</b>





## CHANGE ORDER

Incident Date	2/09/18
Incident Location	Meadow Pointe IV
Incident Details	Various pressure washing due to residents/
Repair Date	misc
TOTAL CHANGE ORDER	\$720 (8 hours @ \$90/hour)



## CHANGE ORDER

Incident Date	1/16/18
Incident Location	Meadow Pointe North, Meadow Pointe IV
Incident Details	Had to repair 4 total parking stalls. Had to add an additional 76 SF of asphalt repairs.
Repair Date	January 16, 2018
TOTAL CHANGE ORDER	\$885.40