



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
MAY 17, 2018  
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**  
May 17, 2018  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. January 18, 2018 Regular Board Meeting Minutes.....Page 3
- H. Old Business
- I. New Business
  - 1. Discussion Regarding the Upkeep of Districts Improvements – Wetland Mitigation Area Perimeter Wooden Fence
  - 2. Discussion Regarding Snake Encounter Prevention Informational Pamphlet.....Page 6
  - 3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 11
  - 4. Consider Resolution No. 2018-03 – Adopting a Statewide Mutual Aid Agreement.....Page 18
- J. Administrative Matters
  - 1. Statement of Financial Interests-Disclosure – **2017 Form 1**, Filing Deadline: July 2, 2018
  - 2. Discussion Regarding Vacancy in Seats No. 4 & 5
  - 3. Announcement of Candidate Qualifying Period: Noon June 18, 2018 – Noon June 22, 2018
- 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 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

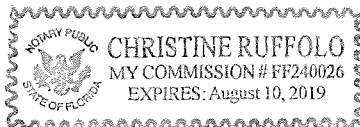
5207934

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

Date: 02.08.18

Board of Supervisors  
Meadow Pines Community Development District  
C/o Special District Services, Inc.,  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

**RE: Resignation**

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Officer on the **Meadow Pines Community Development District** Board of Supervisors effective immediately 02.23.2018.

Sincerely,

Xiony Lima



MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 18, 2018

**A. CALL TO ORDER**

District Manager Armando Silva called the January 18, 2018, Regular Board Meeting of the Meadow Pines Community Development District to order at 9:45 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 which showed that notice of the Regular Board Meeting had been published in the *Sun Sentinel* on September 29, 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**

Mr. Silva requested the addition of "Consider Appointment to Fill Vacancy" under agenda item I.2. The Board acknowledged his request.

**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. August 24, 2017, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the August 24, 2017, Regular Board Meeting & Public Hearing and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Ms. Lima and passed unanimously approving the minutes of the August 24, 2017, Regular Board Meeting & Public Hearing, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2016/2017 Amended Budget**

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 18, 2018

Mr. Silva presented Resolution No. 2018-01, entitled:

**RESOLUTION NO. 2018-01**

**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.**

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. Mr. Silva indicated that the Board had a fund balance of approximately \$104,272 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to adopt Resolution No. 2018-01, as presented, thereby setting the amended/revised budget for the 2016/2017 fiscal year.

**2. Resident Concern: Snakes Entering Residential Area from Wetland Mitigation Area**

Mr. Silva informed the Board Members that he had received correspondence from a District resident who was concerned with the increased sightings of water moccasin and copperhead snakes in the residential area of the District. Mr. Silva contacted Florida Fish and Wildlife Conservation Commission along with Lake and Wetland Management and they both stated that no physical barrier or repellent will effectively prevent snakes from getting to their destination, as they can slither up barriers or even burrow under them. In addition, according to the environmental permit (with Broward County and South Florida Water Management District), no physical barriers can be placed within the wetland mitigation area. The only recommendation that was provided by the aforementioned agencies was to educate the residents about the presence of snakes within the wetland mitigation area. A discussion ensued after which the Board directed Mr. Silva to provide an informational flyer to the District residents, noticing them of the presence of snakes in the wetland mitigation area. Mr. Silva acknowledged the request and stated that the flyer would be provided to the residents before the next meeting.

**I. ADMINISTRATIVE MATTERS**

**1. Transfer of Environmental Resource Permits (CalAtlantic to Meadow Pines CDD)**

Mr. Silva advised that he was currently working alongside Smart Sciences Environmental Consultants to have the wetland mitigation area environmental permits transferred from CalAtlantic to the District. This continues to be an ongoing matter and an update will be provided at an upcoming meeting.

**2. Discussion Regarding Vacancy in Seat Nos. 2 & 5**

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 18, 2018

Mr. Silva reminded the Board that there were two (2) vacant seats that remain unfilled as of today. Mr. Silva also stated that at least one (1) of the vacant seats must be filled before the next meeting, as Ms. Lima had expressed that she would be moving out of the District in the next few months and would no longer be eligible to serve on the Board.

**3. ADD-ON: Consider Appointment to Fill Vacancy**

Mr. Silva stated that he had been in communication with a District resident by the name of Jennifer Marmanillo who had expressed interest in serving on the District Board. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Lima and unanimously passed to *appoint* Ms. Jennifer Marmanillo to serve the unexpired 4-year term of office in Seat #2 and such term will expire in November 2020.

Mr. Silva will email the required financial disclosure forms and Oath of Office to Ms. Marmanillo.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Members of the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to adjourn the Regular Board Meeting at 10:12 a.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chairperson

**Meadow Pines Community Development District**

2501A Burns Road  
Palm Beach Gardens, FL 33410  
(305) 777-0761  
[www.meadowpinescdd.org](http://www.meadowpinescdd.org)

**Preventing Wildlife Encounters (Snakes) within the  
Meadow Pines Community Development District**

The Meadow Pines Community Development District (the “District”) is a local unit of special-purpose government of the State of Florida (the “State”), established in accordance with the Uniform Community Development District Act of 1980. The District lands consist of approximately 123.31 gross acres lying wholly within the City of Pembroke Pines, located in Broward County; and were developed as a residential community which contains a total of 818 residential dwelling units (720 townhomes and 98 garden apartments). The District is bounded by Interstate 75 on the east, Pines Boulevard on the north, Pembroke Road on the south and the South Broward Drainage District Canal No. 4 on the west (see “Exhibit A”). Within the District there is approximately 46.64 acres of wetland mitigation area which surrounds the Cobblestone Community (the “Community”) also located within the boundaries of the District.

With the increase in development in order to support the State’s increasing population, natural areas are becoming more scarce which is forcing the State’s diverse wildlife to live in the fragments of habitat that remain. The end result is that people and animals are often forced to live in close proximity to one another. The wetland mitigation area within the District was created as a preservation area that serves to offset unavoidable wetland impacts as a result of residential and transportation/roadway/highway construction. Mitigation is required as a condition of many permits issued under State and federal law. The goal of wetland mitigation is to substitute wetland functions that provide public benefits, such as stormwater storage, water quality protection, fish and wildlife habitat and groundwater recharge.

During the start of the spring season, residential management firms start to encounter an influx in resident phone calls regarding snake sightings in the Community. This is because snakes are cold-blooded animals and they rely on external sources of heating and cooling, such as the sun or a patch of shade, to regulate their body temperature. In the winter, snakes seek warm dens in burrows, stumps or piles of wood and brush where the temperatures are higher than the surface. During this time, snakes rarely eat as they go into a long period of inactivity. When outside temperatures increase in the spring, snakes become more active as they search for food. They also bask in sunny areas and move to find mates or give birth. Also, young hatchlings will begin to move as temperatures rise, so it appears there is also an increase in the number of snake sightings this time of year.

For many people who are unfamiliar with snakes (or even fear them) the task of avoiding encounters with snakes may seem challenging. Attempting to kill all the snakes in your yard is not the solution. If the goal is to prevent encountering snakes, then, residents should learn how to make their yard and home less attractive to snakes. Also, residents should learn how to tell the difference between harmless, non-venomous species and potentially dangerous, venomous snakes (see “Exhibit B”). The following steps will assist residents in making their yards and homes less attractive to snakes:

- **Monitoring grass height:** tall grass, overgrown shrubs or piles of brush, debris, or wood provide hiding spots for snakes, and tall grass can make it difficult to watch your step. Keep your grass mowed, and keep shrubs and tree branches trimmed away from the house.

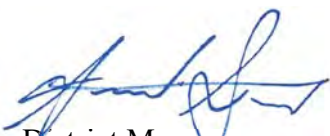


- **Trash and recycling receptacles:** may provide shelter for rodents, which are prey of snakes. Be sure to not leave trash in the receptacle for prolonged periods of time and be sure to close the trash and recycling receptacle in order to not invite any unsuspecting guests searching for food.
- **Landscaping elements:** such as rock walls may also provide shelter for snakes (and rodents), and should be kept well away from the house unless cracks are sealed with mortar. Also, be alert when playing or working in your yard to avoid being surprised if you suddenly see a snake.
- **Inspect home, yard and garage for holes or openings:** keep in mind that some snakes (especially small ones) may enter through an opening no larger than a pen. Door sweeps and garage door threshold weather strips are economical ways to seal gaps under doors, but must be checked periodically to ensure that they are in good repair. Caulking or inexpensive expansion foam sealant can be used to seal cracks in a foundation, holes where wiring or plumbing enters your home, or gaps around attic vents. Larger gaps can be covered with hardware cloth, crawl space access holes can be fitted with secure doors, and plumbing vent stacks or other potential roof access points can be protected with inexpensive hardware cloth.
- **Fencing:** using this method to exclude snakes from an entire yard can be costly and time consuming, and should be used as a last resort. This method is usually not permitted along the boundaries of wetland mitigation areas but differs for each residential home type. If you frequently encounter venomous snakes and find that the measures described above do not deter them, you may consider using fencing in some areas of your yard to prevent snakes from entering. Fencing of aluminum flashing, hardware cloth, or silt fencing should deter most snakes from gaining access to certain areas in your yard.

If you have taken the action above and you happen to encounter a snake, it is critical that you understand that snakes are not aggressive and do not hunt or chase people, but they can strike without coiling first. Try your best to remain calm! If you encounter a snake outdoors, keep children and pets away while you try to identify it as venomous or non-venomous (do so from a safe distance). Keep in mind that snakes will usually attempt to flee toward the nearest cover, so try not to stand between them and bushes or other cover. When snakes are startled, some snakes will flatten their heads and puff up to make themselves look more intimidating. A snake may also become defensive or attempt to strike when cornered, **so give the snake space!** Be mindful of the fact that some non-venomous snakes (for example, Black Racers and rat snakes) will rattle their tails when they feel threatened, and if they are in dry leaves this behavior may give the impression that they are a rattlesnake. After you identify the snake, or at least determine that it is non-venomous, the best course of action is to simply let it be as it will more than likely leave. If you feel that you must remove the snake from your yard, spray it gently with a water hose to send it on its way while keeping your distance. If you determine that the snake is venomous or you are not sure of its identity, take a digital photograph and contact a professional! To find a licensed wildlife removal specialist in Broward County, visit the nuisance wildlife permit website maintained by the Florida Fish and Wildlife Conservation Commission <http://myfwc.com/license/wildlife/nuisance-wildlife/#Trappers> and click the Wildlife Trapper List link near the bottom of the page). **Do not attempt to handle the snake yourself!**

The District hopes that you follow the actions recommended above and that you learn to coexist with the State's diverse wildlife. Should you have any questions regarding this letter, please feel free to contact the District Manager's office at 305-777-0761 or at [asilva@sdsinc.org](mailto:asilva@sdsinc.org).

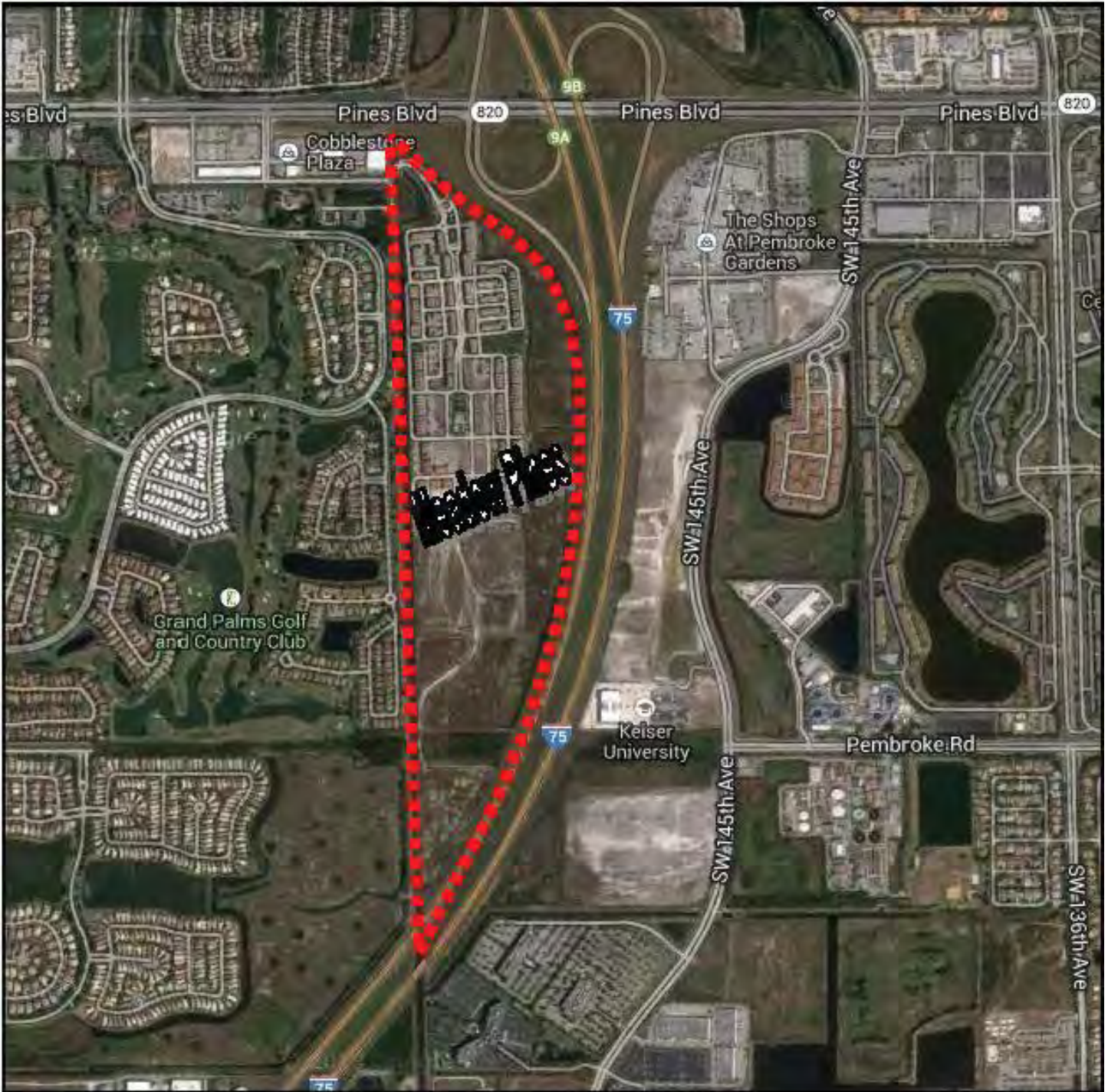
Thank you,



District Manager  
Meadow Pines CDD

# EXHIBIT A

## Meadow Pines CDD Boundary Map





## EXHIBIT B

### Venomous Snake Identification Chart (Part 1 of 2)

# Venomous Snakes of the Southeastern United States

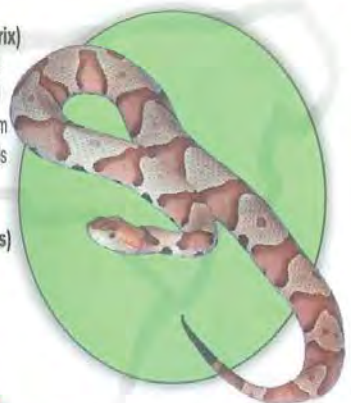


**Copperhead (*Agkistrodon contortrix*)**

Average length: 1-4 feet

Range: Northern FL, SC, NC, GA, MS, AL, TN

Habitat: Appears in almost any setting, from lowland areas to rocky uplands



**Timber / Canebrake Rattlesnake (*Crotalus horridus*)**

Average length: 3-6 feet

Range: Northern FL, SC, NC, GA, MS, AL, TN

Habitat: Lowland pine flatwoods and swamp edges



**Coral Snake (*Micrurus fulvius*)**

Average length: 2-3 feet

Range: FL, SC, NC, GA, MS, AL, LA, TN

Habitat: Spends much of its time buried underground in leaf litter, soil or under logs



