



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
SPECIAL BOARD MEETING
& PUBLIC HEARING
JUNE 18, 2020
9:30 A.M.**

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

www.meadowpinescdd.org

305.777.0761 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
TO JOIN BY VIDEO ACCESS at: <https://us02web.zoom.us/j/83256808419>
MEETING ID: 832 5680 8419

June 18, 2020

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. March 19, 2020 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Consider Resolution No. 2020-02 – Amending Date and Time for Public Hearing.....Page 7
 - 3. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
 - 4. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 8
- H. Old Business
 - 1. Discussion Regarding South Broward Drainage District 5-Year Re-Certification
 - 2. Update Regarding South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) Compliance.....Page 15
- I. New Business
 - 1. Consider Resolution No. 2020-04 – Adopting a FY 2020/2021 Regular Meeting Schedule.....Page 17
- J. Administrative Matters
 - 1. Statement of Financial Interests-Disclosure – 2019 Form 1 – Filing Deadline: July 1, 2020
- K. Board Members Comments
- L. Adjourn

Broward Daily Business Review

June 5, 2020

Miscellaneous Notices

NOTICE OF PUBLIC HEARING AND SPECIAL BOARD MEETING OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on June 18, 2020, at 9:30 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2020/2021 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, www.meadowpinescdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information: Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/83256808419> Meeting ID: 832 5680 8419 A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

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 will need a record of proceedings and that accordingly, the 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.

District Manager

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

5/29 6/5 20-17/0000471611B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2020**

A. CALL TO ORDER

District Manager Nancy Nguyen called the March 19, 2020, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:51 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th 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 *Broward Daily Business Review* on October 7, 2019, as part of the District’s Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Douglas Harrison, Vice Chairperson Leon Brown and Supervisor Jennifer Marmanillo constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. via speaker phone; and Maria Hernandez of Miami Management, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen requested the addition of “Announcement of General Election Candidate Qualifying Period” under agenda item I.2. The Board acknowledged her 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. November 21, 2019, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 21, 2019, Regular 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 November 21, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Wooden Guardrail Inspection

Ms. Nguyen advised that the District Staff had completed the inspection for signs of mold on the wooden guardrails along the perimeter of the wetland mitigation area. She informed the Board that the last time the guardrail was cleaned was in late 2018 for approximately \$14,000 and as part of that project, a clear

coat was applied to the wooden guardrail. The results of the inspection indicated that the sections of the guardrail that appeared to have mold are in fact just areas where the overhanging tress are causing the wooden guardrail to accumulate dirt and sap from the trees. Ms. Nguyen further explained that if the wooden guardrail is pressure cleaned, the clear coating will also be removed and there is a high probability that it will appear moldy again in a few months. The Board agreed with District Staff's analysis. No further action was required on this item.

2. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Stormwater System Inspection Deficiencies Punch List

Ms. Nguyen advised that Sun-Tech Engineering, Inc. had concluded the inspection of the District's drainage system, which is required as part of the 5-year re-certification condition outlined on the South Broward Drainage Surface Water Management permit. Ms. Nguyen presented the punch list provided by Sun-Tech Engineering, Inc. and explained, per the inspection punch list, that there were catch basins and manholes that require cleaning. Additionally, there are some storm drain grates missing and mud work is needed for two (2) frame and grate connections.

2. Stormwater System Deficiencies Proposals

In response to the punch list received from Sun-Tech Engineering, Inc. (discussed under New Business item 1), Ms. Nguyen acquired two (2) proposals to conduct the work required. Ms. Nguyen presented to proposals to the Board.

- PCI Stormwater Solutions Inc. \$17,740
- BD Environmental Group, LLC \$17,290 (Phase I \$9,990 and Phase II \$7,300)

Ms. Steinerts further explained that PCI Stormwater Solutions, Inc requires a 50% deposit for the job (an amount of \$8,870). A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to accept the proposal from PCI Stormwater Solutions, Inc. for the amount of \$17,740; thus authorizing District Counsel the prepare a Small Project Agreement; and further authorizing the District Manger to complete any other necessary requirements on behalf of the District to commence the project.

3. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget

Resolution No. 2020-01 was presented, entitled:

RESOLUTION NO. 2020-01

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 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title of the resolution into the record and explained that expenditures for the District were being decreased. The proposed fiscal year 2020/2021 budget would be balanced by designating a carryover of approximately \$11,800 (a decrease of \$625 from the 2019/2020 budget) from the projected fund balance as of September 30, 2020. Ms. Nguyen advised that since the overall proposed assessments were not increasing for the fiscal year 2020/2021, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2020-01, the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to approve and adopt Resolution No. 2020-01, as presented, setting the public hearing to adopt the fiscal year 2020/2021 final budget and assessments for May 21, 2020, at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027; and further authorizes publication/notice of the budget public hearing, as required by law.

4. Staff Report, as Required

Ms. Nguyen advised that a notice of non-compliance with the conditions of the Environmental Resource Permit (ERP) was received from the South Broward Water Management District (“SBWMD”). The SBWMD inspection concluded that the upland buffers of the conservation area easements contain exotic species and should be treated with an approved herbicide.

Ms. Nguyen further explained that she forwarded the notice to the Cobblestone Community Association Manager, Maria Hernandez. Ms. Hernandez has sent the notice to the contractor for these areas, Eco Blue Aquatic Services, Inc. (“Eco Blue”). Eco Blue is scheduled to apply weed treatments to the upland buffers of the conservation area and remove the invasive trees within the next week. Ms. Nguyen contacted SBWMD requesting an extension of time to correct the non-compliance items, which was approved by Daryl Stoddard. Per Ms. Stoddard, Eco Blue should contact her directly once the work has been completed to schedule a re-inspection.

Mr. Harrison requested that all documentation be sent to District Counsel, Vanessa Steinerts, to review and confirm that the District is complying with the notice received. Ms. Nguyen acknowledged the Board’s request.

More information on this matter will be provided at a future meeting.

I. ADMINISTRATIVE MATTERS

1. Staff Report as Required

There was no Staff Report at this time.

2. ADD-ON: Announcement of General Election Candidate Qualifying Period

Ms. Nguyen advised that the candidate qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2020, through noon on June 12, 2020. Terms of office are expiring in Seat #2 (currently held by Jennifer Marmanillo) and Seat #4 (vacant seat).

J. BOARD MEMBER COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, this Board would not meet again until May 21, 2020, to adopt the fiscal year 2020/2021 final budget and assessments.

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 10:28 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Broward Daily Business Review

June 5, 2020

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District Manager

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

5/29 6/5 20-17/0000471611B

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2020-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2020/2001 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board previously adopted Resolution 2020-01 approving a proposed budget and setting a public hearing for May 21, 2020; and

WHEREAS, due to the current COVID-19 public health emergency, the Board has postponed said public hearing; and

WHEREAS, the public hearing has been rescheduled for June 18, 2020, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2020-01 is hereby amended to change the date and time of the Public Hearing to June 18, 2020 at 9:30 a.m. to be conducted by teleconferencing or other technological means pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 8, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*, for the purpose of receiving public comments on the Proposed Fiscal Year 2020/2021 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2020-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
APPROVING AND ADOPTING A FISCAL YEAR 2020/2021
FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL
ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Meadow Pines Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 18th day of June, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O&M Assessments	49,910
Debt Assessments	691,982
Other Revenue	1,000
Interest Income	240
TOTAL REVENUES	\$ 743,132
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	3,000
Management	14,208
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	600
Insurance	7,000
Legal Advertisements	700
Miscellaneous	850
Postage	150
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	6,820
Continuing Disclosure Fee	1,000
Website Management	2,000
Reserve	2,677
TOTAL EXPENDITURES	\$ 60,030
REVENUES LESS EXPENDITURES	\$ 683,102
Bond Payments	(650,463)
BALANCE	\$ 32,639
County Appraiser & Tax Collector Fee	(14,838)
Discounts For Early Payments	(29,676)
EXCESS/ (SHORTFALL)	\$ (11,875)
Carryover From Prior Year	11,875
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O&M Assessments	51,528	49,910	49,910	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,132	691,982	691,982	Bond Payments/.94
Other Revenue	1,175	1,000	1,000	Pollution Insurance Reimbursement
Interest Income	218	300	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 748,053	\$ 743,192	\$ 743,132	
EXPENDITURES				
Supervisor Fees	1,000	2,400	2,400	No Change From 2019/2020 Budget
Payroll Taxes	137	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	3,000	2,250	3,000	\$750 Increase From 2019/2020 Budget
Management	13,644	13,896	14,208	CPI Adjustment
Legal	6,525	9,000	8,000	\$1,000 Decrease From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2019/2020 Budget
Arbitrage Rebate Fee	600	600	600	No Change From 2019/2020 Budget
Insurance	5,175	7,300	7,000	Insurance Estimate
Legal Advertisements	381	950	700	\$250 Decrease From 2019/2020 Budget
Miscellaneous	427	900	850	\$50 Decrease From 2019/2020 Budget
Postage	94	275	150	\$125 Decrease From 2019/2020 Budget
Office Supplies	227	550	550	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	6,815	6,820	6,820	No Change From 2019/2020 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
Reserve	1,000	2,799	2,677	Reserve
TOTAL EXPENDITURES	\$ 51,200	\$ 60,715	\$ 60,030	
REVENUES LESS EXPENDITURES	\$ 696,853	\$ 682,477	\$ 683,102	
Bond Payments	(655,926)	(650,463)	(650,463)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 40,927	\$ 32,014	\$ 32,639	
County Appraiser & Tax Collector Fee	(15,947)	(14,838)	(14,838)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,103)	(29,676)	(29,676)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (1,123)	\$ (12,500)	\$ (11,875)	
Carryover From Prior Year	0	12,500	11,875	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ (1,123)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	12,803	100	500	Projected Interest For 2020/2021
NAV Tax Collection	655,926	650,463	650,463	Maximum Debt Service Collection
Total Revenues	\$ 668,729	\$ 650,563	\$ 650,963	
EXPENDITURES				
Principal Payments (2014A-1)	280,000	285,000	295,000	Principal Payment Due In 2021
Principal Payments (2014A-B)	50,000	50,000	55,000	Principal Payment Due In 2021
Bond Redemption	0	6,315	4,024	Estimated Excess Debt Collections
Interest Payments (2014A-1)	252,915	241,360	232,070	Interest Payments Due In 2021
Interest Payments (2014A-B)	72,200	67,888	64,869	Interest Payments Due In 2021
TOTAL EXPENDITURES	\$ 655,115	\$ 650,563	\$ 650,963	
EXCESS/ (SHORTFALL)	\$ 13,614	\$ -	\$ -	

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 1/1/20 = \$5,780,000

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 1/1/20= \$1,170,000

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 74.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	\$ 908.51	\$ 898.51	\$ 898.51	\$ 898.51	\$ 898.51
O&M Assessment For Phase 2	\$ 74.49	\$ 64.49	\$ 64.49	\$ 64.49	\$ 64.49
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	\$ 1,038.99	\$ 1,028.99	\$ 1,028.99	\$ 1,028.99	\$ 1,028.99

* 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



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered via email

May 26, 2020

Ms. Nancy Nguyen
Meadow Pines Community Development District
2501 A Burns Road
Palm Beach Gardens, FL 33410

**Subject: Meadow Pines
Notice of Inspection
Permit No. 06-00095-S-38, Application No. 031010-10
Broward County, S15,22/T51S/R40E**

Dear Ms. Nguyen:

This letter is to provide notification that a perpetual site inspection conducted on May 20, 2020 and a concurrent review of our files indicate that the above referenced project is currently in compliance with the special conditions of the Environmental Resource Permit (ERP). Noncompliance issues outlined in previous correspondence dated February 18, 2020, are now resolved.

Perpetual maintenance of the conservation easement areas and associated mitigation signage is the responsibility of the Meadow Pines Community Development District.

The South Florida Water Management District appreciates your continued efforts to maintain the conservation easement areas in compliance with the ERP.

If you have any questions or require additional assistance, please contact me at (561) 682-2919, or via e-mail at dstoddar@sfwmd.gov, in the West Palm Beach Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Stoddard", is placed above the typed name.

Daryl Stoddard, Environmental Analyst 4
Environmental Resource Bureau

Enclosure: Location Map

c: Linda Sunderland, Broward County (via Email)
Wilfredo Izquierdo, Ecoblue (via Email)
Brandon Justice, Broward County (via Email)

This document is filed in the ePermitting system under Application Number 031010-10 via the Application/Permit Section on the Records Search home page

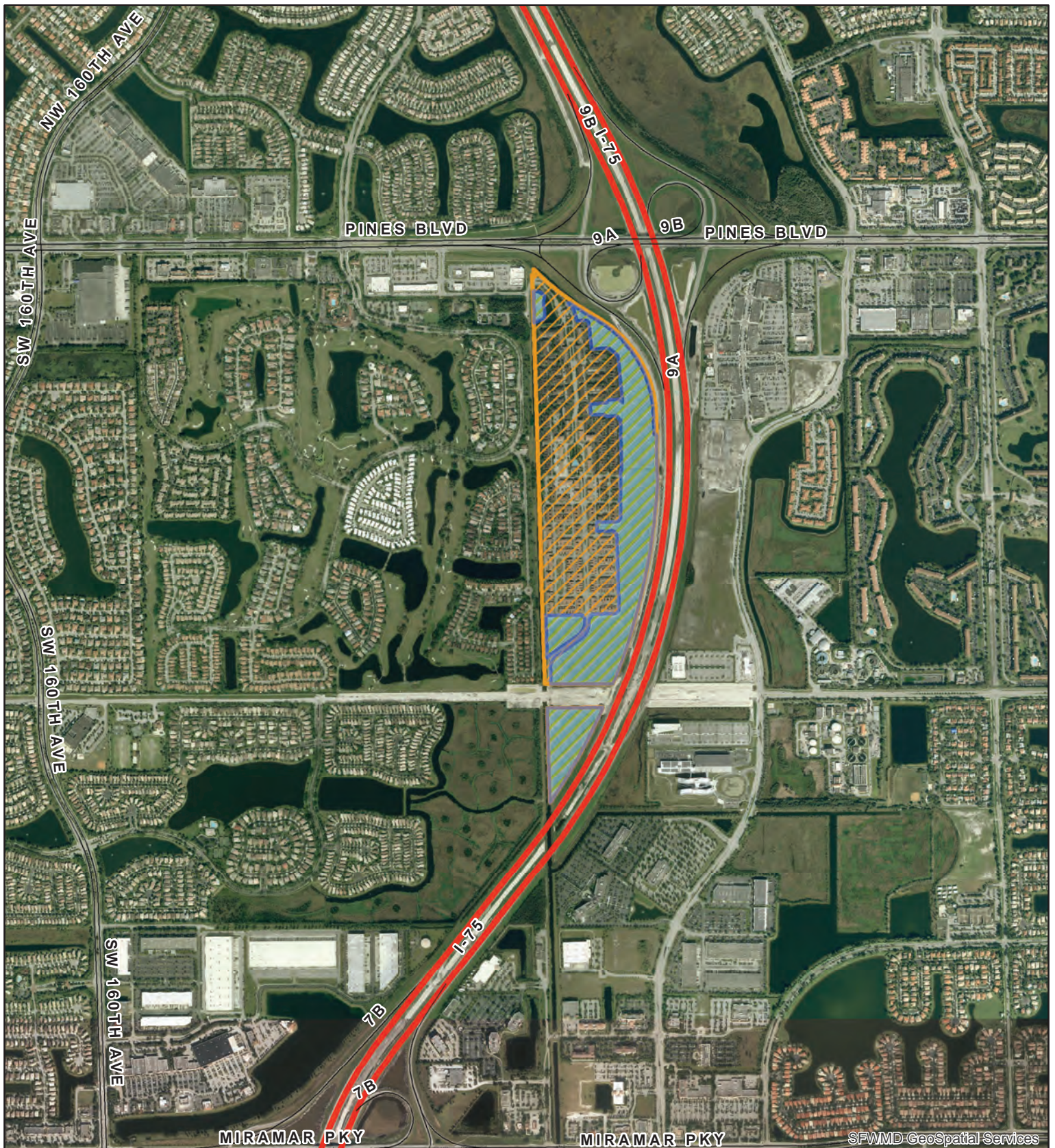


Exhibit No: 1	Exhibit Created On: 2018-08-23	BROWARD COUNTY, FL	<div data-bbox="982 1732 1421 1921"> <div data-bbox="982 1732 1258 1785"> Application</div> <div data-bbox="982 1785 1421 1837"> Conservation Easement</div> <div data-bbox="982 1837 1323 1879">Permit No: 06-00095-S-38</div> <div data-bbox="982 1879 1388 1921">Application Number: 031010-10</div> </div> <div data-bbox="1388 1711 1518 1921"> </div>
<div data-bbox="332 1806 738 1858">REGULATION DIVISION</div> <div data-bbox="324 1858 747 1900">Project Name: MEADOW PINES</div> <div data-bbox="89 1879 284 2016"> </div> <div data-bbox="316 1963 738 2047"> <div data-bbox="316 1963 738 2005">0 0.25 0.5</div> <div data-bbox="316 2005 738 2047">Miles</div> </div> <div data-bbox="828 1900 901 2026"> <div data-bbox="844 1900 885 1942">N</div> </div>			



RESOLUTION NO. 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Meadow Pines Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2020.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the Meadow Pines Community Development District (the “District”) will hold Regular Meetings for Fiscal Year 2020/2021 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

**October 15, 2020
November 19, 2020
January 21, 2021
February 18, 2021
March 18, 2021
April 15, 2021
May 20, 2021
June 17, 2021
July 15, 2021
August 19, 2021
September 16, 2021**

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 Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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.meadowpinescdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 10/05/20