



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 18, 2024
9:30 A.M.**

Special District Services, Inc.
8785 SW 165 Avenue, Suite 200
Miami, FL 33193

www.meadowpinescdd.org
786.347.2700 ext. 2027 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
& PUBLIC HEARING
April 18, 2024
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. February 15, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Stormwater System Cleaning & Ditch Bottom Grates
- I. New Business
 - 1. Stormwater System Bubble Ups & Headwalls Mitigation Management.....Page 14
 - 2. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 18
- J. Administrative Matters
 - 1. Statement of Financial Interest 2023 Form 1 Reminder – Filing Deadline: July 1, 2024
 - 2. Qualifying Period Announcement: Noon, June 10, 2024 – Noon, June 14, 2024 (Seats 2 & 4)
- K. Board Members Comments
- L. Adjourn

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of
Broward Daily Business Review f/k/a Broward Review on

10/06/2023

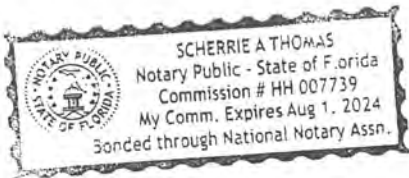
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Barbara Jean Cooper

Sworn to and subscribed before me this
6 day of OCTOBER, A.D. 2023

Scherrie A Thomas

(SEAL)
BARBARA JEAN COOPER personally known to me



**MEADOW PINES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 2023/2024 at 9:30 a.m. at the
Cobblestone Clubhouse located at

14701 SW 10th Street, Pembroke
Pines, Florida 33027, on the following
dates:

- October 19, 2023
- February 15, 2024
- April 18, 2024
- June 20, 2024
- August 15, 2024

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
nnguyen@sdsinc.org and/or toll-free
at 1-877-737-4922.

From time to time one or more
Board members may participate by
telephone; therefore, a speaker tele-
phone will be present at the meeting
location so that Board members
may be fully informed of the discussions
taking place. Meetings may be con-
tinued 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 meet-
ings, 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 nnguyen@sdsinc.org 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
10/6 23-29/0000686908B

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 15, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 15, 2024, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:30 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 6, 2023, as part of the District’s fiscal year 2023/2024 Meeting Schedule.

C. ESTABLISH A QUORUM

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

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., and Marlin Quintero of Miami Management, Inc.

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. September 21, 2023, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 21, 2023, Regular Board Meeting, and asked if there were any corrections and/or revisions.

Ms. Nguyen stated that she would like to change the spelling of Marlin Quintero’s name on page 1 of the minutes. There being no additional changes, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and passed unanimously approving the minutes of the September 21, 2023, Regular Board Meeting, as amended.

G. OLD BUSINESS

1. Reminder of Required Ethics Training

Ms. Nguyen explained that this would be discussed under New Business, Item 4: Discussion Regarding Required Ethics Training and Financial Disclosure Memorandum.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01 –Electronic Signature Policy

Ms. Nguyen presented Resolution No. 2024-01, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

Mr. George explained that this resolution provides the District Manager the authority and responsibility for approval of electronic signatures and implementation of control processes and procedures to ensure compliance, integrity, and security, in accordance with Chapter 688, Florida Statutes. A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed approving and adopting Resolution No. 2024-01, thereby adopting an Electronic Signature Policy.

2. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Ms. Nguyen presented Resolution No. 2024-02, entitled:

RESOLUTION NO. 2024-02

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 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that since the overall proposed assessments were not increasing in the fiscal year 2024/2025, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2024-02, the Board must set a date for the public hearing to adopt the fiscal year 2024/2025 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. 2024-02, as presented, setting the public hearing to adopt the fiscal year 2024/2025 final budget and assessments for April 18, 2024, 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.

3. Discussion Regarding Stormwater System Cleaning

Ms. Nguyen presented a proposal from Raptor Vac-Systems, Inc. (Raptor Vac). She explained that Raptor Vac was selected to perform the annual cleaning of the stormwater system the previous year. Ms. Nguyen further explained that an inspection of the stormwater system determined that there were 138 storm drain structures that require cleaning, 22 locations that require vegetation removal which Allstate Resource Management was unable to clear with spraying, and there were two storm drain grates that had fallen into the structure and must be retrieved. Ms. Nguyen stated that the cost for the completion of this work was quoted at \$17,680. Approaches to prevent the storm drain grates from falling into the structures were discussed. It was agreed that Ms. Nguyen would contact a welder to get proposals for the installation of hinges.

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed accepting the proposal from Raptor Vac-Systems, Inc. in the amount of \$17,680, directing District Counsel to prepare an Agreement, and further authorizing the District Manager to sign the same on behalf of the District.

4. Discussion Regarding Ethics Training and Financial Disclosure Memorandum

Mr. George reminded the Board that beginning January 1, 2024, elected and appointed officers of independent special districts were required to complete four (4) hours of ethics training annually. Mr. George presented the Required Ethics Training and Financial Disclosure Memorandum (Memorandum) prepared by Mr. George's firm which lists online training options. Mr. George provided an explanation for each of the training options listed and further explained that they should have received a clickable version of the Memorandum via an email from the District Manager. Mr. George further explained that the ethics training confirmation was not required when submitting the 2023 Form 1 (which is due on July 1, 2024); however, Board Supervisors are required to complete their 4-hour ethics training before December 31, 2024, in order to be able to confirm the training requirement confirmation when submitting their 2024 Form 1 (which is due on July 1, 2025). A discussion ensued, after which:

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed setting a not to exceed reimbursement amount of \$300 per Board Supervisor for training purposes for fiscal year 2023/2024.

I. ADMINISTRATIVE MATTERS

1. Staff Report, as Required

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until April 18, 2024.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

Ms. Quintero stated that she reported a tree that had fallen over in the preservation area to Ms. Nguyen. Ms. Nguyen stated that she replied to Ms. Quintero requesting a proposal from the Cobblestone HOA's

landscaping contractor to brace the tree. Ms. Quintero stated that she would submit a proposal request to the HOA's landscaping contractor.

Additionally, Ms. Quintero noted that there were several trees and a palm tree in the preservation area along the south entrance of the community that she believed to be dead. Ms. Quintero requested that these trees and a palm tree be removed and replaced. Ms. Nguyen explained that since it was a preservation area, the District was unable to remove trees without the proper authorization from the South Florida Water Management District (SFWMD). She further explained that she would conduct an inspection of the trees and will contact SFWMD requesting guidance on the state of the trees and palm tree. More information regarding this matter will be provided at a future meeting.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Marmanillo, seconded by Mr. Harrison and unanimously passed adjourning the Regular Board Meeting at 9:57 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Notice of Public Hearing and Regular Board Meeting of the Meadow Pines Community Development District
The Board of Supervisors (the Board) of the Meadow Pines Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on April 18, 2024, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10 th Street, Pembroke Pines, Florida 33027. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget and Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may properly come before the Board. A copy of the Budget and/or the Agenda for these meetings may be obtained from the Districts website or from the District Manager (nnguyen@sdsinc.org) Telephone: 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922 (District Managers Office), during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Board Members will 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. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. Meadow Pines Community Development District www.meadowpinescdd.org 03/29/24 & 04/05/24 7607558

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025 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 April, 2024.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	96,156
Debt Assessments	690,183
Other Revenue	200
Interest Income	600
TOTAL REVENUES	\$ 787,139
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	5,000
Management	15,732
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,600
Arbitrage Rebate Fee	600
Insurance	7,300
Legal Advertisements	1,700
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,200
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	20,000
Perimeter Fence Repairs	5,230
Miscellaneous Maintenance	2,500
Reserve	1,100
TOTAL EXPENDITURES	\$ 91,187
REVENUES LESS EXPENDITURES	\$ 695,952
Bond Payments	(648,772)
BALANCE	\$ 47,180
County Appraiser & Tax Collector Fee	(15,726)
Discounts For Early Payments	(31,454)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	98,233	96,348	96,156	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,560	690,183	690,183	Bond Payments/.94
Other Revenue	177	200	200	Pollution Insurance Reimbursement
Interest Income	3,572	240	600	Projected At \$50 Per Month
TOTAL REVENUES	\$ 795,542	\$ 786,971	\$ 787,139	
EXPENDITURES				
Supervisor Fees	1,400	2,400	2,400	No Change From 2023/2024 Budget
Payroll Taxes	107	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2023/2024 Budget
Management	14,832	15,276	15,732	CPI Adjustment (Capped At 3%)
Legal	7,371	8,500	8,500	No Change From 2023/2024 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2023/2024 Budget
Insurance	6,311	6,700	7,300	Fiscal Year 2023/2024 Expenditure Was \$6,773
Legal Advertisements	498	700	1,700	Costs Will Increase Due To Closing Of The Daily Business Review
Miscellaneous	756	550	550	No Change From 2023/2024 Budget
Postage	276	150	150	No Change From 2023/2024 Budget
Office Supplies	183	250	250	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	6,815	7,200	7,200	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Stormwater Management	15,180	20,000	20,000	\$1,000 Decrease From 2023/2024 Budget
Perimeter Fence Repairs	0	5,230	5,230	No Change From 2023/2024 Budget
Miscellaneous Maintenance	5,000	2,500	2,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	3,076	1,100	Reserve
TOTAL EXPENDITURES	\$ 71,904	\$ 91,007	\$ 91,187	
REVENUES LESS EXPENDITURES	\$ 723,638	\$ 695,964	\$ 695,952	
Bond Payments	(653,577)	(648,772)	(648,772)	2025 P & I Payments Less Earned Interest
BALANCE	\$ 70,061	\$ 47,192	\$ 47,180	
County Appraiser & Tax Collector Fee	(16,788)	(15,731)	(15,726)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(28,768)	(31,461)	(31,454)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 24,505	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 24,505	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	25,284	100	1,000	Projected Interest For 2024/2025
NAV Tax Collection	653,577	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 678,861	\$ 648,872	\$ 649,772	
EXPENDITURES				
Principal Payments (2014A-1)	315,000	330,000	345,000	Principal Payment Due In 2025
Principal Payments (2014A-2)	60,000	65,000	65,000	Principal Payment Due In 2025
Bond Redemption	0	2,275	5,329	Estimated Excess Debt Collections
Interest Payments (2014A-1)	215,279	196,791	183,374	Interest Payments Due In 2025
Interest Payments (2014A-2)	60,125	54,806	51,069	Interest Payments Due In 2025
TOTAL EXPENDITURES	\$ 650,404	\$ 648,872	\$ 649,772	
EXCESS/ (SHORTFALL)	\$ 28,457	\$ -	\$ -	