**Pigmy Rattlesnake (*Sistrurus miliarius*)**

Average length: up to 30"

Range: FL, SC, NC, GA, MS, AL, TN

Habitat: Normally in or near wetland areas, but can be in almost any habitat



**Cottonmouth (*Agkistrodon piscivorus*)**

Average length: 3-6 feet

Range: FL, SC, NC, GA, MS, AL, TN

Habitat: Usually found near or in the water - in swamp and wetland areas



**Eastern Diamondback (*Crotalus adamanteus*)**

Average length: 3-7 feet

Range: FL, SC, NC, GA, MS, AL

Habitat: Palmetto scrub, pine flatwoods and dry upland areas

**USE EXTREME CAUTION WHEN AROUND VENOMOUS SNAKES**

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## EXHIBIT B

### Venomous Snakes Identification Chart (Part 2 of 2)

# Venomous Snakes of the Southeastern United States



- Vertical pupil
- Heat-sensing pit between eye and nostril
- Has moveable front fangs that extend when striking
- Large venom sacks in back of upper jaw giving the head a triangular shape

**Pit Viper (Rattlesnakes, Cottonmouth, Copperhead)**



- Same family as cobras, sea snakes and mambas
- Round pupil
- Short, fixed position front fangs
- Venom glands are not large and pronounced, head is rounded
- Red touch yellow - kill a fellow, Red touch black - venom lack

**Elapid (Coral Snake)**

#### What to do if bitten by a CORAL snake

- Call 911 and stay as calm as possible.
- Immobilize and splint the bitten appendage, keeping below heart.
- If available, use venom extractor pump (found at most outdoor retailers).
- Look for neurological signs such as breathing problems, nausea or drowsiness, instead of immediate pain, swelling and discoloration
- Wrap the site with a bandage 2 finger lengths above the bite location to slow down venom absorption. Wrap snug, but do not stop the flow of blood.

#### What NOT to do if bitten by a venomous snake

- **DO NOT** panic. An accelerated heart rate speeds up the flow of blood and allows the venom to travel faster through the body.
- **DO NOT** attempt to kill or catch the snake when identifying it. The snake still has venom and can bite repeatedly, causing greater harm.
- **DO NOT** cut the bite
- **DO NOT** suck the venom with your mouth
- **DO NOT** use a tourniquet
- **DO NOT** use electrical shock to try and stop the venom
- **DO NOT** use cold or hot packs

#### What to do if bitten by a PIT VIPER

- Call 911 and stay as calm as possible.
- Immobilize and splint the bitten appendage, keeping below heart.
- If available, use venom extractor pump.
- Be aware of physical symptoms - immediate pain followed by swelling and discoloration will usually be present in a pit viper bite.
- Mark swelling on skin with a soft-tipped marker every 10-15 minutes so the medical professionals can better assess the situation.

#### Tips for avoiding snakebite

- Do not attempt to remove, molest or kill any snake as most bites occur from unnecessary handling
- Never handle a dead snake unless absolutely necessary
- Minimize the areas that can serve as hiding spots for snakes.
- Use a flashlight at night or twilight when traveling outside.
- When outdoors, be aware of where snakes can hide and tread carefully.
- If confronted by a venomous snake, back away slowly

