



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Board of Supervisors'  
Regular Meeting**

**January 20, 2021**

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

[www.meadowpointe3cdd.org](http://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.

<b>District Board of Supervisors</b>	Michael Hall Paul Carlucci John Johnson Rick Daddio Glen Aleo	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matt Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Mark Straley/ Vivek Babbar	Straley, Robin, & Vericker
<b>District Engineer</b>	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](http://meadowpointe3CDD.org)

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Board of Supervisors  
Meadow Pointe III Community  
Development District

January 18, 2021

## REVISED 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, January 20, 2021 at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. 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
  - D. Amenity Management
    1. Presentation of Monthly Report.....Tab 3
    2. Consideration of Monument Sign Proposals.....Tab 4
    3. Consideration of Basketball Hoop Proposal.....Tab 5
    4. Update on Pickleball Courts
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
    1. Presentation of Monthly Financial Report.....Tab 6
    2. Presentation of Monthly Financial Summary.....Tab 7
4. **BUSINESS ITEMS**
  - A. Consideration of Romaner Graphics Proposals – Pool Area Repairs.....Tab 8
  - B. Consideration of Landscape Street Maintenance Addendum (**under separate cover**)
  - C. Discussion of Potential Refunding of the Series 2007 Bonds
  - D. Consideration of 2021 Bond Renewal Invoice.....Tab 9
  - E. Update on Asphalt for Pedestrian Path

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on December 16, 2020.....Tab 10
- B. Consideration of the Operations & Maintenance Expenditures  
for November 2020.....Tab 11

**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

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 01/11/2021

**Prepared for:**

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

**Prepared by:**

Peter Simoes, Account Representative/Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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Pg

**SITE ASSESSMENTS**

PONDS 18-20 \_\_\_\_\_ 3

PONDS 21-23 \_\_\_\_\_ 4

PONDS 24-26 \_\_\_\_\_ 5

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PONDS 30-32 \_\_\_\_\_ 7

PONDS 33-35 \_\_\_\_\_ 8

PONDS 36 \_\_\_\_\_ 9

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 9 & 10

**SITE MAP** \_\_\_\_\_ 11

## Site: 18

### Comments:

Site looks good  
No issues observed during today's inspection.



### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed

## Site: 19

### Comments:

Site looks good  
Looked great. Primarily native vegetation, most of which identified as gulf spikerush.



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

## Site: 20

### Comments:

Treatment in progress  
Evidence of treatment noted targeting invasive grasses within littoral areas (right photo). Follow-up required for minor new growth.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



Site: 21

**Comments:**

Treatment in progress  
Invasive weeds within shelf  
reduced following treatment.  
native vegetation looked good.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: 22

**Comments:**

Site looks good  
Good clarity. Minimal pennywort  
and algae windblown to coves.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 23

**Comments:**

Treatment in progress  
Positive treatment results noted  
along perimeter. Native  
vegetation displayed signs of  
stress.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: 24

### Comments:

Site looks good  
Continues to look good.



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

## Site: 25

### Comments:

Treatment in progress  
Positive treatment results noted following recent maintenance visit targeting alligatorweed and torpedograss. Observed clear of algae. Good clarity.



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

## Site: 26

### Comments:

Scheduled-recurring  
Minor shoreline weeds present.  
Primrose along forested section.



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

**Site: 27**

**Comments:**

Site looks good  
 No issues observed. Great clarity.  
 Native duck potato in good condition.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 28**

**Comments:**

Treatment in progress  
 Positive treatment results noted targeting grasses. Follow-up treatment required for remaining vegetation behind littoral area.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

**Site: 29**

**Comments:**

Site looks good  
 Grasses reduced following treatment. Native vegetation displayed normal signs of stress anticipated during the cooler months.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

## Site: 30

### Comments:

Treatment in progress

Above average growth of filamentous algae. Minor debris. Grasses displayed evidence of treatment.

### Action Required:

Treat within 7 days

### Target:

Surface algae



## Site: 31

### Comments:

Site looks good

Minimal torpedograss present. Overall, looked good. Native vegetation displayed minor signs of stress common during the cooler months.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 32

### Comments:

Site looks good

Improved. Primrose along forested section displayed evidence of treatment.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



Site: 33

**Comments:**

Site looks good  
Shorelines and open water looked good.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 34

**Comments:**

Site looks good  
Excellent water clarity. Observed clear of algae and shoreline weeds.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 35

**Comments:**

Site looks good  
Looked great.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 36

**Comments:**

Treatment in progress

Positive treatment results visible targeting grasses in shelf. Shorelines and open water looked good.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

## Management Summary

The waterway inspection for Meadow Pointe III CDD was completed on January 11th, 2021 for Ponds #18-36.

Pond #18: No issues observed during today's inspection.

Pond #19: Looked great. Primarily native vegetation, most of which identified as gulf spikerush.

Pond #20: Evidence of treatment noted targeting invasive grasses within littoral areas (right photo). Follow-up required for minor new growth.

Pond #21: Invasive weeds within shelf reduced following treatment. native vegetation looked good.

Pond #22: Good clarity. Minimal pennywort and algae windblown to coves.

Pond #23: Positive treatment results noted along perimeter. Native vegetation displayed signs of stress.

Pond #24: Continues to look good.

Pond #25: Positive treatment results noted following recent maintenance visit targeting alligatorweed and torpedograss. Observed clear of algae. Good clarity.

Pond #26: Minor shoreline weeds present. Primrose along forested section.

Pond #27: No issues observed. Great clarity. Native duck potato in good condition.

Pond #28: Positive treatment results noted targeting grasses. Follow-up treatment required for remaining vegetation behind littoral area.

Pond #29: Grasses reduced following treatment. Native vegetation displayed normal signs of stress anticipated during the cooler months.

Pond #30: Above average growth of filamentous algae. Minor debris. Grasses displayed evidence of treatment.

Pond #31: Minimal torpedograss present. Overall, looked good. Native vegetation displayed minor signs of stress common during the cooler months.

Pond #32: Improved. Primrose along forested section displayed evidence of treatment.

Pond #33: Shorelines and open water looked good.

Pond #34: Excellent water clarity. Observed clear of algae and shoreline weeds.

Pond #35: Looked great.

Pond #36: Positive treatment results visible targeting grasses in shelf. Shorelines and open water looked good.

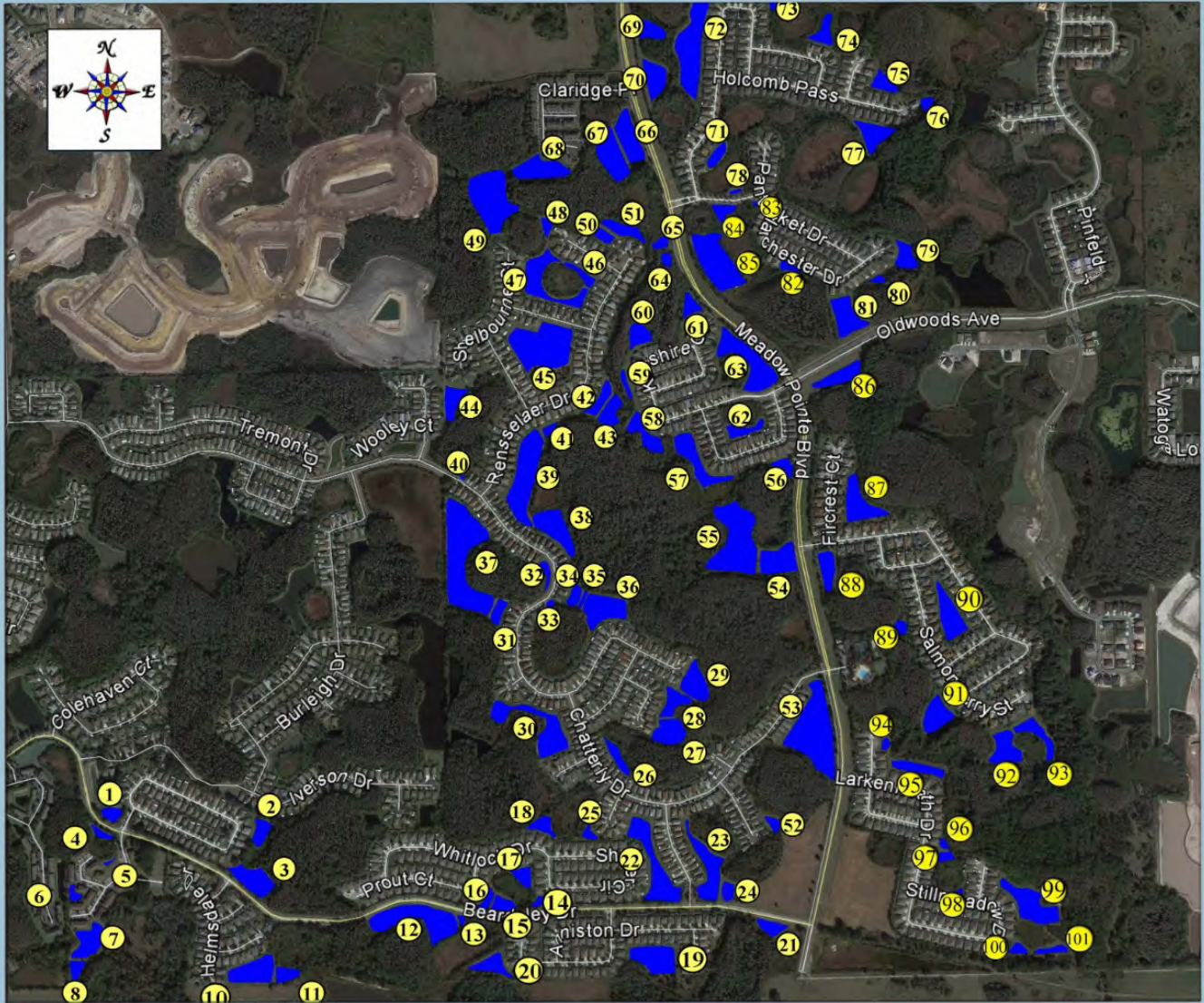
Thank you for choosing SOLitude Lake Management!

	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
18	Site looks good	Alligatorweed	Routine maintenance next visit
19	Site looks good	Shoreline weeds	Routine maintenance next visit
20	Treatment in progress	Torpedoglass	Routine maintenance next visit
21	Treatment in progress	Torpedoglass	Routine maintenance next visit
22	Site looks good	Surface algae	Routine maintenance next visit
23	Treatment in progress	Shoreline weeds	Routine maintenance next visit
24	Site looks good	Shoreline weeds	Routine maintenance next visit
25	Treatment in progress	Shoreline weeds	Routine maintenance next visit
26	Scheduled-recurring	Shoreline weeds	Routine maintenance next visit
27	Site looks good	Shoreline weeds	Routine maintenance next visit
28	Treatment in progress	Torpedoglass	Routine maintenance next visit
29	Site looks good	Torpedoglass	Routine maintenance next visit
30	Treatment in progress	Surface algae	Treat within 7 days
31	Site looks good	Torpedoglass	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Treatment in progress	Torpedoglass	Routine maintenance next visit



### Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE







**Service History Report**

January 10, 2021  
50097

**Meadow Pointe III CDD**

Date Range: 01/01/21..12/31/9999

Toll Free: (888) 480-5253  
Fax: (888) 358-0088  
www.solitudelakemanagement.com

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**Service Date** 1/7/2021 **8080**

**No.** PI-A00530923

**Order No.** SMOR-421595

**Contract No.** SVR47853

**Technician Name and State License #s**  
James V. Lafave

Service Item #	Description	Lake No.	Lake Name
8080-LAKE-ALL	Meadow Pointe Iii Cdd-Lake-ALL	98	Meadow Pointe Iii Cdd-Lake-ALL

Technician's Comments: treated sites 16,15,14,12,3,1,7,10,19,20,23,9,22,13,21,4,5,6,8,11,2,24,55,54,27,29, and 28 for algae, floating weeds, shoreline weeds, and picked up trash. Checked in with Mr. Michael @clubhouse. Thank you!

General Comments: Inspected Lake

Inspected for algae



Service History Report

January 11, 2021
50097

Meadow Pointe III CDD

Date Range: 12/01/20..12/31/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments: treated sites 1-25 during last 2 visits. thank you!

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments: treated sites 39,25,32,33,34,38,41,40,47,45,46,71,80,81,28,36,66,29,27,35,64,65,67,69,70,61,85 and 53.

Table with 4 columns: Service Date, No., Order No., Contract No., Technician Name and State License #s, Service Item #, Description, Lake No., Lake Name. Includes technician comments: treated sites 31,37,71,72,73,,78,84,79,82,83,63.

**Service Date** 12/30/2020  
**No.** PI-A00529124  
**Order No.** SMOR-418116  
**Contract No.** SVR47853

8080

**Technician Name and State License #s**

James V. Lafave

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Service Item #	Description	Lake No.	Lake Name
8080-LAKE-ALL	Meadow Pointe Iii Cdd-Lake-ALL	98	Meadow Pointe Iii Cdd-Lake-ALL
Technician's Comments:	treated sites 94,95,99,100,101, and 98.		
General Comments:	Inspected Lake		
Inspected for algae			

## **Tab 2**



# MEADOW POINTE III

LANDSCAPE INSPECTION  
December 11, 2020

ATTENDING:  
BRIAN MAHAR – YELLOWSTONE LANDSCAPE  
BRETT PEREZ – YELLOWSTONE LANDSCAPE  
PAUL WOODS – OLM, INC.

**SCORE: 93.5%**

**NEXT INSPECTION  
JANUARY 20<sup>TH</sup>, 2021 AT 8:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 11/19/2020

### CLUBHOUSE

1. Pencil prune Crape Myrtles during dormancy, reducing the trees to the pool arbor and Sabal palms of approximately 15 feet.

### AMMANFORD

10. Entrance: Control bed weeds in the island.

### WRENCREST - RENSELLEAR

24. Entrance: Remove Spanish Moss from the trees up to 15 feet.

### LARKENHEATH

29. Along the entrance right of way: Control Dollarweed in the irrigated mixed turf stands.

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Throughout: Remove trash and debris.
2. Near the pool pump: Tamp ruts in the turf.
3. Ground prune and remove dead Loropetalum.
4. Detail with a brush blade or heavy line trimmer wood line overgrowth extending into basketball courts.
5. **Between basketball courts and pool seating area: Trench along sidewalk edges.**

### AMMANFORD

6. Throughout: I recommend rejuvenational pruning of Fakahatchee Grass and Fountain Grass.
7. Entrance: Remove windfall and Spanish Moss in bed areas.

## HILLHURST

8. Inside the fence line area: Remove windfall and remaining storm debris in the common mowable.

## BROUGHTON PLACE

9. Recent cold weather resulted in some discoloration in tropical plant. This should be temporary with no permanent damage to plant material.
10. Exit side drive: Continue to promote infilling growth of Bermuda in the right of way.
11. Rake down fire ant mounds once they have been eradicated along the right of ways.
12. **Continue to reduce Spanish Moss in roadside trees up to 15 feet.**

## WHITLOCK

13. Entrance: Remove Ruellia volunteer in the bed as weeds.

## ALCHESTER PLACE

14. Inbound lane: Reset drip tubing on the inbound lane pinning it at the roots.
15. Entrance: I recommend systemic fungicides in the Ilex Schillings.
16. **Across the Beardsley frontage: Control Dollarweed in the mixed turf stand.**

## WRENCREST

17. Rake down fire ant mounds along sidewalk edges.

## LARKENHEATH

18. Around the south perimeter fence line: Detail at the base of the Oaks trees.
19. At the monument: I recommend removing or ground pruning the Loropetalum.
20. At the monument: Monitor and control scale on Japanese Blueberries.

## MEADOW POINTE BLVD.

21. **Continue to remove Spanish Moss during street tree elevations.**

## BEACONSFIELD

22. Throughout the gate island: Control bed weeds.
23. With selective pre- and post-emergent herbicides reduce broadleaf and grassy turf

weeds.

24. Verify irrigation coverage in the center island.

#### SHERINGHAM

25. Gate island: Remove bed weeds in the Juniper plantings.
26. I recommend shoveling out palms volunteers instead of spraying them out to insure improved removal.
27. Near the utility to the north of the entrance: Control fire ant mounds.

#### CLARIDGE PLACE

28. During dormancy reduce Crape Myrtles to an approximate 12-to-15-foot height to create an umbrella effect in the canopies.

#### HEATHERSTONE

29. Confirm irrigation on seasonal color and determine if supplemental run times are still needed. Soils appear too wet.

### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Larkenheath gate keypad island: Provide a price to supplement plantings with alternate to declining juniper.

### **CATEGORY IV: NOTES TO OWNER**

1. We recommend approval of the Contractor's proposal to remove the dead Pine tree along the Beardsley right of way.
2. I recommend approval of Contractor proposal to prune CDD street trees as provided to District.
3. Merry Christmas, Happy Chanukah and Happy New Year from OLM, Inc.

### **CATEGORY V: NOTES TO CONTRACTOR**

1. Install pine fines as per the specifications.
2. Merry Christmas, Happy Chanukah and Happy New Year from OLM, Inc.

PGW:kn

cc: Matthew Huber [mhuber@rizzetta.com](mailto:mhuber@rizzetta.com)  
Aimee Brandon [abrandon@rizzetta.com](mailto:abrandon@rizzetta.com)  
Stacey Gillis [SGillis@rizzetta.com](mailto:SGillis@rizzetta.com)  
Michael Rodriguez [mpiiclub@tampabay.rr.com](mailto:mpiiclub@tampabay.rr.com)  
John Johnson [seat4@meadowpointe3.org](mailto:seat4@meadowpointe3.org)

Brett Perez [brettperez@yellowstonelandscape.com](mailto:brettperez@yellowstonelandscape.com)  
Brian Mahar [bmahar@yellowstonelandscape.com](mailto:bmahar@yellowstonelandscape.com)  
Kevin Oliva [koliva@yellowstonelandscape.com](mailto: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	-2	Dollarweed
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Continue tree elevations
MULCHING	5	-5	Trench
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5		
CARRY OVER	5		1,10 24, 29

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Pine fines
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 12-11-20 Score: 93.5 Performance Payment™ 100%

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_

## **Tab 3**



# MEADOW POINTE III

## **DECEMBER 2020 OPERATIONS REPORT**

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Clubhouse and Amenities Manager: Michael Rodriguez

Email: [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)

### **CLUBHOUSE OPERATIONS, MAINTENANCE AND IMPROVEMENTS**

- Received several nice emails, calls and visits regarding the Santa Sleigh event. All 1700 beads and nearly all 500 treat bags were given out during the ride.
- Replace/repaired fan and light cabana restrooms.
- Repaired clubhouse front door locking mechanism.
- Cleaned floor drain in women's restroom.
- Unclogged men's cabana restroom and repaired leaking faucet and loose sink handle.
- Unclogged toilet in cabana restroom.
- Replaced several lights in clubhouse and restrooms.
- Replaced two truck tires.
- Maintained Covid-19 enhanced cleaning protocols.
- Continued pool furniture spacing according to federal, state, and local guidelines.

### **GATE REPORTS**

- Issues at Nesslewood, Heatherstone and Alchester gates were repaired by SAAS.
- The Send Data function in Door King is still not working at the Ammanford gate. Verizon conducted a service call, SAAS followed up but, problem continues. SAAS recommends a cell unit be installed at this gate. Daily inspection and maintenance of all village entrance gates.
- Repaired entrance gate at Hillhurst Crossing.
- Repaired pedestrian gate damper at Ammanford.
- Repaired entrance gate arm at Beaconsfield.
- Repaired pedestrian gate damper at the Whitlock entrance and replaced two lights.
- Repaired loose entrance gate arm at the Wrencrest (Thackery) gate.
- Repaired the Whitlock pedestrian gate handle.
- Repaired minor electrical issues at various gates.

### **PRESSURE WASHING**

- Continued pressure washing MP Blvd curbs.
- Pressured washed playground sail shades and pool deck arbor coverings.
- Pressure washed areas in Larkenheath.

## **FIELD MAINTENANCE**

- Reported streetlamp outages to TECO and Withlacoochee.
- Broughton Place call box was leaning, straightened it out.
- Reported broken irrigation lines located on Beardsley to Yellowstone.
- Repainted curbs (traffic yellow) near Larkenheath entrance and touched up various areas around entrances throughout community.
- Replaced monument lights at the Heatherstone entrance.
- Repaired lights at the Ammanford and Whitlock entrances.
- 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.
- Received calls from residents in various villages regarding pond bank and conservation overgrowth. Visited properties and informed Yellowstone of issues.

## **Tab 4**

# Funez Drywall and Painting LLC

## **Funez Drywall and Painting LLC**

30300 Hatz Way  
Wesley Chapel FL 33543  
(646) 436-8574  
[funezdrywall@hotmail.com](mailto:funezdrywall@hotmail.com)

## **PROPOSAL**

### **Job Address**

Meadow Point 3 CDD  
1500 Meadow Point Bl  
Wesley Chapel ,Fl

### **Scope of Work      MONUMENTS**

**Pressure Washing all Subdivision Monuments in Meadow Pointe III.**

**Repair damages on monuments (cracks and others)**

**Claridge Place:Paint monument and letters.**

**Sheringham Nettlewood: Paint 2 monuments,background,letters and the 2 walls next to monuments.**

**Heatherstone:Paint monument and letters and 4 columns ,1 wall next to the gate.**

**Beaconsfield:paint monument background, letters and 2 columns.**

**Larkenheath:Paint monument.background and letters.**

**Wrencrest Rensselaer:Paint 2 monuments and 1 wall next to each monument.**

**Alchester Place:Paint monument ,background,letters and 4 columns and 1 wall next to gate.**

**Whitlock:Paint monument,background,letters and 4 columns and 1 wall next to gate.**

**Broughton Place:Paint 2 monuments letters and 2 walls next to each monuments.**

**Ammanford:Paint 2 monuments letters,2 walls next to each monument and 4 columns next to gate.**

**Hillhurst Crossing:Paint 2 monuments and 12 columns next to the gate.**

**Rensselaer:Paint 2 monuments,letters,background.**

**Chatterly Dr. and meadow pointe Blvd:Paint 2 walls and 10 columns next to gate.**

**Labor and material included (Sherwin Williams products)**

\_\_\_\_\_ Total \$ 14,700.00

X\_\_\_\_\_

**BLANK**



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

**TO:** \_\_\_\_\_  
**COMPANY NAME:** Meadow Pointe III  
**DATE:** 5/27/20

Repair and paint monument signs:

167.5" x 59" Alchester (2 sided) -	\$1,550.00
167.5" x 59" Beaconsfield (2 sided) -	\$1,550.00
167.5" x 59" Larkenheath (2 sided) -	\$1,550.00
167.5" x 59" Sherringham / Nesslewood (2 sided) -	\$1,550.00
120" x 24" Whitlock (2 sided) -	\$1,150.00

Using Sherwin Williams Resilience Paint  
Protege Bronze SW 6153.

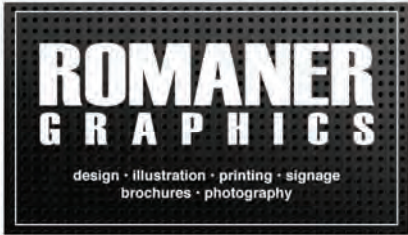
8 remaining monuments locations \$1,550.00 x 8)	\$12,400.00:
Claridge, Heatherstone, Wrencrest (Chatterly), Wrencrest (Thackery), Rensselaer, Broughton Place, Hillhurst Crossing, Alchester	

**Total:** \$19,750.00

Thank You: Romaner Graphics



## **Tab 5**



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe III \_\_\_\_\_  
DATE: 1/13/21 \_\_\_\_\_

Basketball Backboards - cast aluminum and powder coated.  
4 @ \$675 ea. \$2,700.00

Removal of existing backboard and installation.  
4 @ \$275 ea. 1,100.00

Heavy duty rims and all weather nets.  
4 @ \$198 ea. 792.00

TOTAL: \$4,592.00

Thank You: Romaner Graphics

## **Tab 6**



Rizzetta & Company

# **Meadow Pointe III Community Development District**

---

**Financial Statements  
(Unaudited)**

**November 30, 2020**

**Prepared by: Rizzetta & Company, Inc.**

[meadowpointe3.org](http://meadowpointe3.org)  
[rizzetta.com](http://rizzetta.com)

**Meadow Pointe III Community Development District**

Balance Sheet  
As of 11/30/2020  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash	250,230	0	0	250,230	0	0
Investments	758,156	0	422,887	1,181,043	0	0
Investments - Reserves	0	658,136	0	658,136	0	0
Accounts Receivable	1,502,375	302,348	855,415	2,660,138	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	19,142	0	0	19,142	0	0
Due From Other Funds	9,624	0	89,736	99,361	0	0
Due From Others	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	1,368,038
Amount To be Provided Debt Service	0	0	0	0	0	8,061,962
Fixed Assets	0	0	0	0	11,045,871	0
<b>Total Assets</b>	<u>2,539,527</u>	<u>960,484</u>	<u>1,368,038</u>	<u>4,868,050</u>	<u>11,045,871</u>	<u>9,430,000</u>
<b>Liabilities</b>						
Accounts Payable	70,700	0	0	70,700	0	0
Sales Tax Payable	239	0	0	239	0	0
Accrued Expenses Payable	9,435 <sup>0</sup>	0	0	9,435	0	0
Other Current Liabilities	0	0	0	0	0	0
Due to Other Funds	89,736	9,624	0	99,361	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	9,430,000
<b>Total Liabilities</b>	<u>170,111</u>	<u>9,624</u>	<u>0</u>	<u>179,735</u>	<u>0</u>	<u>9,430,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	965,463	651,543	633,524	2,250,529	11,045,871	0
Net Change in Fund Balance	1,403,953 <sup>0</sup>	299,317	734,515	2,437,785	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>2,369,416</u>	<u>950,860</u>	<u>1,368,038</u>	<u>4,688,314</u>	<u>11,045,871</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>2,539,527</u>	<u>960,484</u>	<u>1,368,038</u>	<u>4,868,050</u>	<u>11,045,871</u>	<u>9,430,000</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	55	55	0.00%
Special Assessments					
Tax Roll	1,683,119	1,683,119	1,691,698	8,579	(0.50)%
Other Miscellaneous Revenues					
Key Fobs	0	0	467	467	0.00%
Remotes	2,000	333	1,402	1,069	29.90%
Rentals	0	0	23	23	0.00%
Vending Machine	200	33	0	(33)	100.00%
Cell Tower Lease	28,262	4,710	5,652	942	80.00%
<b>Total Revenues</b>	<b>1,713,581</b>	<b>1,688,196</b>	<b>1,699,298</b>	<b>11,102</b>	<b>0.83%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	16,000	2,667	2,200	467	86.25%
Financial & Administrative					
Administrative Services	5,974	996	996	0	83.33%
District Management	33,475	5,579	5,579	0	83.33%
District Engineer	22,500	3,750	3,692	58	83.59%
Disclosure Report	3,100	0	0	0	100.00%
Trustees Fees	10,000	8,700	8,647	53	13.53%
Tax Collector /Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,150	858	858	0	83.33%
Accounting Services	21,630	3,605	3,605	0	83.33%
Auditing Services	3,675	3,675	400	3,275	89.11%
Arbitrage Rebate Calculation	1,950	0	0	0	100.00%
Assessment Roll	5,150	5,150	5,150	0	0.00%
Public Officials Liability Insurance	3,675	3,675	3,101	574	15.61%
Legal Advertising	1,000	167	0	167	100.00%
Miscellaneous Mailings	2,500	417	0	417	100.00%
Square Account Fees	300	50	56	(6)	81.26%
Dues, Licenses & Fees	450	175	175	0	61.11%
Website Hosting, Maintenance, Backup	6,750	1,125	800	325	88.14%
Legal Counsel					
District Counsel	25,000	4,167	2,365	1,802	90.54%
Law Enforcement					

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contracted Deputy Services	105,360	17,560	17,560	0	83.33%
Electric Utility Services					
Utility Services	31,000	5,167	3,948	1,219	87.26%
Street Lights	98,000	16,333	16,344	(10)	83.32%
Garbage/Solid Waste Control Services					
Garbage - Residential	192,246	32,041	29,822	2,219	84.48%
Garbage - Recreation Facility	905	151	132	19	85.41%
Solid Waste Assessment Recreational Facility	2,075	2,075	1,157	918	44.22%
Water-Sewer Combination Services					
Utility Services - Recreation Facilities	4,000	667	1,101	(435)	72.46%
Stormwater Control					
Mitigation Area Monitoring & Maintenance	4,810	802	345	457	92.82%
Aquatic Plant Replacement	7,500	1,250	0	1,250	100.00%
Aquatic Maintenance Contract	66,480	11,080	10,766	314	83.80%
Stormwater Assessment	3,800	3,800	3,751	49	1.30%
Stormwater System Maintenance	5,000	833	6,200	(5,367)	(24.00)%
Other Physical Environment					
Field Services	9,000	1,500	1,500	0	83.33%
Property Insurance	6,500	6,500	9,525	(3,025)	(46.53)%
General Liability Insurance	3,750	3,750	3,383	367	9.78%
Flood Insurance	3,000	3,000	3,226	(226)	(7.53)%
Street Light Deposit Bond	650	190	189	1	70.97%
Entry & Walls Maintenance	5,000	833	0	833	100.00%
Landscape Maintenance	269,476	44,913	47,233	(2,321)	82.47%
Irrigation Repair & Maintenance	20,000	3,333	5,108	(1,774)	74.46%
Annual Color Rotation	20,000	3,333	0	3,333	100.00%
Holiday Decorations	2,000	1,000	1,845	(845)	7.75%
Landscape Replacement Plants, Shrubs, Trees	40,000	6,667	1,857	4,810	95.35%
Landscape - Mulch	63,000	10,500	0	10,500	100.00%
Landscape - Fertilizer Applications	30,000	5,000	0	5,000	100.00%
Tree Trimming/Removal Services	10,800	1,800	599	1,201	94.45%
Fire Ant Treatment	10,000	1,667	0	1,667	100.00%
Landscape - Pest Control	5,300	883	0	883	100.00%
Well Maintenance	6,000	1,000	0	1,000	100.00%

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Lift Station Maintenance	10,000	1,667	627	1,040	93.72%
Wildlife Management Services	6,000	1,000	0	1,000	100.00%
Miscellaneous Expenses	18,000	3,000	320	2,680	98.22%
<b>Road &amp; Street Facilities</b>					
Gate Maintenance	30,000	5,000	1,139	3,861	96.20%
Gate Phone	8,700	1,450	1,488	(38)	82.89%
Sidewalk Repair & Maintenance	11,500	1,917	11,125	(9,208)	3.26%
Street Sign Repair & Replacement	1,000	167	0	167	100.00%
Roadway Repair & Maintenance	5,000	833	0	833	100.00%
Street Light/Decorative Light Maintenance	2,000	333	0	333	100.00%
Parking Lot Repair & Maintenance	5,000	833	0	833	100.00%
<b>Parks &amp; Recreation</b>					
Management Contract	285,000	47,500	51,641	(4,141)	81.88%
Pool Repairs	5,000	833	0	833	100.00%
Pool/Water Park/Fountain Maintenance	13,740	2,290	2,290	0	83.33%
Facilities - Pest Control	750	125	102	23	86.40%
Facility A/C & Heating Maintenance & Repair	1,500	250	0	250	100.00%
Playground Equipment & Maintenance	1,500	250	0	250	100.00%
Operating Supplies	15,000	2,500	2,634	(134)	82.44%
Dog Waste Station Supplies	1,900	317	481	(164)	74.68%
Vehicle Maintenance	3,000	500	633	(133)	78.89%
Clubhouse Repairs & Maintenance	18,000	3,000	400	2,600	97.77%
Security System Monitoring & Maintenance	8,000	1,333	1,159	175	85.51%
Clubhouse Internet, Cable, Phone	2,500	417	163	254	93.48%
Athletic/Park Court/Field Repairs	5,000	833	2,565	(1,732)	48.69%
Boardwalk & Bridge Maintenance	1,500	250	0	250	100.00%
Computer Support Maintenance & Repair	1,000	167	313	(146)	68.70%
Fitness Equipment Maintenance & Repair	2,000	333	95	238	95.25%
<b>Special Events</b>					



**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Special Events	10,000	1,667	469	1,198	95.30%
Street Tree Removal Program					
Street Tree Install	25,000	4,167	14,485	(10,318)	42.06%
Contingency					
Capital Outlay	21,910	3,652	0	3,652	100.00%
Total Expenditures	<u>1,713,581</u>	<u>318,966</u>	<u>295,344</u>	<u>23,622</u>	<u>82.76%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,369,230</u>	<u>1,403,953</u>	<u>34,723</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,369,230</u>	<u>1,403,953</u>	<u>34,723</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	965,463	965,463	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,369,230</u></u>	<u><u>2,369,416</u></u>	<u><u>1,000,186</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Reserve Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	46	46	0.00%
Special Assessments				
Tax Roll	302,348	302,348	0	0.00%
<b>Total Revenues</b>	<u>302,348</u>	<u>302,394</u>	<u>46</u>	<u>0.02%</u>
<b>Expenditures</b>				
Contingency				
Asset Replacement Reserve	184,787	3,076	181,711	98.33%
Road Reserves	117,561	0	117,561	100.00%
<b>Total Expenditures</b>	<u>302,348</u>	<u>3,076</u>	<u>299,272</u>	<u>98.98%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>299,317</u>	<u>299,317</u>	<u>0.00%</u>
<b>Exc. of Rev./Other Sources Over/(Under) Expend./Other Uses</b>	<u>0</u>	<u>299,317</u>	<u>299,317</u>	<u>0.00%</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>651,543</u>	<u>651,543</u>	<u>0.00%</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>950,860</u></u>	<u><u>950,860</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2013 & 2015

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	18	18	0.00%
Special Assessments				
Tax Roll	587,460	589,999	2,540	0.43%
<b>Total Revenues</b>	<u>587,460</u>	<u>590,017</u>	<u>2,557</u>	<u>0.44%</u>
<b>Expenditures</b>				
Debt Service				
Interest	262,460	127,552	134,908	51.40%
Principal	325,000	0	325,000	100.00%
<b>Total Expenditures</b>	<u>587,460</u>	<u>127,552</u>	<u>459,908</u>	<u>78.29%</u>
Excess of Revenues Over (Under) Expenditures	0	462,465	462,465	0.00%
Exc. of Rev./Other Sources Over/(Under) Expend./Other Uses	0	462,465	462,465	0.00%
Fund Balance, Beginning of Period	0	461,541	461,541	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>924,006</u></u>	<u><u>924,006</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007A

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	10	10	0.00%
Special Assessments				
Tax Roll	353,623	355,152	1,529	0.43%
<b>Total Revenues</b>	<u>353,623</u>	<u>355,162</u>	<u>1,539</u>	<u>0.44%</u>
<b>Expenditures</b>				
Debt Service				
Interest	163,623	83,113	80,511	49.20%
Principal	190,000	0	190,000	100.00%
<b>Total Expenditures</b>	<u>353,623</u>	<u>83,113</u>	<u>270,511</u>	<u>76.50%</u>
Excess of Revenues Over (Under) Expenditures	0	272,049	272,049	0.00%
Exc. of Rev./Other Sources Over/(Under) Expend./Other Uses	0	272,049	272,049	0.00%
Fund Balance, