



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
OCTOBER 19, 2017  
9:30 A.M.**

Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

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

305.777.0761 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**  
October 19, 2017  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. August 24, 2017 Regular Board Meeting and Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Hurricane “Irma” and Post Storm Community Clean-Up
  - 2. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 6
- I. Administrative Matters
  - 1. Discussion Regarding Vacancy in Seats No. 2 & 5
- J. Board Members Comments
- K. 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 11745-Other Legal Notices

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

Was published in said newspaper in the issues of; Sep 29, 2017

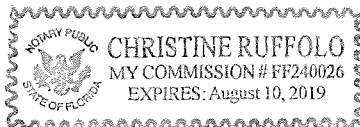
5207934

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.

*Mark Kuznitz*  
Signature of Affiant

Sworn to and subscribed before me this September 29, 2017.

*Christine Ruffolo*  
Signature of Notary Public



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

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018 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 2017/2018 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on:

- October 19, 2017
- November 16, 2017
- January 18, 2018
- February 15, 2018
- March 15, 2018
- April 19, 2018
- May 17, 2018
- June 21, 2018
- July 19, 2018
- August 16, 2018
- September 20, 2018

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 (305)777-0761 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 (305)777-0761 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.meadowpinesccd.org  
09/29/17

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
AUGUST 24, 2017

*Note: Due to a conflict in scheduling, the Meadow Pines Community Development District's Regular Board Meeting and Public Hearing scheduled for today, Thursday, August 24, 2017, at 9:30 a.m. has been rescheduled for today at 1:00 p.m. in the Cobblestone Clubhouse.*

**A. CALL TO ORDER**

District Manager Armando Silva called the August 24, 2017, Regular Board Meeting of the Meadow Pines Community Development District to order at 1:09 p.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 August 4, 2017, & August 11, 2017, as legally required.

**C. ESTABLISH A QUORUM**

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

Also in attendance were: District Manager Armando Silva 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. June 22, 2017, Special Board Meeting Minutes**

Mr. Silva presented the minutes of the June 22, 2017, Special Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and passed unanimously approving the minutes of the June 22, 2017, Special Board Meeting, as presented.

*At approximately 1:11 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.*

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
AUGUST 24, 2017

**G. PUBLIC HEARING**  
**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Sun Sentinel* on August 4, 2017, & August 11, 2017, as legally required.

**2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget**

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments. There being no public present, no comments were heard on the fiscal year 2017/2018 final budget and assessments. Mr. Silva closed the public comment portion of the Public Hearing.

**3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget**

Mr. Silva presented Resolution No. 2017-04, entitled:

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and stated that it provides for adopting the fiscal year 2017/2018 final budget and the non-ad valorem special assessment tax roll. Mr. Silva presented two (2) budget scenarios, which Scenario #1 kept the assessments the same as the previous fiscal year (\$74.49) and Scenario #2 lowered the assessments by approximately ten dollars (\$10). A discussion ensued after which;

A **motion** was made by Mr. Harrison, seconded by Ms. Lima and unanimously passed to adopt Resolution No. 2017-04, approving Scenario #2 of the Fiscal Year 2017/2018 Final Budget, as presented, thereby setting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

*At approximately 1:15 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

**H. OLD BUSINESS**

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

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
AUGUST 24, 2017

**I. NEW BUSINESS**

**1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Silva presented Resolution No. 2017-05, entitled:

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document. A discussion ensued after which the following motion was made:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to approve and adopt Resolution No. 2017-05, as presented, thereby setting the fiscal year 2017/2018 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

**J. ADMINISTRATIVE MATTERS**

**1. Official District Records – Address Change/Update**

Mr. Silva announced that the official records of the District would be moving to the Cobblestone Clubhouse Office (14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027). The move is expected to be completed within the first week of September 2017.

**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, a **motion** was made by Mr. Harrison, seconded by Ms. Lima and unanimously passed to adjourn the Regular Board Meeting at 1:27 p.m.

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
AUGUST 24, 2017

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 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 2016/2017 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 19<sup>th</sup> day of October, 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 2016/2017  
October 1, 2016 - September 30, 2017**

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**AMENDED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
<b>REVENUES</b>			
O & M Assessments	57,649	58,778	58,778
Debt Assessments	691,982	694,283	694,283
Other Revenues	1,200	195	195
Interest Income	240	290	283
<b>TOTAL REVENUES</b>	<b>\$ 751,071</b>	<b>\$ 753,546</b>	<b>\$ 753,539</b>
<b>EXPENDITURES</b>			
Supervisor Fees	2,400	400	400
Payroll Taxes	200	31	31
Engineering	3,000	1,500	0
Management	13,104	13,104	13,104
Legal	9,000	8,000	6,640
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,300	3,300	3,300
Arbitrage Rebate Fee	600	600	600
Insurance	7,700	5,973	5,973
Legal Advertisements	1,100	1,000	617
Miscellaneous	700	500	174
Postage	275	95	90
Office Supplies	525	425	388
Dues & Subscriptions	175	175	175
Trustee Fees	6,200	6,196	6,196
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
Reserve	6,516	3,000	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 63,295</b>	<b>\$ 52,799</b>	<b>\$ 46,188</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 687,776</b>	<b>\$ 700,747</b>	<b>\$ 707,351</b>
Bond Payments	(650,463)	(654,463)	(654,463)
<b>BALANCE</b>	<b>\$ 37,313</b>	<b>\$ 46,284</b>	<b>\$ 52,888</b>
County Appraiser & Tax Collector Fee	(14,993)	(16,075)	(16,075)
Discounts For Early Payments	(29,985)	(26,482)	(26,482)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,665)</b>	<b>\$ 3,727</b>	<b>\$ 10,331</b>
Carryover From Prior Year	7,665	7,665	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 11,392</b>	<b>\$ 10,331</b>

FUND BALANCE AS OF 9/30/16	
FY 2016/2017 ACTIVITY	
FUND BALANCE AS OF 9/30/17	

\$100,545
\$3,727
\$104,272

**Notes**

Carryover From Prior Year Of \$7,665 was used to reduce Fiscal Year 2016/2017 Assessments.  
\$12,665 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.

**AMENDED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
<b>REVENUES</b>			
Interest Income	50	1,360	1,356
NAV Tax Collection	650,463	654,463	654,463
<b>Total Revenues</b>	<b>\$ 650,513</b>	<b>\$ 655,823</b>	<b>\$ 655,819</b>
<b>EXPENDITURES</b>			
Principal Payments (2014A-1)	265,000	265,000	265,000
Principal Payments (2014A-B)	40,000	40,000	40,000
Additional Principal Payments	8,159	0	0
Interest Payments (2014A-1)	261,416	263,868	263,868
Interest Payments (2014A-B)	75,938	77,087	77,087
<b>Total Expenditures</b>	<b>\$ 650,513</b>	<b>\$ 645,955</b>	<b>\$ 645,955</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 9,868</b>	<b>\$ 9,864</b>

FUND BALANCE AS OF 9/30/16	\$517,420
FY 2016/2017 ACTIVITY	\$9,868
FUND BALANCE AS OF 9/30/17	\$527,288

Notes

Reserve Fund (2014-1) Balance = \$266,068\*. Reserve Fund (2014-2) Balance = \$60,517\*.

Revenue Fund Balance = \$200,703\*.

Revenue Fund Balance To Be Used To Make 2014-1 11/1/2017 Interest Payment Of \$129,483 and 2014-2 11/1/2017 Interest Payment Of \$37,394.

\* 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

Par Amount As Of 9/30/17 = \$6,335,000

**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

Par Amount As Of 9/30/17 = \$1,265,000