



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting**

October 21, 2020

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

District Board of Supervisors	Michael Hall Paul Carlucci John Johnson Rick Daddio Glen Aleo	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matt Huber	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley, Robin, & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All Cellular phones and pagers must be turned off while in the clubhouse.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

meadowpointe3CDD.org

**Board of Supervisors
Meadow Pointe III Community
Development District**

October 15, 2020

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, October 21, 2020 at 6:30 p.m.**, to be conducted via conference call pursuant to Governor DeSantis' Executive Order 20-179 (as extended by Executive Order 20-246) and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. Community Deputy
 - B. Aquatics Update
 1. Presentation of Waterway Inspection Report.....Tab 1
 - C. Landscape Update
 1. Review of Inspection Report & Responses.....Tab 2
 2. Discussion of Landscape contract addendums for Street tree maintenance & other areas
 - D. Amenity Management
 1. Presentation of Monthly Report.....Tab 3
 2. Update on utility work near Heatherstone Dr.
 3. Update Pickle Ball Court proposals
 - E. District Engineer
 1. Review of Updated Asset Study (**under separate cover**)
 2. Update on new Community Signage plan along Meadow Pointe Blvd.
 3. Update on KBAR connection to Meadow Pointe Blvd.
 4. Update on traffic signal at Heatherstone Dr. & Oldwoods Ave.
 5. Update on Claridge Place speed signs for traffic enforcement
 - F. District Counsel
 - G. District Manager
4. **BUSINESS ITEMS**
 - A. Consideration of Campus Suite Website Administration Proposal.....Tab 4
 - B. Consideration of Landscape Proposals.....Tab 5
 - C. Consideration of Street Striping Proposals.....Tab 6

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors’
Regular Meeting held on September 16, 2020.....Tab 7
- B. Consideration of the Operations & Maintenance Expenditures
for August & September 2020.....Tab 8

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Matthew Huber
Matthew Huber
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 10/09/2020

Prepared for:

Matt Huber, District Manager
Rizzetta & Company
9428 Camden Field Pkwy
Riverview FL 33578

Prepared by:

Peter Simoes, Account Representative/Biologist

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 62-64 _____ 3

PONDS 65-67 _____ 4

PONDS 68-70 _____ 5

PONDS 71-73 _____ 6

PONDS 74-76 _____ 7

PONDS 77-79 _____ 8

PONDS 80 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9 & 10

SITE MAP _____ 11

Site: 62

Comments:

Site looks good
Minimal floating duckweed.
Anticipated growth of
torpedograss along perimeter.
Positive results expected within
14-21 days following treatment.



Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: 63

Comments:

Site looks good
Minimal algae growth despite
warmer weather. High water
clarity. Shorelines looked good.
Algae typically clears within 10
days following treatment.



Action Required:

Routine maintenance next visit

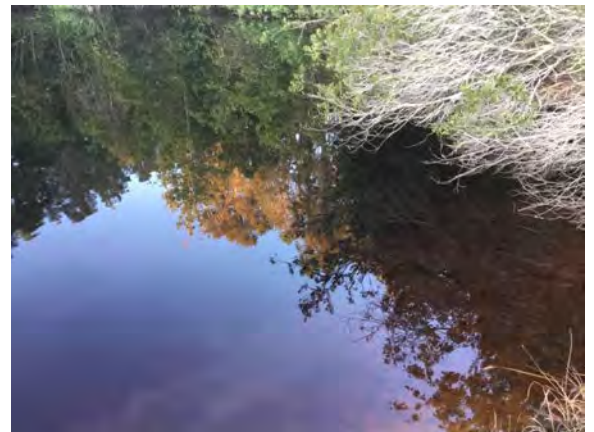
Target:

Surface algae

Site: 64

Comments:

Site looks good
No issues observed.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 65

Comments:

Site looks good
Continues to look good.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 66

Comments:

Treatment in progress
Above average growth of
submersed babytears. Positive
herbicide application results noted
along perimeter.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 67

Comments:

Site looks good
No issues observed. Shorelines
and open water looked good.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 68

Comments:

Site looks good
No issues observed. Good water clarity. Water level at control elevation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 69

Comments:

Site looks good
Light protein film. Minor grasses. New growth of desirable gulf spikerush species noted.



Action Required:

Routine maintenance next visit

Target:

Torpedoglass

Site: 70

Comments:

Scheduled-recurring
Native vegetation along perimeter looked great. Minor grasses to be spot-treated during our routine visits.



Action Required:

Routine maintenance next visit

Target:

Torpedoglass

Site: 71

Comments:

Site looks good

Minor torpedograss. Observed clear of algae at photo station. Positive results expected within 14-21 days following herbicide application.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 72

Comments:

Site looks good

Minor vines within the native pickerelweed to be spot-treated to avoid collateral damage to the desirable vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 73

Comments:

Site looks good

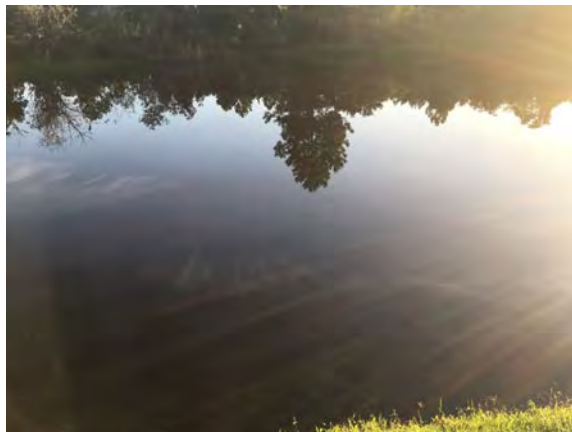
Invasive growth noted along forested section. Open water looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 74

Comments:

Treatment in progress

Moderate submersed Cabomba to be re-treated during upcoming visits. Positive results expected within 14-21 days following submersed systemic treatments.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 75

Comments:

Site looks good

Submersed weeds reduced. Native vegetation along forested section looked good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 76

Comments:

Normal growth observed

Moderate submersed Cabomba. Follow-up treatment required. Minor torpedograss along bank.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 77

Comments:

Normal growth observed

Submersed babytears and alligatorweed to be treated during upcoming visits.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

Site: 78

Comments:

Site looks good

Looks good. Observed clear of algae.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 79

Comments:

Site looks good

Minor shoreline weeds, most of which identified as torpedograss and alligatorweed. Light protein film, similar to Pond #80.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 80

Comments:

Site looks good

Minor vines growing in native duck potato. Light protein film along pond surface.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

The waterway inspection for Meadow Pointe III CDD was completed on October 9th, 2020 for Ponds #62-80.

Pond #62: Minimal floating duckweed. Anticipated growth of torpedograss along perimeter. Positive results expected within 14-21 days following treatment.

Pond #63: Minimal algae growth despite warmer weather. High water clarity. Shorelines looked good. Algae typically clears within 10 days following treatment.

Pond #64: No issues observed.

Pond #65: Continues to look good.

Pond #66: Above average growth of submersed babytears. Positive herbicide application results noted along perimeter.

Pond #67: No issues observed. Shorelines and open water looked good.

Pond #68: No issues observed. Good water clarity. Water level at control elevation.

Pond #69: Light protein film. Minor grasses. New growth of desirable gulf spikerush species noted.

Pond #70: Native vegetation along perimeter looked great. Minor grasses to be spot-treated during our routine visits.

Pond #71: Minor torpedograss. Observed clear of algae at photo station. Positive results expected within 14-21 days following herbicide application.

Pond #72: Minor vines within the native pickerelweed to be spot-treated to avoid collateral damage to the desirable vegetation.

Pond #73: Invasive growth noted along forested section. Open water looked good.

Pond #74: Moderate submersed Cabomba to be re-treated during upcoming visits. Positive results expected within 14-21 days following submersed systemic treatments.

Pond #75: Submersed weeds reduced. Native vegetation along forested section looked good.

Pond #76: Moderate submersed Cabomba. Follow-up treatment required. Minor torpedograss along bank.

Pond #77: Submersed babytears and alligatorweed to be treated during upcoming visits.

Pond #78: Looks good. Observed clear of algae.

Pond #79: Minor shoreline weeds, most of which identified as torpedograss and alligatorweed. Light protein film, similar to Pond #80.

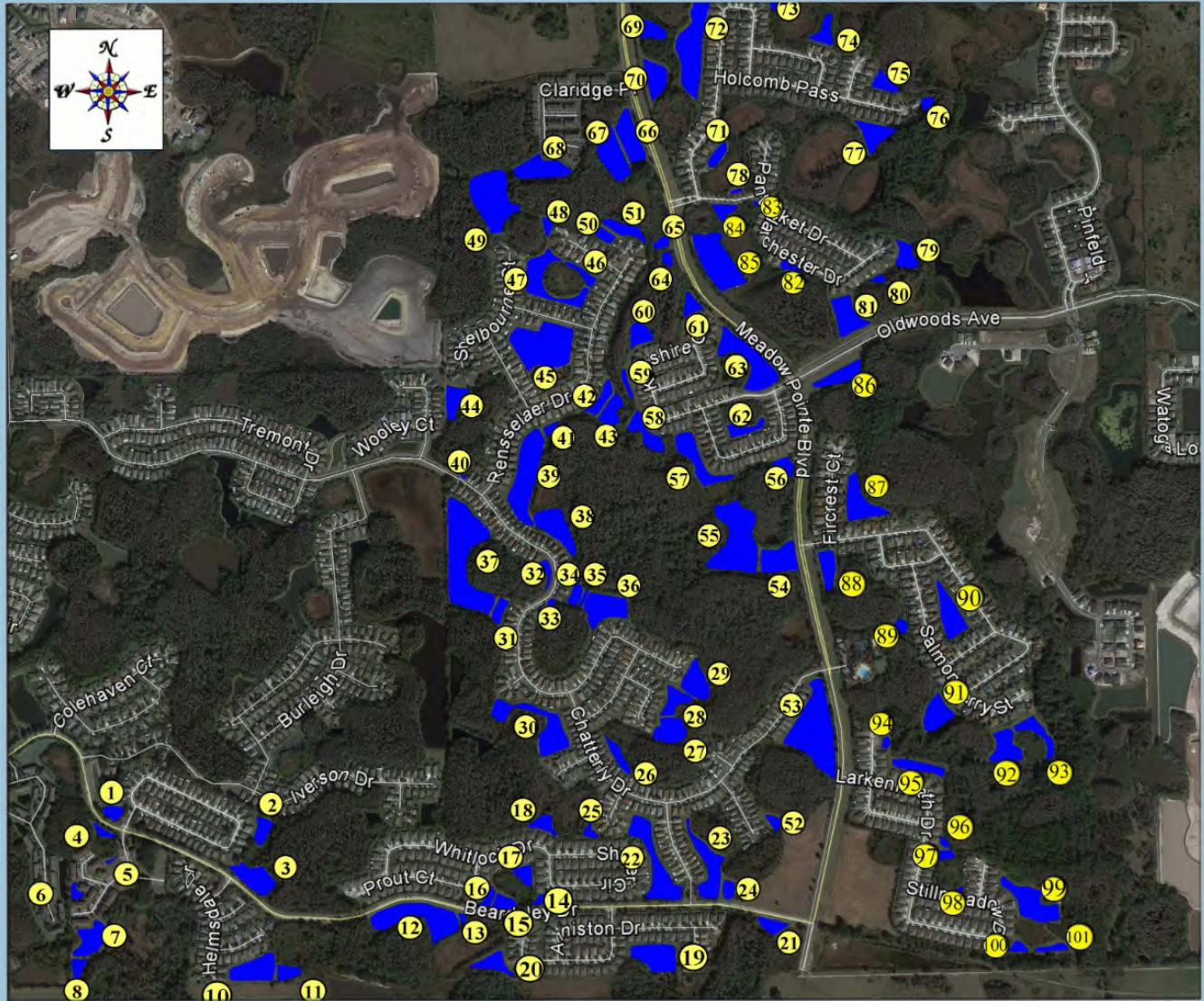
Pond #80: Minor vines growing in native duck potato. Light protein film along pond surface.

Thank you for choosing SOLitude Lake Management!

	Comments	Target	Action Required
62	Site looks good	Floating Weeds	Routine maintenance next visit
63	Site looks good	Surface algae	Routine maintenance next visit
64	Site looks good	Torpedograss	Routine maintenance next visit
65	Site looks good	Torpedograss	Routine maintenance next visit
66	Treatment in progress	Submersed vegetation	Routine maintenance next visit
67	Site looks good	Torpedograss	Routine maintenance next visit
68	Site looks good	Species non-specific	Routine maintenance next visit
69	Site looks good	Torpedograss	Routine maintenance next visit
70	Scheduled-recurring	Torpedograss	Routine maintenance next visit
71	Site looks good	Torpedograss	Routine maintenance next visit
72	Site looks good	Species non-specific	Routine maintenance next visit
73	Site looks good	Species non-specific	Routine maintenance next visit
74	Treatment in progress	Submersed vegetation	Routine maintenance next visit
75	Site looks good	Torpedograss	Routine maintenance next visit
76	Normal growth observed	Submersed vegetation	Routine maintenance next visit
77	Normal growth observed	Alligatorweed	Routine maintenance next visit
78	Site looks good	Shoreline weeds	Routine maintenance next visit
79	Site looks good	Shoreline weeds	Routine maintenance next visit
80	Site looks good	Species non-specific	Routine maintenance next visit

Meadow Pointe III CDD
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 2



MEADOW POINTE III

LANDSCAPE INSPECTION
September 16, 2020

ATTENDING:
BRIAN MARAR – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 92%

**NEXT INSPECTION
OCTOBER 21, 2020 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/19/2020

BEARDSLEY DRIVE

13. Throughout wall and fence fronts: Control bed weeds.

AMMANFORD

18. Along the inbound lane: Control bed weeds.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. **Control bed weeds throughout pinestraw stands.**
2. Inside the tennis courts: Remove the accumulation of pinestraw at the base of the chain link fence.
3. Near the exit walkway to the pool to the left of the clubhouse entrance: Retrench the sidewalk edge to prevent mulch from spilling out.
4. Across the front: Remove broken branches or stubs from Crape Myrtles.
5. Parking lot: Remove accumulation of sand, gravel, and debris.

BEARDSLEY DRIVE

6. **Between the white rail fence and the intersection at the pond at the corner of Meadow Pointe: Prune back wood line overgrowth.**
7. In the center island: Confirm that Netafim is tucked at the root zones.
8. Throughout the Wrencrest entrance island: Remove Spanish Moss in trees up to 15 feet.
9. Remove pruning debris along sidewalk beds.
10. **Contractor is requested to prune back Palmetto so they do not overgrow sidewalks within the month rotation of pruning.**
11. Throughout: Collect shoreline trash with a rake.
12. Control turf weeds.

13. Tamp ruts along r.o.w. caused by vehicles or mowers.

AMMANFORD

14. Prune the downward growth in the center island tree.
15. Sabal palms should be firmly rooted and I recommend removing the staking/bandings.
16. **At the monument: Control grassy weeds in foundation planting.**
17. Inside the gate: Establish a consistent height with the front keypad on the Gold Mound Duranta.
18. Broughton Place center island: Control disease in Pentas. Also, repair failed plants under warranty.

ALCHESTER PLACE

19. At the monument: Control disease in Ilex Schilling.

LARKENHEATH

20. Entrance: Prune deadwood from Ligustrum Privet.
21. Improve vigor and fertility on the recently rejuvenated Loropetalum to flush new growth.
22. Entrance: Closely monitor dieback in the Holly trees, they appear to be diseased with Witches Broom.
23. Pond shore adjacent to Unit 1950 Shelburne Court: Prune back wood line overgrowth.

BEACONSFIELD

24. Control disease in Ilex Schilling.
25. Pedestrian entrance gate: Control disease in the Tibouchina.
26. 1800 block of Beaconsfield: Confirm pond shore mowables are complete.

SHERINGHAM

27. Exit side gate: Prune the broken branch on the River Birch tree.
28. Across from Claridge Place entrance: Prune and elevate the lowest branches and weak attachments in the Blvd. trees.
29. At the center island: Hand prune declining stems from Parsonii Junipers.
30. Near the Heatherstone frontage: Closely monitor for utility contractor damage,

including irrigation damage.

31. Remove pruning debris along wood line areas.

CATEGORY III: IMPROVEMENTS – PRICING

1. Wrencrest monument: Provide a price to remove the declining Weeping Willow.

CATEGORY IV: NOTES TO OWNER

1. With the Contractor's revised proposal, we recommend approval to proceed with street tree pruning to confirm the trees do not block access to mailboxes, sidewalks, or vehicle traffic.
2. 30736 Ammanford Drive: The street tree is dead.

CATEGORY V: NOTES TO CONTRACTOR

1. Continue to monitor access to areas of low elevations and saturations. Line trimming where possible however many of the frontage swells appear to have standing water.
2. Confirm any irrigation damage and provide a price to repair at the roadside accident area north of Heatherstone entrance.

PGW:kn

cc: Matthew Huber mhuber@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brett Perez brettperez@yellowstonelandscape.com
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET


A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-3	Post emerge broadleaf control
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Beardsley wall fronts and village entry
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Wood lines/North MP Blvd trees, Spanish moss/ palmetto overhang
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		The system is off until further notice.
CLEANLINESS	5		
CARRY OVER	5		8, 18

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10	-2	Pentas disease
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 9-16-20 Score: 92 Performance Payment™ 100%

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 



Tab 3



MEADOW POINTE III

SEPTEMBER 2020 OPERATIONS REPORT

Clubhouse and Amenities Manager: Michael Rodriguez

Email: mpiiiclub@tampabay.rr.com

CLUBHOUSE OPERATIONS, MAINTENANCE AND IMPROVEMENTS

- Repaired locks and cylinders on two front doors at entrance of clubhouse.
- Cleaned/washed arbor canopies around pool deck, cabana roof and gutters around clubhouse.
- Repaired water spigot near cabana.
- Assembled new office filing cabinet and chair.
- Installed gate damper on tennis court gate.
- Repaired dripping faucet and loose toilet seat in women's restroom.
- Repaired dumpster door hinges.
- Repaired Wrencrest Rensselear monument light fixture.
- Removed tree water bags from Heatherstone trees.
- Unclogged toilets in cabana restrooms multiple times.
- Replaced faulty outlet in clubhouse.
- Repaired tennis court gate.
- Conducted maintenance and cleaning of splash pad and playground equipment; reopened both amenities.
- Painted flag post spotlight in front of clubhouse and attempted to repair. Also cleaned flagpole and resurfaced flagpole base with concrete.
- Cleaned out and organized shed.
- Reset tennis court timer.
- Obtained proposals to replace tennis court lights.
- Repaired paper towel dispenser in cabana restroom.
- Repaired light and toilet in women's clubhouse restroom.
- Cleaned out drains around pool.
- Maintained Covid-19 Enhanced Cleaning Protocols.
- Continue keeping pool furniture spacing according to federal, state, and local guidelines.
- Obtaining proposal to repair/replace clubhouse columns and canopy braces on pool deck.
- Obtaining proposals for replacement of cabana doors
- Parking lot islands have been cleared, irrigation installed and are ready for planting of trees.

GATE REPORTS

- Repaired pedestrian gate and replaced door damper and Ammanford.
- Repainted pedestrian gate at Claridge Place.

- Reinstalled right-side entrance gate following welding of broken hinges.
- Coordinated an outage with TECO at the Broughton gate. An electrician came out to restore power to phase B of electrical panel. Power went out again in electrical panel. Contacted TECO to arrange another outage and still waiting for date.
- Repaired pedestrian gate and adjusted damper at Beaconsfield.
- Repaired exit side gate at the Nesselwood/Sherringham gate.
- SAAS replaced call box at Heatherstone. Responded to several resident questions, corrected Entry Codes and trained staff on new system.
- SAAS is attempting to correct data transfer issues at Wrencrest and other gates. A service request with Frontier was submitted. Frontier checked their lines and equipment and reported all were working fine. SAAS indicated the modem for the gate laptop may be bad. Will continue to work with SAAS to resolve data transfer issue.
- Daily inspection of all village entrance gates.

PRESSURE WASHING

- Pressure washed playground equipment.
- Pressure washed sidewalks on Heatherstone inside of entrance.
- Pressure washed sidewalks in areas around clubhouse.
- Pressure washed on Beardsley in area near Wrencrest.

FIELD MAINTENANCE

- Repaired three dog waste stations on Beardsley.
- Picked up debris from car accident on Meadow Pointe Blvd.
- Straightened leaning stop sign near the entrances of Wrencrest and Ammanford.
- Surveyed and inspected electrical outlets at all monuments in preparation for the upgrading of all outlets by vendor (Mr. Electric). Vendor subsequently completed outlet replacement/upgrades.
- Patrolled community for parking violations.
- Brought truck in for oil change and routine service.
- Surveyed corners of Whitlock and Prout and obtained proposal for construction of ADA ramp at the sidewalk.
- Repaired white picket fences on Meadow Pointe Blvd near Sherringham.
- Repaired and repainted monument light at Rensselear.
- Conducted maintenance on pressure washer and repaired hoses and wand.
- Obtained proposal and repaired skimmer at pond 57 in Heatherstone.
- Repaired and repainted pedestrian gate at Ammanford.
- Replaced light bulbs at the Alchester monument.
- Replaced monument lights at Wrencrest/Rensselear.
- A resident in Rensselear reported a nuisance alligator in pond 50. The resident called the Alligator Hotline and the gator was subsequently removed from the pond.
- A resident in Larkenheath reported pond 93 turned green. Referred to Solitude and pond was treated for duck weed.
- A resident in Nesselwood reported a dead street tree. Referred to Yellowstone.
- A resident in Ammanford reported an area of dead grass on pond bank where tree had fallen. Yellowstone stated grass would regrow in that area.

- A resident in Nesselwood reported algae in pond 73. Solitude treated pond.
- Conducted daily trash pickup along Meadow Pointe Blvd, Beardsley and other MPIII roadways.
- Removed snipe signs from community entrances.
- Emptied dog waste stations weekly.
- Removed and disposed of roadkill.
- Cleaned mold, mildew and rust on signs throughout the community.
- Issued parking violations.
- Received a call from resident regarding the status of the cutback around pond # 18. Visited resident and discussed issues.
- Received calls from residents in various villages regarding pond and conservation overgrowth encroaching on their property. Visited properties and called residents and advised them that they are permitted to vertically cut branches/vegetation encroaching on their property.

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Meadow Point III CDD Credit Card Log-September 2020

Date	Name	Item & Item #	Quantity	Item Price	TL Amount	Receipt #
9/1/2020	Kirchbergr	Fob 60102	1	\$25.00	\$25.00	bBkh
9/2/2020	Schaffner	Fob 60103	1	\$25.00	\$25.00	H70Y
9/2/2020	Jimenez	Remote 2343 & 2344	2	\$30.00	\$60.00	NYIX
9/3/2020	Morter	Fob 60104, 60105, 60106	3	\$25.00	\$75.00	1sZk
9/3/2020	Saffi	Fob 60107	1	\$25.00	\$25.00	jjX5
9/3/2020	Cassillas	Remote 2345	1	\$30.00	\$30.00	laMA
9/4/2020	Switzer	Remote 2346	1	\$30.00	\$30.00	Byrj
9/4/2020	Switzer	Fob 60108, 60109	2	\$25.00	\$50.00	Byrj
9/4/2020	Jackson	Remote 2347	1	\$30.00	\$30.00	nl5A
9/4/2020	Jackson	Fob 60110	1	\$25.00	\$25.00	nl5A
9/4/2020	Colon	Remotes #2348,2349	2	\$30.00	\$60.00	3HQp
9/6/2020	Bellantoni	Fob #60111	1	\$25.00	\$25.00	tOqh
9/8/2020v	Villanrino	Remote 2350	1	\$30.00	\$30.00	7nRo
9/8/2020	Kirchbergr	Remote 2351	1	\$30.00	\$30.00	Vq00
9/8/2020	Showronek	Remote 2352	1	\$30.00	\$30.00	JS93
9/9/2020	Wells	Remote 2353	1	\$30.00	\$30.00	DFCA
9/9/2020	Wells	Fob 60112	1	\$25.00	\$25.00	DFCA
9/10/2020	Imondi	Remote 2354, 2355	2	\$30.00	\$60.00	H5ra
9/11/2020	Gipson	Remote 2356	1	\$30.00	\$30.00	HdRA
9/12/2020	McGee	Remote 2357	1	\$30.00	\$30.00	ZEQI
9/12/2020	Howard	Fob 60113	1	\$25.00	\$25.00	1A3o
9/17/2020	Cruz	Remote 2358	1	\$30.00	\$30.00	R42p
9/17/2020	Almadar	Remote 2359	1	\$30.00	\$30.00	Z40j
9/17/2020	Swen	Fob 60114	1	\$25.00	\$25.00	3DZI
9/22/2020	Krause	Fob 60115	1	\$25.00	\$25.00	JAaG
9/23/2020	Webb	Remote 2360	1	\$30.00	\$30.00	pMgy
9/23/2020	Savage	Remote 2361,2362,2363	3	\$30.00	\$90.00	tuKt
9/23/2020	Savage	Fob 60116, 60117	2	\$25.00	\$50.00	tuKt
9/25/2020	Chapoteau	Remote 2364	1	\$30.00	\$30.00	Zqov
9/26/2020	Tilth	Remote 2365	1	\$30.00	\$30.00	hi14
9/26/2020	Boyd	Remote 2366	1	\$30.00	\$30.00	FMr5
9/27/2020	Nguyen	Remote2367	1	\$30.00	\$30.00	3ja7
9/30/2020	Paledino	Remote 2368	1	\$30.00	\$30.00	3tzH
9/30/2020	Frost	Remote 2369, 2370	2	\$30.00	\$60.00	X9de
9/30/2020	Frost	Fob 60118, 60119	2	\$25.00	\$50.00	X9de
Total			46		\$1,290.00	

SALES REPORT

September 1, 2020 12:00 AM –
September 30, 2020 11:59 PM
Reported on Oct 2, 2020 5:44
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$1,290.00
Refunds	\$0.00
Discounts & Comps	\$0.00
Net Sales	\$1,290.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$1,290.00

PAYMENTS

Total Collected	\$1,290.00
Card	\$1,290.00
Fees	-\$36.54
Net Total	\$1,253.46

CATEGORY SALES

Gate Remotes x 28	\$840.00
Key Fobs x 18	\$450.00

ITEM SALES

Fob (Regular) x 18	\$450.00
Gate Remote (Regular) x 28	\$840.00

BLANK

Meadow Pointe III
SunTrust Master Card
09/30/20

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
09/01/20		Beginning Balance		2,000.00
09/02/20	Kant Slam	Gate Closers/Dampers	(219.96)	1,780.04
09/03/20	Gaspar Stitch, LLC	MPIII Shirts for staff	(120.18)	1,659.86
09/04/20	Amazon	Office Chair, File Cabinet	(357.43)	1,302.43
09/09/20	Walmart	Printer Ink, Supplies	(165.92)	1,136.51
09/18/20	Open Door	Gate Remotes	(427.75)	708.76
9/30/2020	Amazon	Trash Can Lids	(432.00)	276.76

Michael Rodriguez
Club Manager

10/2/2020

Date



Details for Order #111-3092235-2008219

[Print this page for your records.](#)

Order Placed: September 2, 2020
Amazon.com order number: 111-3092235-2008219
Order Total: \$219.96

Not Yet Shipped

Items Ordered

4 of: *Hi-Lift KS-950 Kant-Slam Hydraulic Gate Closer*
 Sold by: Amazon.com Services LLC

Condition: New

Price
 \$54.99

Shipping Address:

Michael Rodriguez
 1500 MEADOW POINTE BLVD
 WESLEY CHAPEL, FL 33543-6876
 United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 3096

Billing address

MPIII CDD
 5844 Old Pasco Rd., Suite 100
 Wesley Chapel, Florida 33544
 United States

Item(s) Subtotal:	\$219.96
Shipping & Handling:	\$0.00

Total before tax:	\$219.96
Estimated tax to be collected:	\$0.00

Grand Total: \$219.96

To view the status of your order, return to [Order Summary](#).

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Invoice #0000071

Ship To: MPIII CDD (Attn: Michael Rodriguez)
1500 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-6876 United States

We appreciate your business.

Bill To

Meadow Pointe III CDD (Michael Rodriguez)
mpiiclub@tampabay.rr.com
813-383-6676
1500 Meadow Pointe Blvd
Wesley Chapel, Florida 33543

Invoice Details

PDF created September 3, 2020
\$120.18

Payment

Due September 2, 2020
\$120.18

Item	Quantity	Price	Amount
Gildan Softstyle Ladies T-shirt 64000L <i>Size: Small</i> <i>Colors:</i> Azalea Black Antique Heliconia Heather purple Light blue	5	\$13.20	\$66.00
Comfort Colors Heavyweight Tee 1717 <i>Size: Medium</i> <i>Colors:</i> Chambray Lagoon Melon	3	\$18.06	\$54.18
Subtotal			\$120.18

Total Paid

\$120.18

Payments

Sep 3, 2020 (Mastercard 3096)

\$120.18



View online

To view your invoice go to <https://gosq.me/u/2mYtzwON>

Or open your camera on your mobile device, and place the code on the left within the camera's view.



Details for Order #111-8202226-0779419

[Print this page for your records.](#)

Order Placed: September 4, 2020
Amazon.com order number: 111-8202226-0779419
Order Total: \$357.43

Not Yet Shipped

Items Ordered

Price

1 of: *Ergonomic Office Chair with Breathable Mesh Seat -Computer Chair with Adjustable Seat Height and Back Recline - Desk and Task Chair with Firm Arm Rests (Sturdy Chair)* - \$189.99

Sold by: BILKOH OFFICE ([seller profile](#))

Condition: New

1 of: *Z-Line Designs 2-Drawer Lateral File Cabinet, Cherry*

\$167.44

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 3096

Item(s) Subtotal: \$357.43
Shipping & Handling: \$0.00

Billing address

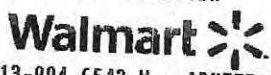
MPIII CDD
5844 Old Pasco Rd., Suite 100
Wesley Chapel, Florida 33544
United States

Total before tax: \$357.43
Estimated tax to be collected: \$0.00

Grand Total: \$357.43

To view the status of your order, return to [Order Summary](#).

Give us feedback @ survey.walmart.com
Thank you! ID #:7P9TSPYP15H



813-994-6543 Hgr:ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740	DP# 008679	TE# 07	TR# 08851	
62 BLK TUIN	088989491597			34.89 0
HP 62XL TRI-	088810299230			43.89 0
CL82219	065053003184			59.00 0
GLAS CLN 2PK	004191102050			4.28 0
PSOLCLN1000Z	004129440229			6.78 0
LEMON TRIG	001920075352			2.32 0
LEMON TRIG	001920075352			2.32 0
CLOROX WIPES	004460030208			9.22 0
CLXTBCRAINCL	004460000273			3.22 0
	SUBTOTAL			165.92
	TOTAL			165.92
	MCARD TEND			165.92
	****	****	****	3096 1 1

*Printer Ink
&
Supplies*

US Debit
APPROVAL # 004324
REF # 1042000314
AID A0000000042203
AAC 6FOA70E9AF3422CD
TERMINAL # SC010216

09/09/20 09:47:13
CHANGE DUE 0.00
ITEMS SOLD 9

TC# 3395 6588 2521 1157 0458 4



09/09/20 09:47:26
CUSTOMER COPY

U.R.



Open Door Discount Remotes

Your discount source for garage door openers, garage door remotes, and parts!

Thank you MPIII!

Your order number is 28547

Sep 18, 2020

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at sales@opendoorremote.com or call us at 616-822-9112.

Order Summary

2 Items



2 x 3089 20-PACK Linear Multi-Code 1 Button Garage Gate Remote Transmitter Frequency 300mhz

\$417.80

Subtotal

\$417.80

Shipping

\$9.95

4.9 ★★★★★
Google
Customer Reviews

Tax

\$0.00

Total (USD)

\$427.75

4.9 ★★★★★
Google
Customer Reviews

**Details for Order #111-9499385-7215466**[Print this page for your records.](#)

Order Placed: September 30, 2020
Amazon.com order number: 111-9499385-7215466
Order Total: \$432.00

Not Yet Shipped**Items Ordered**

3 of: *Rubbermaid Commercial Dome Trash Can Lid, Black, FG1855BK*
Sold by: Amazon.com Services LLC

Price
\$144.00

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

One-Day Shipping

Payment information**Payment Method:**

Debit Card | Last digits: 3096

Billing address

MPIII CDD
5844 Old Pasco Rd., Suite 100
Wesley Chapel, Florida 33544
United States

Item(s) Subtotal:	\$432.00
Shipping & Handling:	\$0.00

Total before tax:	\$432.00
Estimated tax to be collected:	\$0.00

Grand Total:	\$432.00

To view the status of your order, return to [Order Summary](#).

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BLANK

Meadow Pointe III
SunTrust Master Card-William Millan
09/30/20

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
09/01/20		Beginning Balance		1,500.00
09/02/20	Sam's Club	Gas for truck	(33.50)	1,466.50
09/02/20	Sam's Club	Water, Supplies	(108.32)	1,358.18
09/11/20	Sam's Club	Gas for truck	(36.00)	1,322.18
09/14/20	Sam's Club	Gas for pressure washer	(45.02)	1,277.16
09/14/20	Sam's Club	Supplies	(27.96)	1,249.20
09/16/20	Express Oil	Truck Oil Change	(60.99)	1,188.21
09/21/20	Sam's Club	Water, Supplies	\$ (43.92)	1,144.29
09/23/20	Sam's Club	Supplies	\$ (25.96)	1,118.33
09/23/20	Sam's Club	Gas for truck	\$ (35.00)	1,083.33
09/30/20	Walmart	Supplies	\$ (4.50)	1,078.83
09/21/20	Sam's Club	Face Masks	\$ (35.92)	1,042.91

William Millan 10/2/2020

Maintenance Lead

Date

GAS

Sam's Club #4852
27727 STATE ROAD 56
Wesley Chapel, FL 33543

Pump# 10 Regular (11)
Gallons 17.277
Price/Gal \$1.939
Fuel Sale \$33.50

Debit \$33.50
MC *****2236
Auth: AA
Apprvl: 210985
Ref: 024600200490

09/02/20 10:16AM

TC#
7068 8745 8238 9922 3463

Enjoy a
Premium Car Wash
Only \$7 at
Sam's Club

35030

Walter Smith Jr.

William Miller Jr.

S A M ' S C L U B
CLUB MANAGER JASON LEE
(813) 929 - 7010

09/02/20 10:39 0715 04852 002 2235

Meadow

E	514890	ZEPHYRHILLSF	4.98	N
E	514890	ZEPHYRHILLSF	4.98	N
E	514890	ZEPHYRHILLSF	4.98	N
E	342903	L0L HNH PCSF	7.78	N
I	877179	12 OZ CUP	15.48	E
	980143632	13GAL TRSH	13.98	E
	980143632	13GAL TRSH	13.98	E
	440955	DRUM LINER	19.94	E
	440955	DRUM LINER	19.94	E
	159129	RECYCL. JUM	5.28	E
V	INST SV	12 OZ CUP	3.00	N
		SUBTOTAL	108.32	
		TOTAL	108.32	
		DEBIT TEND	108.32	
		CHANGE DUE	0.00	

*Water
Supplies*

EFT DEBIT PAY FROM PRIMARY
108.32 TOTAL PURCHASE
US Debit **** * 2236 I 1
NETWORK ID. 0081 APPR CODE 274005

US Debit
AID A0000000042203
TC 56490D04F1F1B124
*Pin Verified
TERMINAL # SC010196

Additional Savings This Trip:

Sam's Instant Savings: \$3.00

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ITEMS SOLD 10

TC# 1784 0319 6300 3037 5394 4



Sam's Club #4852
27727 STATE ROAD 56
Wesley Chapel, FL 33543

Gas

Pump# 04 Regular(11)
Gallons 18.379
Price/Gal \$1.959
Fuel Sale \$36.00

Debit \$36.00
MC *****2236
Auth: AA
Apprvl: 817594
Ref: 025500271910

09/11/20 01:16PM

TC#
3512 0357 0380 4454 8398

Enjoy a
Premium Car Wash
Only \$7 at
Sam's Club

35235

Michael Smith

Sam's Club #4852
27727 STATE ROAD 56
Wesley Chapel, FL 33543

Pump# 10 Regular(11)
Gallons 22.982
Price/Gal \$1.959
Fuel Sale \$45.02

Debit \$45.02
MC *****2236
Auth: AA
Apprvl: 144763
Ref: 025800322914

09/14/20 11:37AM

TC#
4348 8926 8738 9829 3423

Enjoy a
Premium Car Wash
Only \$7 at
Sam's Club

*for Blower/Kubota
pressure Wash Machine.*

Will Smith Jr.

William Smith Jr.

S A M ' S C L U B
Self Checkout

CLUB MANAGER JASON LEE
(813) 929 - 7010

09/14/20 12:02 9890 04852 091 9091

Meadow

980246459	BLEACH CONC	13.98	E
980246459	BLEACH CONC	13.98	E
	SUBTOTAL	27.96	
	TOTAL	27.96	
	DEBIT TEND	27.96	✓
	CHANGE DUE	0.00	

Supplies

EFT DEBIT PAY FROM PRIMARY
27.96 TOTAL PURCHASE
US Debit **** * 2236 I 1
PAYMENT DECLINED - REASON 55

US Debit
AID A0000000042203
AAC 57E345C4047ED34F
TERMINAL # SC010205

EFT DEBIT PAY FROM PRIMARY
27.96 TOTAL PURCHASE
US Debit **** * 2236 I 1
NETWORK ID. 0081 APPR CODE 208353

US Debit
AID A0000000042203
AAC D6115970638F378E
TERMINAL # SC010205

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ITEMS SOLD 2

TC# 5669 9056 9967 1098 235





EXPRESS OIL CHANGE #802

EXPRESS OIL CHANGE #802
 6403 E. COUNTY LINE ROAD
 TAMPA, FL 33647
 (813) 591-2591

DATE 9/16/2020 2:20 PM
 TRANSACTION NO 20091600006483
 INVOICE NO 00802-6483
 VEHICLE ID 35G1290215

Customer Information	Service History
----------------------	-----------------

William Millan Meadow Point III Wesley Chapel, FL 33544 (813) 480-4059	<table border="1" style="width:100%"> <tr> <th>DATE</th> <th>MILEAGE SERVICES</th> </tr> <tr> <td>9/16/20</td> <td>35323 FS OF OIL OPT NCK RTR RS3</td> </tr> </table>	DATE	MILEAGE SERVICES	9/16/20	35323 FS OF OIL OPT NCK RTR RS3
DATE	MILEAGE SERVICES				
9/16/20	35323 FS OF OIL OPT NCK RTR RS3				

Vehicle Information	
2016 CHEVROLET COLORADO 6cyl 3.6L FI 2WD VIN 1GCGSBE35G1290215 ALT ID FL-JTUT94	MILEAGE 35323

Employees	Service Comments								
<table border="1" style="width:100%"> <tr> <td>HOODTECH</td> <td>PITTECH</td> <td>MECHANIC</td> <td>CASHIER</td> </tr> <tr> <td>GVL</td> <td>PG</td> <td>ISI</td> <td>GVL</td> </tr> </table>	HOODTECH	PITTECH	MECHANIC	CASHIER	GVL	PG	ISI	GVL	THANKS FOR YOUR BUSINESS
HOODTECH	PITTECH	MECHANIC	CASHIER						
GVL	PG	ISI	GVL						

Service Checklist	Description	Qty.	Price
Oil Change	FULL SERVICE OIL CHANGE	1.00	0.00
Visual Check Brake Fluid	OIL CHANGE LABOR	1.00	18.00
Check Power Steering Fluid	OIL 5 QT LIMIT & FLUIDS	1.00	17.99
Fill Washer Fluid	OIL FILTER # CF5274	1.00	8.00
Check Battery(s)	VALVOLINE 530 DURABLEND	6.00	7.00
Check Coolant Reservoir	API RATING: SM SN	1.00	0.00
Check Clutch Fluid	API RATING ACTIVE	1.00	0.00
Check Drive Belt(s)	VAL SYN BLEND UP GRADE	1.00	15.00
Check Radiator Hoses	ENTER OIL PLUG TORQUE	1.00	0.00
Check Cabin Air Filter	18 FT LBS	1.00	0.00
Check Air Filter	New Customer Kit	1.00	0.00
Check Wiper Blades	REC. TIRE(S) REPLACEMENT	1.00	0.00
Tire Rotate & Balance Due?	REC. FUEL SYSTEM CLEANING	1.00	0.00
Check Lights			
Check Horn			
Check Transmission Fluid			
Lubricate Chassis			
Check Rear Differential			
Check Front Differential			
Check Transfer Case			
Rest Oil Monitor / Light			
	SUBTOTAL		\$65.99
	NEW CUSTOMER (NC)		-5.00
	SALE		\$60.99
	TAXABLE	0.00	
	NONTAXABLE	60.99	
	STATE TAX (Exempt)		0.00
	COUNTY TAX (Exempt)		0.00
	TOTAL		\$60.99
	MASTERCARD 2236 AUTH: 009436		60.99
	CHANGE		\$0.00

Warranty Statement

In the event of a problem after a service of any kind, Express Oil Change must be notified and allowed to check the vehicle before any repairs are made. Any other action shall void any warranties whether written or implied. Oil Warning: If your oil warning light comes on or your gauge loses pressure stop your vehicle immediately. Never operate your engine when the oil warning light is on. Doing so may void warranty.

Thank you for trusting us with your car care needs! Shop tires, schedule service, & apply for your EOC&TE financing card at ExpressOil.com today! Recommend next service on 12/15/2020 or 38323 miles.	X Cardholder acknowledges receipt of goods and/or services in the amount shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the issuer.
---	---

Willie Smith

SAM'S CLUB
CLUB MANAGER JASON LEE
(813) 929 - 7010

09/21/20 09:57 6675 04852 005 2378

Meadow

m	514890 ZEPHYRHILLSF	4.98	N
m	514890 ZEPHYRHILLSF	4.98	N
m	514890 ZEPHYRHILLSF	4.98	N
m	402291 DCCOLSS100CF	28.98	N
	SUBTOTAL	43.92	
	TOTAL	43.92	
	DEBIT TEND	43.92	
	CHANGE DUE	0.00	

Water supplies

EFT DEBIT PAY FROM PRIMARY
 43.92 TOTAL PURCHASE
 US Debit **** * 2236 I 1
 NETWORK ID. 0090 APPR CODE 000658

US Debit
 AID A0000000042203
 AAC 5AF4CD493AD06137
 TERMINAL # SC011641

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ITEMS SOLD 4

TC# 9953 1877 1721 2194 9536



Jason Lee

S A M ' S C L U B
CLUB MANAGER JASON LEE
(813) 929 - 7010

09/21/20 10:04 6679 04852 005 2378

Meadow

980280477	FACE MASK	8.98	T
980280477	FACE MASK	8.98	T
980280477	FACE MASK	8.98	T
980280477	FACE MASK	8.98	T
	SUBTOTAL	35.92	
	TAX REMOVED	2.52	
	SUBTOTAL	35.92	
	TOTAL	35.92	
	DEBIT TEND	35.92	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY
35.92 TOTAL PURCHASE
US Debit **** * 2236 I 1
NETWORK ID. 0090 APPR CODE 001152

US Debit
AID A0000000042203
AAC 78807537FOCE3B07
TERMINAL # SC011541

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ITEMS SOLD 4

TC# 7120 4533 4384 8417 1019



Walter Miller Jr

SAM'S CLUB
Self Checkout

CLUB MANAGER JASON LEE
(813) 929 - 7010

09/23/20 10:47 0370 04852 090 9090

Meadow

980238935 LYSOL TBC	8.98 E
980022772 HM TOWELS	16.98 E
SUBTOTAL	25.96
TOTAL	25.96
DEBIT TEND	25.96
CHANGE DUE	0.00

Supplies

EFT DEBIT PAY FROM PRIMARY
25.96 TOTAL PURCHASE
US Debit **** * 2236 I 1
NETWORK ID. 0090 APPR CODE 001028

US Debit
AID A0000000042203
AAC 62F6CCB86AA49EA9
TERMINAL # SC010227

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
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ITEMS SOLD 2

TC# 6334 6853 0230 8720 974



Gas

Sam's Club #4852
27727 STATE ROAD 56
Wesley Chapel, FL 33543

Pump# 12 Regular(11)
Gallons 17.865
Price/Gal \$1.959
Fuel Sale \$35.00

Debit \$35.00
MC *****2236
Auth: AA
Apprvl: 222774
Ref: 026700842594

09/23/20 10:25AM

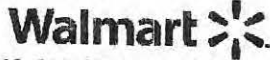
TC#
0276 9144 9409 3363 0860

Enjoy a
Premium Car Wash
Only \$7 at
Sam's Club

Will Smith

35475

Give us feedback @ survey.walmart.com
Thank you! ID #:7P9UZFYWXFF



813-994-6543 Mgr: ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740 OP# 008132 TEN 07 TR# 05253
PLUMBING KIT 003916611660 2.97 X
2/SEAL TAPE 003875331217 1.17 X
SUBTOTAL 4.14
TAX 1 8.50 % 0.36
TOTAL 4.50 ✓
DEBIT TEND 4.50 ✓
CHANGE DUE 0.00

EFT DEBIT 4.50 TOTAL PURCHASE
US Debit **** * 2236 I 1

REF # 027400480015
NETWORK ID. 0090 APPR CODE 001697
US Debit
AID A0000000042203
AAC 71EB9556A3302742
TERMINAL # SC010216

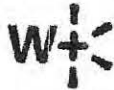
09/30/20 11:31:32
ITEMS SOLD 2

TC# 3523 1981 1922 2259 8158



supplies

william



Introducing Walmart+

Join today at walmart.com/plus

09/30/20 11:31:37

BLANK

**Meadow Pointe III Home Depot Credit
Log-William Millan**

Attach all receipts to this form	September 2020	
Date	Reason for Expenditure	Amount
9/20/2020	Oil, Nozzle	41.88
9/25/2020	Toilet Auger, Wasp Spray	67.83
Total		109.71

Submitted By: William Millan 10/2/2020

Will Miller Jr.



**How doers
get more done.**

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00008 42179 09/02/20 11:27 AM
SALE CASHIER SHYLYN

743184016367 EC 160Z <A> 26.91N
ECHO 2 CYCLE OIL: 160Z 50:1 14.97N
~~308.97~~
046878268128 THMB CTRL NZ <A>
PRO SERIES THUMB CONTROL NOZZLE

SUBTOTAL 41.88
SALES TAX 0.00
TAX EXEMPT
TOTAL \$41.88
XXXXXXXXXXXX3880 HOME DEPOT
AUTH CODE 002894/2082582 USD\$ 41.88
TA

MEADOWPOINTE III CDD
MILLAN JR WILLIAM
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

6311 09/02/20 11:27 AM



6311 08 42179 09/02/2020 2092

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 09/02/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 90958 84655
PASSWORD: 20452 84647

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 61403 09/25/20 11:53 AM
SALE CASHIER ROBERT

095691566584 TOILET AUGER <A> 49.98N
RIDGID K6P 6' TOILET AUGER
071121963215 RK <A>
REAL-KILL WASP & HORNET KILLER AEROS
4@1.97 7.88N
280651481377 HDX PNG 4OCT <A> 9.97N
HDX POP-N-GO NITRILE GLOVES 40 COUNT

SUBTOTAL 67.83
SALES TAX 0.00
TAX EXEMPT
TOTAL \$67.83
XXXXXXXXXXXX3880 HOME DEPOT
AUTH CODE 025544/9075987 USD\$ 67.83
TA

MEADOWPOINTE III CDD
MILLAN JR WILLIAM
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

6311 09/25/20 11:53 AM



6311 07 61403 09/25/2020 3919

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 09/25/2021

Due to COVID-19, we have extended our
returns policy for most items.
Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 129406 123102
PASSWORD: 20475 123095

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

BLANK

SALES REPORT

September 1, 2020 12:00 AM –
September 30, 2020 11:59 PM
Reported on Oct 2, 2020 5:44
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$1,290.00
Refunds	\$0.00
Discounts & Comps	\$0.00
Net Sales	\$1,290.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$1,290.00

PAYMENTS

Total Collected	\$1,290.00
Card	\$1,290.00
Fees	-\$36.54
Net Total	\$1,253.46

CATEGORY SALES

Gate Remotes x 28	\$840.00
Key Fobs x 18	\$450.00

ITEM SALES

Fob (Regular) x 18	\$450.00
Gate Remote (Regular) x 28	\$840.00

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SALES REPORT

September 1, 2020 12:00 AM –
September 30, 2020 11:59 PM
Reported on Oct 2, 2020 5:44
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$1,290.00
Refunds	\$0.00
Discounts & Comps	\$0.00
Net Sales	\$1,290.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$1,290.00

PAYMENTS

Total Collected	\$1,290.00
Card	\$1,290.00
Fees	-\$36.54
Net Total	\$1,253.46

CATEGORY SALES

Gate Remotes x 28	\$840.00
Key Fobs x 18	\$450.00

ITEM SALES


Fob (Regular) x 18	\$450.00
Gate Remote (Regular) x 28	\$840.00

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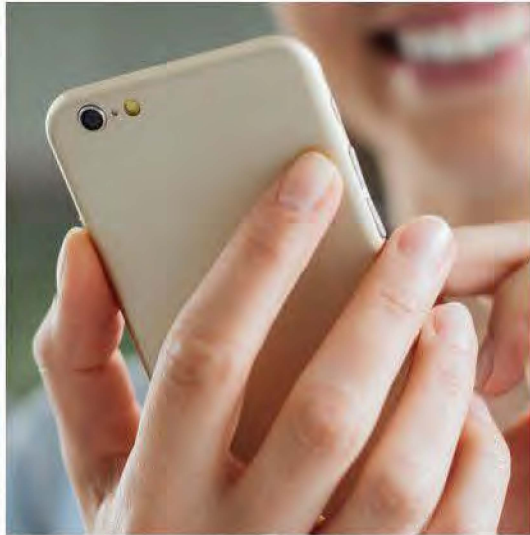
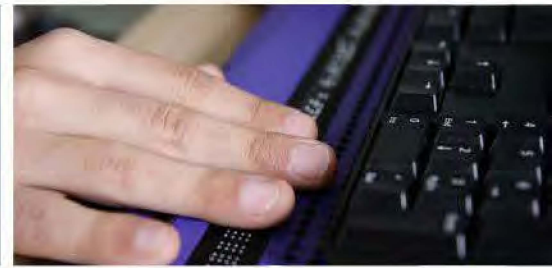
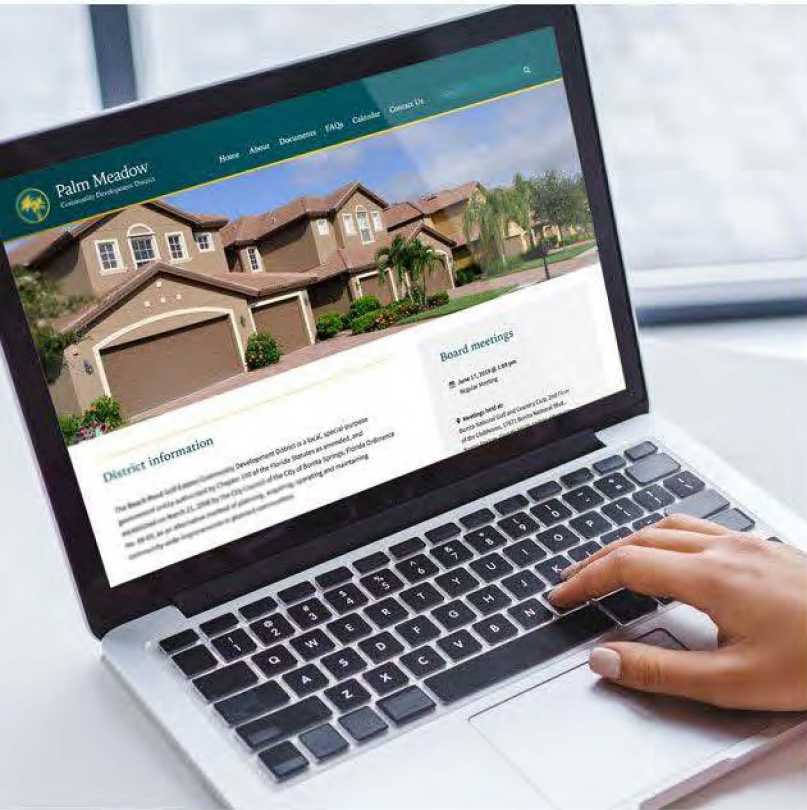
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September 2020



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5 10-2 3-7
6 10-2 3-7	7 Labor Day 	8	9	10	11	12 10-2 3-7
13 10-2 3-7	14	15	16 6:30pm CDD MTG	17	18	19 10-2 3-7
20 10-2 3-7	21	22	23	24	25	26 10-2 3-7
27 10-2 3-7	28	29	30			

Tab 4



Keeping your community informed. And you compliant.

Meadow Pointe III Community Development District


Proposal date: 2020-09-17

Proposal ID: 3SHRV-SA2FB-YYFF6-PXFTW

Pricing.....	2
Services.....	3-5
FAQs.....	6
Statement of work.....	7-8
Terms and conditions.....	9-12



Ted Saul
Director - Digital Communication

 *Certified Specialist*



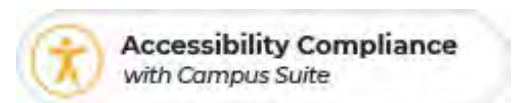
Pricing

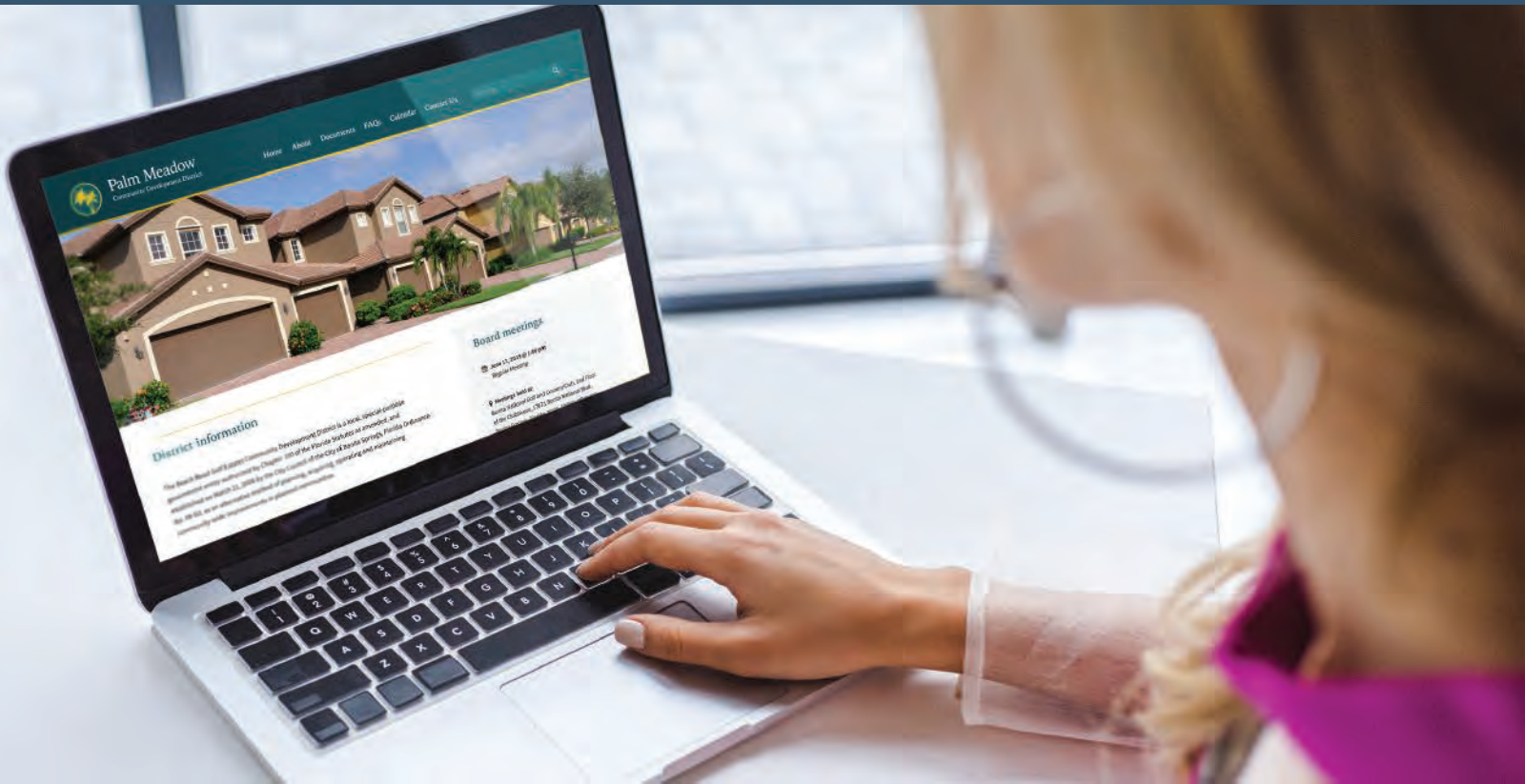
Effective date: 2020-10-01

Implementation	Quantity	Subtotal
On-boarding of ADA Compliant Website and Remediation of Historical Documents <ul style="list-style-type: none">• Migration website pages and present on a staged website for approval• Initial PDF Accessibility Compliance Service for 1500 pages of remediation	1	\$2,325.00
<hr/>		
Annual ongoing services	Quantity	Subtotal
Website services <ul style="list-style-type: none">• Hosting, support and training for users• Website management tools to make updates• Secure certification (https)• Monthly accessibility site reporting, monitoring and error corrections	1	\$600.00
<hr/>		
Ongoing PDF Accessibility Compliance Service <ul style="list-style-type: none">• Remediation of all PDFs stored on your website• Remediation of up to 750 PDF pages• Dashboard for reporting and managing all PDFs• 48-hour turnaround for fixes for board agendas• PDF manager dashboard	750*	\$937.50
<hr/>		
Social Media Manager		Included

*Maximum PDF pages per 12 month period

Total: \$3,862.50





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws



Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy
Website Accessibility Center**

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
 4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

3. Monthly Auditing and Remediation Services.

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

4. Support Services.

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 2020-10-01, between the Meadow Pointe III Community Development District, whose mailing address is 3434 Colwell Avenue, Tampa, FL 33614 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto as Exhibit A.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and

the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,325.00 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,537.00 for Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be

canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida’s public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	Meadow Pointe III
_____	_____
Steve Williams VP of Marketing	Print name
Date	Date

Tab 5



Proposal #89696

Date: 10/05/2020

From: Brian Mahar

Proposal For

Meadow Pointe III CDD
 c/o Rizzetta & Company, Inc.
 5844 Old Pasco Rd
 Suite 100
 Wesley Chapel, FL 33544

main:
 mobile:

Location

1500 Meadow Pointe Blvd
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Fall/Winter Annual Rotation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Fall/Winter Annuals	1682.00	\$2.00	\$3,364.00

Client Notes

Yellowstone will remove the current spring/summer annuals and install new fall/winter annuals. Soil will be added to the beds prior to planting.

Signature

x

SUBTOTAL	\$3,364.00
SALES TAX	\$0.00
TOTAL	\$3,364.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brian Mahar
 Office:
 bmahar@yellowstonelandscape.com



Proposal #89124

Date: 10/01/2020

From: Brian Mahar

Proposal For

Meadow Pointe III CDD
 c/o Rizzetta & Company, Inc.
 5844 Old Pasco Rd
 Suite 100
 Wesley Chapel, FL 33544

main:
 mobile:

Location

1500 Meadow Pointe Blvd
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

2020 Community Mulching

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch	630.00	\$50.00	\$31,500.00

Client Notes

Yellowstone will install new pine bark mini nuggets throughout the community beds, we will clean and blow all sidewalks and roadways.

Signature

x

SUBTOTAL	\$31,500.00
SALES TAX	\$0.00
TOTAL	\$31,500.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Brian Mahar
 Office:
 bmahar@yellowstonelandscape.com

Tab 6

Alchester Place

July 8, 2020

Proposal #11189720

Contact

Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer

Meadow Pointe III CDD
% Rizze a and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Alchester Place
31241 Anniston Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Stripe using DOT approved latex paint to include 84 linear feet of white line with reflective glass beads, 404 linear feet of 6" yellow line with reflective glass beads, 27 linear feet of yellow 12" line with reflective glass beads, 4 white stop bars with reflective glass beads, 1 large white stop bar with reflective glass beads and 128 linear feet of yellow curb (top and face).

Labor and Material for Striping - \$1,376.00

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS DURING DAYLIGHT HOURS.
- *ACPLM CANNOT GUARANTEE AGAINST FUTURE BLISTERING, FLAKING OR PEELING OF PREVIOUSLY PAINTED OR STRIPED AREAS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEAL COATED. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING SEALER OR PAINT, FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



July 8, 2020

Proposal #11189720

Contact

Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer

Meadow Pointe III CDD
% Rizza and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Alchester Place
31241 Anniston Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Terms – Net Upon Completion

ACPLM Authorized Signature _____

Richard Ostrander
Cell: 813 753-4486 rostrander@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 60 days from proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$1,376.00



Ammanford Place

July 8, 2020

Proposal #11193720

Contact

Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer

Meadow Pointe III CDD
% Rizze a and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Ammanford
30837 Lanesborough Circle
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Stripe using DOT approved latex paint to include 108 linear feet of white line with reflective glass beads, 188 linear feet of 6" yellow line with reflective glass beads, 61 linear feet of yellow 12" line with reflective glass beads, 2 white stop bars with reflective glass beads and 48 linear feet of yellow curb (top and face).

Labor and Material for Striping - \$1,280.00

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS DURING DAYLIGHT HOURS.
- *ACPLM CANNOT GUARANTEE AGAINST FUTURE BLISTERING, FLAKING OR PEELING OF PREVIOUSLY PAINTED OR STRIPED AREAS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEAL COATED. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING SEALER OR PAINT, FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



July 8, 2020

Proposal #11193720

Contact

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Phone 813 223-9500
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Customer

Meadow Pointe III CDD
% Rizza and Company
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Job

Ammanford
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PROPERTY IMPROVEMENTS

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Proposal Amount - \$1,280.00



Broughton Place

July 8, 2020

Proposal #11192720

Contact

Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer

Meadow Pointe III CDD
% Rizza and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Broughton Place
1128 Helmsdale Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Stripe using DOT approved latex paint to include 101 linear feet of white line with reflective glass beads, 230 linear feet of 6" yellow line with reflective glass beads, 66 linear feet of yellow 12" line with reflective glass beads, 4 white stop bars with reflective glass beads and 48 linear feet of yellow curb (top and face).

Labor and Material for Striping - \$1,328.00

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
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- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



July 8, 2020

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Phone 813 223-9500
tonja.stewart@stantec.com

Customer

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% Rizza and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Broughton Place
1128 Helmsdale Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Terms – Net Upon Completion

ACPLM Authorized Signature _____

Richard Ostrander
Cell: 813 753-4486 rostrander@acplm.net

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Proposal Amount - \$1,328.00



Wrencrest Renssealer

July 8, 2020

Proposal #11191720

Contact

Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer

Meadow Pointe III CDD
% Rizze a and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Wrencrest Rensselaer
1140 Thackery Way
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Stripe using DOT approved latex paint to include 647 linear feet of white line with reflective glass beads, 525 linear feet of 6" yellow line with reflective glass beads, 50 linear feet of yellow 12" line with reflective glass beads and 18 white stop bars with reflective glass beads).

Labor and Material for Striping - \$1,635.00

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
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July 8, 2020

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Customer

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% Rizza and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Wrencrest Rensselaer
1140 Thackery Way
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Terms – Net Upon Completion

ACPLM Authorized Signature _____

Richard Ostrander
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Proposal Amount - \$1,635.00



Tab 7

1
2 **MINUTES OF MEETING**
3

4 Each person who decides to appeal any decision made by the Board with respect to any
5 matter considered at the meeting is advised that person may need to ensure that a
6 verbatim record of the proceedings is made, including the testimony and evidence upon
7 which such appeal is to be based.
8

9 **MEADOW POINTE III**
10 **COMMUNITY DEVELOPMENT DISTRICT**
11

12 The regular meeting of the Board of Supervisors' of the Meadow Pointe III
13 Community Development District was held on **Wednesday, September 16, 2020 at 6:30**
14 **p.m.** was conducted via conference call pursuant to Governor DeSantis' Executive Order 20-179
15 (as extended by Executive Order 20-193) and pursuant to Section 120.54(5)(b)2., Florida Statutes.
16 Present and constituting a quorum:

17
18 Michael Hall **Board Supervisor, Chairman**
19 Paul Carlucci **Board Supervisor, Vice Chairman**
20 John Johnson **Board Supervisor, Assistant Secretary**
21 Rick Daddio **Board Supervisor, Assistant Secretary**
22 Glen Aleo **Board Supervisor, Assistant Secretary**
23

24 Also present via conference call were:

25
26 Matt Huber **District Manager, Rizzetta & Co**
27 Michael Rodriguez **District Manager, Amenity Services Manager**
28 Vivek Babbar **District Counsel, Straley Robin & Vericker**
29 Gregg Gruhl **RASI**
30 Kelly Klukowski **RASI**
31

32 Audience
33

34 **FIRST ORDER OF BUSINESS**

Call to Order

35
36 Mr. Huber called the meeting to order and performed roll call confirming a quorum
37 for the meeting.
38

39 **SECOND ORDER OF BUSINESS**

Audience Comments on Agenda Items

40
41 The Board received audience comments from a Larkenheath resident who asked for
42 an update on the ability to put a flagpole at Larkenheath's community entrance.
43

44 **THIRD ORDER OF BUSINESS**

Staff Reports

45
46 **A. District Engineer**
47 Not present.
48
49

- 50
- 51 **B. Community Deputy**
52 No Present.
- 53
- 54 **C. Aquatic Report**
55 Mr. Huber reviewed this report for the Board. There were not comments at this
56 time.
- 57
- 58 **D. Landscape Update**
59 Mr. Huber reviewed this report for the Board. There were no comments at this
60 time.
- 61
- 62 **E. Amenity Management**
63 The Board received an Amenity Management update from Mr. Michael
64 Rodriguez. It was noted by Mr. Michael Hall that the relocation of utilities in
65 Heatherstone resulted in broken concrete on a section of new sidewalk and
66 missing sod. Mr. Rodriguez was asked to request that the utility company restore
67 the area back to its original condition. The Board also discussed reopening the
68 Splash pad and Playground with proper notification to residents through email
69 blast and posted signs encouraging residents to follow CDD guidelines.
- 70

On a Motion by Mr. Hall, seconded by Mr. Aleo, with all in favor, the Board approved to reopen the Splash pad and Playground with proper CDD guideline signs and email blast to residents for Meadow Pointe III Community Development District.

71
72 The Board agreed to move up the consideration of amenity staffing in the
73 agenda. Mr. Gregg Gruhl presented the Board with a proposal that compared two
74 options to increase staffing hours. The Board asked Mr. Rodriguez which option
75 he would prefer, and he suggested choosing option 4.

76

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board approved Amenity Staffing Option 4. Mr. Aleo and Mr. Paul Carlucci voted against for Meadow Pointe III Community Development District.

- 77
- 78 **F. District Counsel**
79 No Report
- 80
- 81 **G. District Manager**
82 Mr. Huber announced that the next meeting is scheduled for October 21, 2020
83 at 6:30 p.m.
- 84

85 **FOURTH ORDER OF BUSINESS** **Discussion on CDD Paying for**
86 **Christmas Decorations at the Village**
87 **Entrances**

88
89 The Board discussed the CDD taking responsibility from the HOA for the Christmas
90 decorating of the village entrances installed by the Decorating Elves and discussed

91 increasing the 2021 budget to include the increase of expense for Holiday
92 Decorating/Lighting.
93

On a motion from Mr. Aleo, seconded by Mr. Rick Daddio, the Board approved to take over the Christmas Decorating/Lighting for 2021 and to increase next year's budget for Meadow Pointe III Community Development District.

94
95 **FIFTH ORDER OF BUSINESS** **Consideration of Proposals for**
96 **Upgrading/Repairing Electrical Outlets**
97 **near the Monuments**
98

99 The Board discussed the proposal from Mr. Electric in the amount of \$6,547 for the
100 needed repairs of electrical outlets near monuments.
101

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved the proposal from Mr. Electric in the amount of \$6,547 to repair electrical outlets near monuments for Meadow Pointe III Community Development District.

102
103
104 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
105 **of Supervisors meeting held on August**
106 **19, 2020**
107

On a motion from Mr. Johnson, seconded by Mr. Daddio, the Board approved the minutes of August 19, 2020 Board of Supervisors' meeting for Meadow Pointe III Community Development District.

108
109 **SEVENTH ORDER OF BUSINESS** **Consideration of the O&M Expenditures**
110 **for August 2020**
111

112 Mr. Huber advised the Board that the O&M Expenditures for August 2020 had an
113 error in Supervisor pay and that the amended O&M Expenditures report for August 2020
114 would be presented at the next CDD Board of Supervisors meeting.

115 **EIGHTH ORDER OF BUSINESS** **Supervisor and Audience Comments**
116

117 During Supervisor request Mr. Johnson asked Mr. Huber for an update on the Street
118 Tree Maintenance status with Yellowstone Landscaping. Mr. Huber informed the board that
119 he was working with Yellowstone to change the scope of service in their contract to include
120 details of ongoing maintenance of the street trees. The Board asked Mr. Huber to get
121 information from Ms. Tonja Stewart regarding updates on roadway stripping and
122 information on the connection of the roadway from KBAR Ranch to Meadow Point Blvd.
123
124
125
126

127 **NINTH ORDER OF BUSINESS**
128

Adjournment

On a motion from Mr. Daddio, seconded by Mr. Carlucci, the Board agreed to adjourn the meeting at 8:14 p.m. for the Meadow Pointe III Community Development District.

129
130
131
132
133

Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 8



MEADOW
POINTE

MEADOW POINTE III

COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - Meadowpointe3cdd.org

Operations and Maintenance Expenditures August 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$183,979.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aventura Nursery & Landscape, Inc.	004094	42131	Tree Installation Phase 4 08/20	\$ 37,500.00
Bright House Networks	004096	0034120094-01 08/20	1500 Meadow Pointe Blvd 08/20	\$ 47.33
CINTAS Corporation #074	004086	4056207427	Cleaning Supplies 07/20	\$ 123.52
CINTAS Corporation #074	004086	4057499713	Cleaning Supplies 07/20	\$ 25.34
DCSI Inc.	004069	27109	Gate CCTV Warranty/ License Plate Camera 05/20	\$ 395.88
DCSI Inc.	004069	27345	Clubhouse Camera Warranty 07/20	\$ 88.89
DCSI Inc.	004069	27350	Gate CCTV Warranty/License Plate Camera 07/20	\$ 395.88
DCSI Inc.	004098	27465	Clubhouse Camera Warranty 08/20	\$ 88.89
Decorating Elves, Inc	004099	080520	Holiday Lights 08/20	\$ 1,199.25
Ecological Consultants, Inc.	004070	11826	SWFWMD Permit#43021274.0110 Heidt Portion 07/20	\$ 210.00
Fitness Logic	004071	96719	Quarterly General Maintenance 07/20	\$ 95.00
Fitness Logic	004100	97043	Replace Step Rail On Precor Treadmill 08/20	\$ 198.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	004087	61-8015577967-4 07/20	Sales & Use Tax 07/20	\$ 263.91
Frontier Communications of Florida	004101	Phone Summary 08/20	239-188-0915-091913-5 Phone Summary 08/20	\$ 642.98
John A. Johnson	004104	JJ081920	Board of Supervisors Meeting 08/19/20	\$ 200.00
Marshall Tree Farm	004088	31193	Bald Cypress, Pride Of Houston 08/20	\$ 10,675.00
Marshall Tree Farm	004088	31207	Bald Cypress, Eagleston Holly 08/20	\$ 7,975.00
Meadow Pointe III CDD	CD525	CD525	DC Replenishment	\$ 951.92
Michael J Hall	004103	MH081920	Board of Supervisors Meeting 08/19/20	\$ 200.00
Newagetutors LLC	004085	1818	Web Maintenance:ADA Website 08/20	\$ 300.00
OLM, Inc.	004081	36167	Monthly Landscape Inspection 04/20	\$ 750.00
OLM, Inc.	004081	36585	Monthly Landscape Inspection 07/20	\$ 750.00
Outsmart Pest Management, Inc.	004082	27703	Monthly Pest Control 08/20	\$ 51.00
Pasco County Sheriff's Office	004073	080120	Law Enforcement Services Installment #11 08/20	\$ 8,732.25

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	004072	13715270	1500 Meadow Pointe Blvd 06/20	\$ 770.12
Paul Carlucci	004097	PC081920	Board of Supervisors Meeting 08/19/20	\$ 200.00
Rizzetta & Company, Inc.	004074	INV0000051799	District Management Fees 08/20	\$ 5,358.33
Rizzetta Amenity Services, Inc.	004075	INV00000000007742	Amenity Management Services 07/20	\$ 6,477.66
Rizzetta Amenity Services, Inc.	004089	INV00000000007774	Amenity Management Services 08/20	\$ 9,860.10
Rizzetta Amenity Services, Inc.	004089	INV00000000007837	Out of Pocket Expenses 07/20	\$ 140.32
Solitude Lake Management	004105	PI-A00456196	Lake & Pond Management Services 08/20	\$ 5,383.00
Southern Automated Access Services LLC	004076	8227	Service Call For Keypad Larkenheath 07/20	\$ 129.95
Southern Automated Access Services LLC	004106	8267	Gate Repair-Alchester 08/20	\$ 410.49
Southern Automated Access Services LLC	004106	8306	Gate Phone 813-482-2049 08/20	\$ 39.95
Southern Automated Access Services LLC	004106	8323	Gate Phone 813-435-0748 Chatterly 08/20	\$ 49.95
Southern Automated Access Services LLC	004106	8340	Gate Repair-Broughton 08/20	\$ 95.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	004077	18668	General Legal Services 07/20	\$ 2,834.00
Suncoast Pool Service	004107	6475	Monthly Pool Service 08/20	\$ 1,145.00
TECO	004091	311000030198 07/20	Summary Bill 07/20	\$ 8,272.98
Times Publishing Company	004083	0000092142 07/29/20	Account #119369 Legal Advertising 07/20	\$ 133.60
Times Publishing Company	004090	0000093380 07/01/20	Account #119369 Legal Advertising 07/20	\$ 172.00
Times Publishing Company	004090	0000098703 08/05/20	Account #119369 Legal Advertising 08/20	\$ 184.00
U.S. Water Services Corporation	004092	SI13419	Monthly Lift Station Inspection 07/20	\$ 81.02
US Bank	004084	5815569	Trustee Fee Series 2015 07/01/19- 06/30/21	\$ 3,232.50
Waste Connections Of Florida	004108	4773306	Waste Disposal 07/20	\$ 14,658.56
Waste Connections Of Florida	004078	773462	Waste Disposal Services 08/20	\$ 66.00
William Galetta	004102	WG081920	Board of Supervisors Meeting 08/19/20	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	004079	1353910 07/20	Street Lights 07/20	\$ 1,322.22

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	004109	Electric Summary 07/20	Electric Summary 07/20	\$ 272.12
Wright National Flood Insurance Company	004080	3620779 09/20	Pol 09 115 0580377 10 Flood Insurance 09/20/20 - 09/20/21	\$ 3,226.00
Yellowstone Landscape	004093	TM 125355	Monthly Ground Maintenance 07/20	\$ 23,392.00
Yellowstone Landscape	004110	TM 135705	Monthly Ground Maintenance 08/20	\$ 23,392.00
Yellowstone Landscape	004093	TM 139403	Irrigation Repairs 08/20	\$ <u>620.91</u>
Report Total				\$ <u>183,979.82</u>

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MEADOW
POINTE

MEADOW POINTE III

COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - Meadowpointe3cdd.org

Operations and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$169,236.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
All Florida Mechanical Services, Inc	004154	I11839	Qrtyl Preventative Maintenance 09/20	\$ 193.12
Arthur R Daddio	004141	RD091620	Board of Supervisors Meeting 09/16/20	\$ 200.00
Bright House Networks	004139	0034120094-01 09/20	1500 Meadow Pointe Blvd 09/20	\$ 47.33
DCSI Inc.	004111	27478	Gate CCTV Warranty/ License Plate Camera 08/20	\$ 395.88
DCSI Inc.	004155	27598	Clubhouse Camera Warranty 09/20	\$ 88.89
DCSI Inc.	004155	27603	Gate CCTV Warranty/ License Plate Camera 09/20	\$ 395.88
Decorating Elves, Inc	004121	19782	Holiday Lights FY20/21	\$ 645.75
Egis Insurance Advisors LLC	004132	11380	Egis Insurance 10/01/2020-10/01/2021	\$ 16,009.00
Florida Department of Revenue	004133	61-8015577967-4 08/20	Sales & Use Tax 08/20	\$ 261.62
Frontier Communications of Florida	004142	Phone Summary 09/20	239-188-0915-091913-5 Phone Summary 09/20	\$ 659.39
Glen Richard Aleo	004138	GA091620	Board of Supervisors Meeting 09/16/20	\$ 200.00
Harris Romaner Graphics	004115	20115	Curbing In Front Of Parking Lot 08/28	\$ 7,875.00
Harris Romaner Graphics	004115	20142	Sidewalk Repair on Meadow Pointe Blvd 08/20	\$ 950.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Home Depot Credit Services	004122	xxxx xxxx xxxx 3880 08/20	Supplies 08/20	\$ 57.36
John A. Johnson	004144	JJ091620	Board of Supervisors Meeting 09/16/20	\$ 200.00
Lowe's	004134	9900 321527 6 07/20	Clubhouse Supplies 07/20	\$ 616.55
Marshall Tree Farm	004146	31215	Muskogee Crape/Natchez Crape 08/20	\$ 7,075.00
Meadow Pointe III CDD	CD526	CD526	DC Replenishment -Michael	\$ 604.61
Meadow Pointe III CDD	CD527	CD527	DC Replenishment- William	\$ 436.53
Michael J Hall	004143	MH091620	Board of Supervisors Meeting 09/16/20	\$ 200.00
Mr. Electric of Land O Lakes	004156	4421121	Install 35 Outdoor Weather Resistant 15A GFCI 09/20	\$ 6,547.79
Newagetutors LLC	004130	1872	Web Maintenance:ADA Website 09/20	\$ 300.00
Newagetutors LLC	004130	1889	Quarterly ADA & ACAG Audits 09/20	\$ 400.00
OLM, Inc.	004123	36712	Monthly Landscape Inspection 08/20	\$ 750.00
Outsmart Pest Management, Inc.	004124	27964	Monthly Pest Control 09/20	\$ 51.00
Pasco County Sheriff's Office	004113	090120	Law Enforcement Services Installment #12 09/20	\$ 8,732.25

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	004112	13836357	1500 Meadow Pointe Blvd 07/20	\$ 416.78
Paul Carlucci	004140	PC091620	Board of Supervisors Meeting 09/16/20	\$ 200.00
Rizzetta & Company, Inc.	004114	INV0000052589	District Management Fees 09/20	\$ 5,358.33
Rizzetta Amenity Services, Inc.	004125	INV0000000007868	Bi-Weekly Payroll/ Insurance Reimbursement 08/20	\$ 7,851.28
Rizzetta Amenity Services, Inc.	004135	INV0000000007900	Bi-Weekly Payroll/ Insurance Reimbursement 09/20	\$ 10,246.19
Rizzetta Amenity Services, Inc.	004147	INV0000000007932	Out of Pocket Expenses 08/20	\$ 50.00
Rizzetta Amenity Services, Inc.	004157	INV0000000007960	Bi-Weekly Payroll/ Insurance Reimbursement 09/20	\$ 8,754.11
Ron Litts	004145	091120	Facilitate Tree Removal, Site Preparation 09/20	\$ 6,000.00
Scotty's Pressure Washing, LLC	004126	1422	Clubhouse Cupola Cleaning 08/20	\$ 125.00
Scotty's Pressure Washing, LLC	004126	1433	Gutter Cleaning/Soft Roof Cleaning 09/20	\$ 385.00
Solitude Lake Management	004158	PI-A00414476	Planting At Sites 7,10,12 05/20	\$ 6,380.00
Solitude Lake Management	004158	PI-A00469424	Lake & Pond Management Services 09/20	\$ 5,383.00
Southern Automated Access Services LLC	004116	8353	Gate Repair/Call Repair-Heatherstone 08/20	\$ 95.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services LLC	004116	8355	Gate Repair-Alchester 08/20	\$ 1,655.00
Southern Automated Access Services LLC	004127	8369	Gate Repair-Whitlock 08/20	\$ 670.00
Southern Automated Access Services LLC	004148	8426	Gate Repair-Heatherstone 09/20	\$ 47.50
Southern Automated Access Services LLC	004159	8467	Gate Phone 813-482-2049 09/20	\$ 49.95
Southern Automated Access Services LLC	004159	8482	Gate Phone 813-435-0748 09/20	\$ 49.95
Southern Automated Access Services LLC	004159	8490	Service Call Wrencrest 09/20	\$ 142.50
Stantec Consulting Services Inc.	004149	1675773	Engineering Services 06/20	\$ 1,344.50
Stantec Consulting Services Inc.	004128	1698042	Engineering Services 08/20	\$ 1,006.50
Stellar Electrical Services LLC	004150	08202020001	General Electrical 08/20	\$ 182.97
Stellar Electrical Services LLC	004161	08252020001	General Electrical 09/20	\$ 545.00
Straley Robin Vericker	004117	18773	General Legal Services 08/20	\$ 825.20
Straley Robin Vericker	004160	18841	General Legal Services 08/20	\$ 962.50
Suncoast Pool Service	004162	6572	Monthly Pool Service 09/20	\$ 1,145.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	004136	311000030198 08/20	Summary Bill 08/20	\$ 8,199.51
The Pampering Plumber	004129	19411-76205	General Plumbing 08/20	\$ 301.35
Times Publishing Company	004163	00000106013 09/16/20	Account #119369 Legal Advertising 09/20	\$ 150.40
U.S. Water Services Corporation	004151	SI15223	Monthly Lift Station Inspection 08/20	\$ 81.02
Waste Connections Of Florida	004137	4830804	Waste Disposal 08/20	\$ 14,658.56
Waste Connections Of Florida	004118	789692	Waste Disposal Services 09/20	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	004119	1353910	Street Lights 08/20	\$ 1,322.22
Withlacoochee River Electric Cooperative, Inc.	004152	Electric Summary 08/20	Electric Summary 08/20	\$ 278.97
Yellowstone Landscape	004120	TM 139404	Irrigation Repairs 08/20	\$ 609.98
Yellowstone Landscape	004131	TM 143380	Conservation Overgrowth Cutback 08/20	\$ 798.80
Yellowstone Landscape	004131	TM 143381	Tree Removal - Heatherstone 08/20	\$ 549.18
Yellowstone Landscape	004131	TM 143382	Tree Removal - Pond 2 08/20	\$ 374.42
Yellowstone Landscape	004131	TM 143383	Conservation Overgrowth Cutback 08/20	\$ 873.70

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	004131	TM 143384	Conservation Overgrowth Cutback 08/20	\$ 411.88
Yellowstone Landscape	004131	TM 143385	Tree Removal - Beardsley 08/20	\$ 374.45
Yellowstone Landscape	004131	TM 144376	Cut Back Overgrowth at Claridge Place 08/20	\$ 1,048.43
Yellowstone Landscape	004164	TM 144755	Monthly Ground Maintenance 09/20	\$ 23,392.00
Yellowstone Landscape	004153	TM 148514	Irrigation Repairs 07/20	\$ 146.93
Yellowstone Landscape	004164	TM 149986	Irrigation Repairs 09/20	\$ 1,065.95
Yellowstone Landscape	004164	TM 150354	Irrigation Repairs 09/20	\$ 497.50
Yellowstone Landscape	004164	TM 150355	Irrigation Repairs 09/20	\$ <u>271.28</u>
Report Total				\$ <u>169,236.74</u>