



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 16, 2017  
9:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.meadowpinescdd.org](http://www.meadowpinescdd.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
Cobblestone Clubhouse  
14701 SW 10th Street  
Pembroke Pines, FL 33027  
**REGULAR BOARD MEETING**  
February 16, 2017  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Board Member Resignation.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. July 28, 2016 Regular Board Meeting & Public Hearing Minutes.....Page 3
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2015/2016 Amended Budget.....Page 6
  - 2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories.....Page 11
  - 3. Update Regarding Current Status between the Developer and HOA
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

**SUN-SENTINEL**  
**Published Daily**  
**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**STATE OF FLORIDA**

**COUNTY OF: BROWARD/PALM BEACH/MIAMI-DADE**

Before the undersigned authority personally appeared

MARK KUZNITZ, who on oath says that he or she is a duly authorized representative of the SUN-SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting

Meadow Pines Community Development District  
Thursday  
The 3rd Thursday of Every Month  
District Manager

Was published in said newspaper in the issues of; Oct 03, 2016

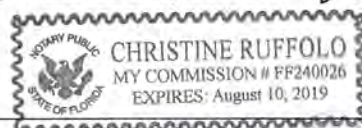
4488003

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this: October 04, 2016.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Meadow Pines Community Development District will hold Regular Meetings for Fiscal Year 2016/2017 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on:

- October 20, 2016
- November 17, 2016
- December 15, 2016
- January 19, 2017
- February 16, 2017
- March 16, 2017
- April 20, 2017
- May 18, 2017
- June 15, 2017
- July 20, 2017
- August 17, 2017
- September 21, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public, and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an Interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**

www.meadowpinesdcd.org  
10/3/2016

**From:** Dan Grosswald [<mailto:Dan.Grosswald@calatl.com>]  
**Sent:** Thursday, January 5, 2017 11:01 AM  
**To:** Richard Ellington <[REllington@sdsinc.org](mailto:REllington@sdsinc.org)>  
**Subject:** RE: Meadow Pines

Dear Richard,  
Effective immediately, I am resigning from the Meadow Pines BOD.  
Feel free to contact me if you need anything in the future.  
Thanks  
Dan Grosswald

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 28, 2016

**A. CALL TO ORDER**

District Manager Richard Ellington called the July 28, 2016, Regular Board Meeting of the Meadow Pines Community Development District to order at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Sun Sentinel* on July 8, 2016, and July 15, 2016, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Ellington determined that the attendance of Chairman Douglas Harrison, Vice Chairperson Xiony Lima and Supervisors Dan Grosswald and Leon Brown and constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Richard Ellington of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. May 19, 2016, Regular Board Meeting**

Mr. Ellington presented the minutes of the May 19, 2016, Regular Board Meeting. Without comment, Mr. Grosswald **moved** and Mr. Harrison seconded that the minutes of May 19, 2016, Regular Board Meeting be approved, with a noted amendment that the minutes reflect that the meeting was held at the Standard Pacific offices, which needs to be changed to the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027. Upon being put to a vote, the **motion** carried 4 to 0.

Mr. Ellington then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 28, 2016

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Sun Sentinel* on July 8, 2016, and July 15, 2016, as legally required.

**2. Receive Public Comments on Fiscal Year 2016/2017 Final Budget**

There were no comments from the public on the Fiscal Year 2016/2017 Final Budget.

**3. Consider Resolution No. 2016-02 – Adopting a Fiscal Year 2016/2017 Final Budget**

Mr. Ellington presented Resolution No. 2016-02, entitled:

**RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2016/2017 BUDGET.**

Mr. Ellington went over the budget, indicating that there had been no change from that of the proposed budget and with that information, Mr. Harrison **moved** approval, seconded by Mr. Grosswald and Resolution No. 2016-02 was adopted on a vote of 4 to 0.

Mr. Ellington then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2016-03 – Adopting a Fiscal Year 2016/2017 Meeting Schedule**

Mr. Ellington presented Resolution No. 2016-03, entitled:

**RESOLUTION NO. 2016-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2016/2017 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Grosswald **moved** approval, Ms. Lima seconded and the motion carried 4 to 0 to adopt Resolution No. 2016-03, as presented.

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 28, 2016

**J. ADMINISTRATIVE MATTERS**

Mr. Ellington informed the Board that no one qualified to run in the general election, but that if the Board so chose in November, Ms. Lima could be reappointed to her seat, as she was the only one that was up for election of the active Board Members. Her term does not expire until November, as Mr. Ellington explained and therefore, she can continue to serve in good standing until that time and the Board can make a determination as to how to proceed.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Members of the Board.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 9:40 a.m. on a **motion** made by Mr. Grosswald, seconded by Mr. Harrison and the **motion** carried 4 to 0.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2015/2016 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Meadow Pines Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2015/2016 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of February, 2017.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Meadow Pines  
Community Development District

**Amended Final Budget For  
Fiscal Year 2015/2016  
October 1, 2015 - September 30, 2016**

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- II     AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2015/2016**  
**OCTOBER 1, 2015 - SEPTEMBER 30, 2016**

	FISCAL YEAR 2015/2016 BUDGET 10/1/15 - 9/30/16	AMENDED FINAL BUDGET 10/1/15 - 9/30/16	YEAR TO DATE ACTUAL 10/1/15 - 9/29/16
<b>REVENUES</b>			
O & M Assessments	57,649	58,880	58,880
Debt Assessments	691,982	695,134	695,134
Other Revenues	1,200	1,050	1,050
Interest Income	240	270	270
<b>TOTAL REVENUES</b>	<b>\$ 751,071</b>	<b>\$ 755,334</b>	<b>\$ 755,334</b>
<b>EXPENDITURES</b>			
Supervisor Fees	2,400	1,200	1,200
Payroll Taxes	200	92	92
Engineering/Inspections	3,000	1,500	0
Management	13,020	13,020	13,020
Legal	9,000	9,589	9,589
Assessment Roll	6,000	6,000	6,000
Audit Fees	4,700	3,200	3,200
Arbitrage Rebate Report Fee	600	600	600
Insurance	7,700	6,715	6,715
Legal Advertisements	900	600	284
Miscellaneous	700	1,000	917
Postage	300	105	95
Office Supplies	500	650	612
Dues & Subscriptions	175	175	175
Trustee Fee	4,100	6,196	6,196
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
Reserve	7,500	3,000	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 63,295</b>	<b>\$ 56,142</b>	<b>\$ 51,195</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 687,776</b>	<b>\$ 699,192</b>	<b>\$ 704,139</b>
Bond Payments	(650,463)	(654,463)	(654,463)
<b>BALANCE</b>	<b>\$ 37,313</b>	<b>\$ 44,729</b>	<b>\$ 49,676</b>
County Appraiser & Tax Collector Fee	(14,993)	(16,099)	(16,099)
Discounts For Early Payments	(29,985)	(26,344)	(26,344)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,665)</b>	<b>\$ 2,286</b>	<b>\$ 7,233</b>
Carryover From Prior Year	7,665	7,665	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 9,951</b>	<b>\$ 7,233</b>

FUND BALANCE AS OF 9/30/15
FY 2015/2016 ACTIVITY
FUND BALANCE AS OF 9/30/16

\$93,313
\$2,286
\$95,599

**Notes**

Carryover From Prior Year Of \$7,665 was used to reduce Fiscal Year 2015/2016 Assessments.  
\$7,665 Of Fund Balance To Be Used To Reduce 2016/2017 Assessments.

**AMENDED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2015/2016**  
**OCTOBER 1, 2015 - SEPTEMBER 30, 2016**

	FISCAL YEAR 2015/2016 BUDGET 10/1/15 - 9/30/16	AMENDED FINAL BUDGET 10/1/15 - 9/30/16	YEAR TO DATE ACTUAL 10/1/15 - 9/29/16
<b>REVENUES</b>			
Interest Income	50	35	35
NAV Tax Collection	650,463	654,463	654,463
<b>Total Revenues</b>	<b>\$ 650,513</b>	<b>\$ 654,498</b>	<b>\$ 654,498</b>
<b>EXPENDITURES</b>			
Principal Payments (2014-1)	265,000	265,000	265,000
Principal Payments (2014-2)	40,000	40,000	40,000
Interest Payments (2014-1)	265,789	267,710	267,710
Interest Payments (2014-2)	78,238	79,388	79,388
Additional Principal Payments	1,486	0	0
<b>Total Expenditures</b>	<b>\$ 650,513</b>	<b>\$ 652,098</b>	<b>\$ 652,098</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,400</b>	<b>\$ 2,400</b>

FUND BALANCE AS OF 9/30/15	\$515,019
FY 2015/2016 ACTIVITY	\$2,400
FUND BALANCE AS OF 9/30/16	\$517,419

Notes

Reserve Fund (2014-1) Balance = \$265,505\*. Reserve Fund (2014-2) Balance = \$60,389\*.

Revenue Fund Balance = \$191,525\*.

Revenue Fund Balance To Be Used To Make 2014-1 11/1/2016 Interest Payment Of \$131,934 and 2014-2 11/1/2016 Interest Payment Of \$38,544.

\* Approximate Amounts

**Series 2014-1 Bond Refunding Information**

Original Par Amount =	\$7,125,000	Annual Principal Payments Due:
Interest Rate =	1.05% - 4.625%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

**Series 2014-2 Bond Refunding Information**

Original Par Amount =	\$1,385,000	Annual Principal Payments Due:
Interest Rate =	5.75% - 6.00%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

**RESOLUTION NO. 2017-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Meadow Pines Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Peter Pimentel, Richard Ellington and \_\_\_\_\_ to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signatures of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of February, 2017.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson