

**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, November 14, 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	<b>Board Supervisor, Vice Chairman</b>
Bill Horner	<b>Board Supervisor, Assistant Secretary</b>
Susan Fischer	<b>Board Supervisor, Assistant Secretary</b>
Megan McNeil	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Raul Anaya	<b>Clubhouse Manager</b>
Jimmy Taylor	<b>Aquatic Systems, Inc.</b>
Morgan Melatti	<b>Aquatic Systems, Inc.</b>
Robert Saliva	<b>Southern Access Services</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Perkins called the meeting to order and performed roll call confirming a quorum for the meeting. The Pledge of Allegiance was recited by those present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Mr. Scott Page expressed his support of locks on the pedestrian gates, as well as communicated concerns pertaining to the pricing within proposals.

51 Mr. Nathaniel Jones inquired about the cost structure of security operations within  
52 the District's budget. Ms. Sholl provided some historical context of the previous cost-  
53 share agreement with Country Walk, and Ms. Rae spoke on the challenges of the limited  
54 officer availability within Pasco County. Discussion ensued about previous explorations  
55 for retaining private security, the request for additional presence from residents, as well  
56 as ensuring there was language on the website alerting residents to call the non-  
57 emergency number when concerns arise that are not a true emergency.

58  
59 A resident communicated concerns about security presence, and additionally  
60 expressed support for locks on pedestrian gates.

61  
62 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
63 **of Supervisors' Meeting held on**  
64 **October 10, 2018**  
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On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 10, 2018, for Meadow Pointe IV Community Development District.
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67 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
68 **Maintenance Expenditures for**  
69 **September 2018**  
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71 Ms. Sholl inquired about the addition of infrastructure to the District's insurance  
72 property schedule. Ms. Perkins expressed that the property schedule was being  
73 reviewed by staff and that anything that is pertinent to be added will be included, as well  
74 as updated when appropriate. Discussion ensued about the differences in electric  
75 pricing for the Gate on Fennwood Ct. compared to other similar gates, to which Ms.  
76 Stewart estimated that the invoice included the lift station. Ms. Perkins communicated  
77 she would reach out to confirm with Withlacoochee River Electric Cooperative.

On a Motion by Mr. Horner, seconded by Ms. Sholl, with all in favor, the Board of Supervisors ratified the payment of operations and maintenance expenditures for September 2018 (\$94,570.02) for Meadow Pointe IV Community Development District.
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80 **FIFTH ORDER OF BUSINESS** **Discussion Regarding Gate Locks**  
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82 Mr. Cox reviewed the meeting decorum for audience members that were present,  
83 as residents were reminded that they are provided the opportunity to speak during the  
84 designated audience comment periods at the beginning and end of the Board meeting.

85  
86 Mr. Saliva from Southern Automated Access Services reviewed each of the  
87 proposals within the Board's agenda, first discussing the option of remediating pedestrian  
88 gate closers (Proposal #961 for \$1,140.00). The consensus of the Board was to replace  
89 these as needed, as these would hold up much better over multi-year use vs. consistently  
90 replacing hinges that perhaps would need to be replaced annually, and thus would be a  
91 cost-saving to the District.

94 Discussion ensued regarding Proposal #963 (\$22,500.00), and Proposal #964  
95 (\$20,000.00), including the pros/cons of each option, additional ongoing maintenance  
96 concerns over the long-term, the estimated foot traffic through the pedestrian gates, current  
97 construction traffic, as well as the minimal feedback received some several communities  
98 specifically requesting the gate locks. The Board's consensus was to not take action at this  
99 current time, given that the District did not have these expenses currently budgeted.  
100 Therefore, this topic would be tabled until budgetary discussions took place for the following  
101 fiscal year, so the situation overall could be additionally monitored to obtain supplementary  
102 data from incidents that arise, entertain additional proposals, as well as gauge resident's  
103 continued feedback on this subject.

104  
105 **SIXTH ORDER OF BUSINESS**

105 **Presentation of Amended Fiscal year**  
106 **2017/2018 Budget**

107  
108 Mr. Cox presented the amended fiscal year 2017/2018 budget for the Board's  
109 review, as the District went overbudget in their Reserve Fund, however was  
110 underbudget in their General Fund. Ms. Perkins communicated that the District needs  
111 to approve an amended budget within 60-days of the fiscal year ending if the District  
112 goes over budget, and Mr. Cox additionally mentioned this was important for audit  
113 purposes.

- 114  
115 1. Consideration of Resolution 2019-02, Amending the Fiscal Year 2017/2018  
116 Budget  
117

118 On a Motion by Mr. Horner, seconded by Ms. Rae, with all in favor, the Board of  
119 Supervisors adopted Resolution 2019-02, Amending the Fiscal Year 2017/2018  
120 Budget for Meadow Pointe IV Community Development District.

121  
122 **SEVENTH ORDER OF BUSINESS**

122 **Presentation of Arbitrage Report for**  
123 **Series 2004A from LLS Tax Solutions**

124 Ms. Perkins presented the Series 2004A Arbitrage Report from LLS Tax  
Solutions, and indicated that the District had no arbitrage liability at this time.

125 On a Motion by Ms. Rae, seconded by Ms. Fischer, with all in favor, the Board of  
126 Supervisors approved the Arbitrage Report for Series 2004A from LLS Tax Solutions  
127 for Meadow Pointe IV Community Development District.

128  
129 **EIGHTH ORDER OF BUSINESS**

129 **Consideration of Proposal from**  
130 **Cardno for Wet/Dry Season**  
131 **Monitoring**

132 This item was tabled and will be brought back for the December meeting, as Ms.  
133 Stewart indicated that additional information would need to be received by Lennar.  
134  
135

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal from  
Ecological Consultants for Pond M7  
Plantings Wetland Mitigation**

This item was tabled and will be brought back for the December meeting, as additional information would be requested from Lennar for this as well.

**TENTH ORDER OF BUSINESS**

**Discussion of Wildlife Trapping  
Services**

Discussion ensued about the pros/cons to continuing with wildlife trapping services. The general consensus of the Board was to continue with trapping services to mitigate prospective property damage at this time. Ms. Rae expressed her disapproval pertaining to this service.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Babbar had no report.

B. District Engineer

Ms. Stewart distributed her "Pavement Preservation Rainy Season Observations- Year 1" report (Exhibit A), which would additionally be added to the December Board agenda for further review and discussion. While reviewing her report, Ms. Stewart indicated that the HA5 Product has shown improvement over time, was protecting the areas of asphalt that it needed to, and the contractor would revisit in February to provide additional upkeep and maintenance. Ms. Stewart additionally communicated that this product would best be applied to new roadways, as Ms. Sholl inquired about the ideal timing of application in the newer neighborhoods. Ms. Stewart additionally communicated about her experience with the vendor, various aesthetic issues and/or challenges, consideration of timing and the District financials when consideration future paving projects, polishing variations, as well as impact of weather and garbage truck maintenance on conditions.

C. Field Operations Manager

1. Presentation of the October 2018 Field Inspection Report, Inclusive of the LMP response.

Ms. Perkins presented the October 2018 Field Inspection Report to the Board, along with the response from LMP for review.

2. Presentation of LMP Proposals for Landscape Enhancement

I.) Parkmont Entrance

II.) Shellwood Entrance

186 Discussion ensued about the location of sod replacements proposed by LMP  
187 as well as the availability of irrigation to support the health of replaced sod  
188 during the non-rainy season in these specific areas of inquiry. Ms. Perkins  
189 communicated she would follow-up with LMP as these proposals additionally  
190 could be approved by the Chairman outside the meeting when both inquiries  
191 were appropriately addressed. Ms. Sholl additionally expressed some  
192 concerns about the increased presence of trash in common areas, and  
193 inquired about additional trash pick-up services. Ms. Perkins communicated  
194 that proposals could be entertained at the last meeting for trash pick-up  
195 services that were out of the current scope of LMP's maintenance contract.