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 1/1/24 = \$4,565,000

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 1/1/24 = \$950,000

**Meadow Pines Community Development District
Assessment Comparison**

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24
<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	\$ 898.51	\$ 898.51	\$ 958.51	\$ 958.51	\$ 958.26
O&M Assessment For Phase 2	\$ 64.49	\$ 64.49	\$ 124.49	\$ 124.49	\$ 124.24
<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	\$ 1,028.99	\$ 1,028.99	\$ 1,088.99	\$ 1,088.99	\$ 1,088.74

* 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

Phase 1 Information

Total Units	418
<u>Prepayments</u>	<u>1</u>
Billed For Debt	417

Phase 2 Information

Total Units	356
<u>Prepayments</u>	<u>1</u>
Billed For Debt	355

MITIGATION MANAGEMENT PROGRAM

Cobblestone

Broward County, Florida

Prepared for:

Ms. Paola Velandia / Community Manager
Ms. Nancy Nguyen / District Manager



STORM STRUCUTRE MAINTENANCE AGREEMENT

This agreement, dated March 1, 2024, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Cobblestone Community Association, Inc.
14701 SW 10th Street
Pembroke Pines, FL 33027
Attn: Ms. Paola Velandia

(954) 450-5714
manager@cobblestone.community

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide preventative treatment services on behalf of the customer in accordance with the terms and conditions of this agreement at the following mitigation site:

Treatment for prevention of vegetative overgrowth of twenty two (22) stormwater structures (15 bubble ups and 7 headwalls) located at Cobblestone in Broward County, Florida – Structures as identified by SDS in site drainage plans.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific mitigation management services:

Intruding Vegetation Control (up to 1 ft around structure)	\$175.00 / quarterly
Invasive Weed and Brush Control	Included
Casual Trash Removal (During Scheduled Visits)	Included
Management Reporting	Included

4 visits per year - storm water bubble ups and headwalls.

3. Schedule of payment: First month’s payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.

6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21st Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of treatment products.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. Addendums: See attached map, survey and report (where applicable).
 - A. Except as noted herein, additional work as requested by customer such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.
 - B. Trash will be defined as individual bottles, cups, cans, paper and other items not natural to the shoreline aquatic environment. We are not equipped to remove large items or quantities of dumped trash.
 - C. Customer will allow trash and cut plant materials to be placed at a location on-site or will provide a dumpster for collected materials. This will avoid necessary hauling and dump fees, which will be billed on a truckload basis, if no provisions are made.
 - D. Care proposed in this contract is for maintenance control of exotic vegetation and does not include stump removal, irrigation, or any ground work.
 - E. Marking of staff gauge elevations must be measured by a licensed surveyor. This cost is not included herein.
 - F. Customer will provide Allstate Resource Management, Inc. with a copy of permits, and the Time-Zero Monitoring Report (when prepared by others).
 - G. Mitigation site must be in compliance with the governing agency prior to contract start date or a separate price will be quoted to bring the site into compliance.
9. Proof of insurance upon request.
10. This agreement constitutes the entire agreement of ARMI and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of April, 2024.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 2024/2025 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on the following dates:

October 17, 2024
February 20, 2025
April 17, 2025
June 17, 2025 (3rd Tuesday)
August 21, 2025

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 nnguyen@sdsinc.org and/or toll-free at 1-877-737-4922.

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 nnguyen@sdsinc.org 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 10/02/24