

1 **MINUTES OF MEETING**

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3 *Each person who decides to appeal any decision made by the Board with respect to*
4 *any matter considered at the meeting is advised that person may need to ensure that a*
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*
6 *which such appeal is to be based.*

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8 **MEADOW POINTE IV**
9 **COMMUNITY DEVELOPMENT DISTRICT**

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11 The regular meeting of the Board of Supervisors' of the Meadow Pointe IV
12 Community Development District was held on **Wednesday, January 9, 2019 at 12:00**
13 **p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd, Wesley
14 Chapel, Florida 33543.

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16 Present and constituting a quorum:

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18 Liane Sholl **Board Supervisor, Chairman**
19 Bill Horner **Board Supervisor, Assistant Secretary**
20 Megan McNeil **Board Supervisor, Assistant Secretary**

21
22 Also present were:

23
24 Christine Perkins **District Manager, Rizzetta & Company, Inc.**
25 Tyree Brown **Operations Manager, Rizzetta & Company, Inc.**
26 Patrick Bell **Field Services Manager, Rizzetta & Company, Inc.**
27 Vivek Babbar **District Counsel, Straley, Robin, & Vericker**
28 *(via phone)*
29 Raul Anaya **Clubhouse Manager**
30 Morgan Melatti **Aquatic Systems**
31 Steve Small **Enhancement Manager, LMP**

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33 Audience

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35 **FIRST ORDER OF BUSINESS**

Call to Order

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37 Ms. Perkins called the meeting to order and performed roll call confirming a
38 quorum for the meeting.

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40 **SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda
Items**

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43 Mr. Page commented on the ancillary trash pick-up proposals presented within the
44 meeting agenda and inquired why the County would not attend to performing trash
45 removal in the ROW. Mr. Page additionally commented that as it pertained to pressure
46 washing, the Enclave HOA has its own budget for this task, and thus wanted clarification
47 on the areas the District would be attending to.

48
49 A resident additionally inquired about the scope of the pressure washing
50 proposals. Discussion additionally ensued regarding the overall road maintenance and

51 future paving projects that were reviewed and discussed with the District Engineer at the
52 previous meeting.

53
54 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board**
55 **of the Audit Committee Meeting held**
56 **on December 12, 2018**
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On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on December 12, 2018 for the Meadow Pointe IV Community Development District.

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59 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
60 **of Supervisors' Meeting held on**
61 **December 12, 2018.**
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On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 12, 2018 for the Meadow Pointe IV Community Development District.

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64 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
65 **Maintenance Expenditures for**
66 **November 2018**
67

On a Motion by Ms. Sholl, seconded by Mr. Horner, with all in favor, the Board of Supervisors ratified the payment of operations and maintenance expenditures for November 2018 (\$87,736.78) for the Meadow Pointe IV Community Development District.

68
69 **SIXTH ORDER OF BUSINESS** **Presentation of Arbitrage Report for**
70 **Series 2005 from LLS Tax Solutions**
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72 Ms. Perkins presented the Series 2005 Arbitrage Report for the Board's review, and
73 communicated that there was no arbitrage liability at this time.
74

On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors accepted the Arbitrage Report for Series 2005 from LLS Tax Solutions for the Meadow Pointe IV Community Development District.

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76 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposals for**
77 **Ancillary Trash Clean-up**
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79 Discussion ensued pertaining to the two proposals received for ancillary trash clean-
80 up, reviewing the scope, impact on the District's budget, and potential frequency of need.
81 Because two Supervisors were not present to provide input, the consensus of the Board
82 was to try first to assemble a team of volunteers that could act as a "Green Team," as there
83 are many student organizations that perhaps would be willing to serve the community in this
84 capacity for service hours. The District would then be able to provide all supplies to any
85 potential volunteers as well as encourage overall community involvement.
86

87 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposals for**
88 **Pressure Washing**
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90 Discussion ensued about the three proposals received for pressure washing,
91 examining the pricing, scope of work, and performance of each vendor.
92

On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Gladiator Proposal for Pressure Cleaning (\$9,617.00) for the Meadow Pointe IV Community Development District.

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94 **NINTH ORDER OF BUSINESS** **Consideration of Proposal for**
95 **Replacement of Gate Hinges**
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On a Motion by Ms. McNeil, seconded by Mr. Horner, with all in favor, the Board of Supervisors approved the SAAS Proposal for Replacement of Gate Hinges (\$2,500.00) for the Meadow Pointe IV Community Development District.