#### Snake Bite Indicators of Venomous Bite    Non-Venomous Bite

Note: Fang punctures

Note: No Fang punctures



USE EXTREME CAUTION WHEN AROUND VENOMOUS SNAKES

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**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Meadow Pines Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2018 at 9:30 a.m. in the Cobblestone Clubhouse, 14701 SW 10<sup>th</sup> Street, Pembroke Pines, FL 33027, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of May, 2018.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Meadow Pines  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	49,910
Debt Assessments	691,982
Other Revenue	1,200
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 743,392</b>
<b>EXPENDITURES</b>	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	2,500
Management	13,644
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	600
Insurance	7,500
Legal Advertisements	1,000
Miscellaneous	900
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	6,820
Continuing Disclosure Fee	1,000
Website Management	1,500
Reserve	3,326
<b>TOTAL EXPENDITURES</b>	<b>\$ 60,915</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 682,477</b>
Bond Payments	(650,463)
<b>BALANCE</b>	<b>\$ 32,014</b>
County Appraiser & Tax Collector Fee	(14,838)
Discounts For Early Payments	(29,676)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,500)</b>
Carryover From Prior Year	12,500
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	58,810	49,910	49,910	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	694,283	691,982	691,982	Bond Payments/.94
Other Revenue	195	1,200	1,200	Pollution Insurance Reimbursement
Interest Income	298	240	300	Projected At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 753,586</b>	<b>\$ 743,332</b>	<b>\$ 743,392</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	400	2,400	2,400	No Change From 2017/2018 Budget
Payroll Taxes	30	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	1,500	2,500	2,500	No Change From 2017/2018 Budget
Management	13,104	13,368	13,644	CPI Adjustment
Legal	7,140	9,000	9,000	No Change From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	\$100 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	600	600	600	No Change From 2017/2018 Budget
Insurance	5,973	7,700	7,500	Insurance Estimate
Legal Advertisements	793	1,000	1,000	No Change From 2017/2018 Budget
Miscellaneous	174	900	900	No Change From 2017/2018 Budget
Postage	90	275	275	No Change From 2017/2018 Budget
Office Supplies	388	575	575	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fees	6,196	6,200	6,820	Trustee (US Bank) Increasing Fees In 2018/2019
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Reserve	0	4,227	3,326	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 48,363</b>	<b>\$ 61,020</b>	<b>\$ 60,915</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 705,223</b>	<b>\$ 682,312</b>	<b>\$ 682,477</b>	
Bond Payments	(654,463)	(650,463)	(650,463)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 50,760</b>	<b>\$ 31,849</b>	<b>\$ 32,014</b>	
County Appraiser & Tax Collector Fee	(16,075)	(14,838)	(14,838)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,482)	(29,676)	(29,676)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,203</b>	<b>\$ (12,665)</b>	<b>\$ (12,500)</b>	
Carryover From Prior Year	0	12,665	12,500	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 8,203</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	1,628	50	50	Projected Interest For 2018/2019
NAV Tax Collection	654,463	650,463	650,463	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 656,091</b>	<b>\$ 650,513</b>	<b>\$ 650,513</b>	
<b>EXPENDITURES</b>				
Principal Payments (2014A-1)	265,000	275,000	280,000	Principal Payment Due In 2019
Principal Payments (2014A-B)	40,000	45,000	50,000	Principal Payment Due In 2019
Bond Redemption	0	1,079	475	Estimated Excess Debt Collections
Interest Payments (2014A-1)	263,868	255,940	249,275	Interest Payments Due In 2019
Interest Payments (2014A-B)	77,087	73,494	70,763	Interest Payments Due In 2019
<b>TOTAL EXPENDITURES</b>	<b>\$ 645,955</b>	<b>\$ 650,513</b>	<b>\$ 650,513</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 10,136</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014A-1 Bond Refunding Information**

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

Par Amount As Of 1/1/18= \$6,335,000

**Series 2014A-2 Bond Refunding Information**

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

Par Amount As Of 1/1/18= \$1,265,000

## Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
Administrative For Phase 1	\$ 74.49	\$ 74.49	\$ 64.49	\$ 64.49
<u>Debt For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	<b>\$ 908.51</b>	<b>\$ 908.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>
Administrative For Phase 2	\$ 74.49	\$ 74.49	\$ 64.49	\$ 64.49
<u>Debt For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	<b>\$ 1,038.99</b>	<b>\$ 1,038.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774

**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

**WHEREAS**, the Board of Supervisors of the Meadow Pines Community Development District (the "District") hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

**WHEREAS**, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

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

**Section 2.** That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of May, 2018.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT,**

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

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

# **STATEWIDE MUTUAL AID AGREEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**