196  
197 **D. Aquatic Systems**

198 1. Presentation of the October 2018 Waterway Inspection Report  
199

200 Ms. Melatti presented the October 2018 Waterway Inspection Report to the  
201 Board. Ms. Rae inquired about the brown appearance of some brush that Mr.  
202 Taylor confirmed was in the process of decomposing. Discussion ensued  
203 about the prioritization of proposals that were presented in the agenda.  
204

205 2. Consideration of Proposals for Littoral Shelf Plantings and Vegetative  
206 Cutbacks  
207

208 Mr. Taylor communicated that Pond #20 was a great candidate to showcase  
209 their Mobitrac equipment, and thus would remove the invasive vegetation at  
210 no cost to the District, at a cost-savings of \$1980.00. Therefore, the District  
211 would host a demonstration and invite other Managers to attend on a  
212 forthcoming date. The proposal for Pond #64 was recommended to be able  
213 to clear a pathway to the pond, and the proposal for Pond #17 would allow for  
214 treatment of a littoral shelf that was showcasing a lot of invasive vegetation  
215 and would be recommend to be cut back.  
216

<p>On a Motion by Ms. Rae, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the Proposals for Vegetative Cutbacks in Pond #17 (\$5,130.00), and Pond # 64 (\$1,620.00) for Meadow Pointe IV Community Development District.</p>
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217  
218 Proposals for Ponds #9 (\$3,250.00), and Ponds #59, #60, & #61 (\$10,440.00)  
219 were discussed as being of a lower priority and thus were tabled.  
220

221 **E. Amenity Management**

222 1. Presentation of Amenity Report  
223

224 Mr. Anaya provided an Amenity Management update, reminding the Board of  
225 the upcoming holiday party on December 15<sup>th</sup>, and communicated that on  
226 Thanksgiving Day, the Clubhouse would be closed, and on Friday after  
227 Thanksgiving the Clubhouse hours would be from 3:00 PM-9:00 PM. Positive  
228 feedback was expressed about the recent flag pole installation, as well as the  
229 state of cleanliness of the Clubhouse. Mr. Anaya additionally communicated  
230 that the shade structure would be pressure washed as it was previously  
231 missed by the vendor.  
232

233 F. District Manager

234

235 Ms. Perkins reminded the Board that the next regular meeting is scheduled  
236 for December 12, 2018 at 12:00 p.m.

237

238 Ms. Perkins also passed out the CDD 101 Flyer to the Board members, which  
239 was being hosted by Rizzetta & Co.

240

241 Mr. Cox reviewed the process of submitting and taking Oaths of Office for  
242 newly-elected Board Supervisors.

243

244 **TWELFTH ORDER OF BUSINESS**

**Audience Comments**

245

246 A resident communicated that he had spoken to Mr. Silva during the meeting, and  
247 recommended a revision of scope to bring the pricing of pedestrian gate locks down.

248

249 A resident inquired about the possibility of putting some locks on specific gates  
250 and not all.

251

252 Discussion ensued about the back gate near the dog park, its need for remediation,  
253 and ownership (CDD or HOA).

254

255 A resident inquired about parking enforcement on the streets, as well as general  
256 parking policies, which are both posted on the website.

257

258 A resident suggested to develop supplementary resources for residents to  
259 determine what is the responsibility of the District vs. the HOA.

260

261 A resident inquired about the process of obtaining proposals and how quotes are  
262 itemized.

263

264 A resident asked about how he could learn more about CDDs and what is involved.  
265 Ms. Perkins reminded the audience that many resources can be located on the District's  
266 website, as well as recommended reviewing thoroughly Florida Statute 190 for  
267 Community Development Districts.

268

269 **THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

270

271 Ms. Rae inquired about the tax collector letter received from Pasco County, to  
272 which Ms. Perkins clarified that it was in reference to the additional tax monies collected  
273 due to residents paying their taxes late.

274

275 Ms. Rae questioned about the railing that was down, to which Mr. Anaya provided  
276 an update that this was under the purview of the County and was anticipated to be  
277 remedied within the next 10-12 days.

278

279 Ms. Rae asked about the option of moving meetings back to Tuesdays. Ms.  
280 Perkins communicated that wouldn't be able to accommodate the move at this time,  
281 however would alert the Board if and when her schedule changed to accommodate this  
282 request.

283 Ms. Rae communicated concern over the state of the lifted sidewalks within  
284 Shellwood. Ms. Perkins expressed that she would coordinate with Ms. Stewart and Mr.  
285 Brown to assess this issue.

286  
287 Ms. Rae queried about the vacant land behind Shellwood and prospective future  
288 uses that would benefit the residents.

289  
290 Ms. Fischer communicated that the monument light for Meadow Pointe North on  
291 the left-hand side was not operable. Mr. Anaya communicated that he would investigate  
292 this further.

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Sholl, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 6:57 p.m. for the Meadow Pointe IV Community Development District.

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Assistant Secretary

  
Chairman/Vice Chairman