98
99 The Board expressed their concern and disappointment with the turnover
100 process of the Developer, Lennar, as there were several items that appeared to not be
101 thoroughly inspected or addressed in a timely fashion. Mr. Babbar remarked that the
102 District would thoroughly discuss and evaluate any forthcoming conveyances with the
103 Board during a public meeting, and no new infrastructure would be accepted by the
104 District unless any and all identified issues were resolved.

105
106 **TENTH ORDER OF BUSINESS** **Staff Reports**

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108 A. District Counsel

109
110 Mr. Babbar provided an overall update that he would be monitoring the
111 forthcoming legislative cycle, and would thus keep the Board apprised of
112 any pending legislation that may be passed that would impact the District.
113

114 B. District Engineer

115
116 Ms. Stewart was not present.

117
118 C. Field Operations Manager

119
120 1. Presentation of the December 2018 Field Inspection Report

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122 Mr. Brown presented the December 2018 Field Inspection Report to the
123 Board. There was some discussion on the state of the Bahia turf along
124 Meadow Pointe Blvd., as the turf had gone dormant during the winter months
125 and therefore was maintaining a brown aesthetic with weed prominence. The
126 turf is anticipated to look better as the weather improves in the Spring. Ms.
127 Sholl brought up concerns pertaining to the appearance of dead trees, as
128 several trees didn't seem to have leaves at all. Mr. Brown communicated that
129 he would investigate this further. Discussion ensued regarding the

130 prospective removal of the monument on 54, to which Ms. Stewart would need
131 to look into that matter further.

132
133 2. Consideration of Proposals for Landscape Enhancement

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135 The Board reviewed three proposals received from LMP for the plantings on
136 the westside of the tennis courts, installing ginger on the Whinsenton median,
137 and created a buffer of Silverthorne/bald cypress on Chancy Rd. & Meadow
138 Pointe Blvd.

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On a Motion by Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board of Supervisors approved the three LMP Proposals (\$5,897.30) for Landscape Enhancement for Meadow Pointe IV Community Development District.
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141 D. Aquatic Systems

142 1. Presentation of the December 2018 Waterway Inspection Report

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144 Ms. Melatti presented the December 2018 Waterway Inspection Report to the
145 Board, providing updates pertaining to the work performed on Site #17 & #64.
146 Discussion ensued regarding the Mobitrac demonstration that would take
147 place on January 25, 2019, and erosion present that was detailed within the
148 report for Sites #36-#38.

149
150 2. Presentation of Aquatic Systems Fee Increase

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152 Ms. Melatti presented the fee increase that would not go into effect until March
153 1, 2020, and therefore would not impact this fiscal year's budget.

154
155 E. Amenity Management

156 1. Presentation of Amenity Report

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158 Mr. Anaya reviewed his amenity report with the Board, indicating the garage
159 sale would be slated for April 6, 2019. Mr. Anaya additionally provided
160 updates that the railing would be addressed the first week of March, the TV
161 was being mounted inside the Clubhouse, and all service codes were wiped.
162 Mr. Anaya further discussed several action items which were in progress, and
163 discussed several topics including: remediating the fascia on the amenity
164 center roof, obtaining a Square for purposes of taking amenity center
165 payments, as well as obtaining proposals for the replacement of flooring within
166 the Clubhouse.

167
168 Discussion ensued with the Board pertaining to prospective Capital Projects,
169 which included assessing the potential of installing a splash pad, expanding
170 the current amenity center fitness room or building a new structure for the
171 fitness facility on the back piece of land, as well as identifying residents'
172 priorities for specific amenities providing benefit to all residents within the
173 community.

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177 F. District Manager

178
179 Ms. Perkins reminded the Board that the next regular meeting is scheduled
180 for Wednesday, February 13, 2019 at 5:00 p.m.

181
182 **ELEVENTH ORDER OF BUSINESS Audience Comments**

183 A resident commented about recent challenges pertaining to trash pick-up service.

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185 Mr. Page provided a suggestion that the District receive donations for decorating
186 the amenity center to cut down on costs.

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189 **TWELFTH ORDER OF BUSINESS Supervisor Requests**

190 There were no Supervisor Requests.

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193 **THIRTEENTH ORDER OF BUSINESS Adjournment**

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195 On a Motion by Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board of
196 Supervisors adjourned the meeting at 1:09 p.m. for the Meadow Pointe IV Community
197 Development District.

198 
199 Assistant Secretary


Chairman/Vice Chairman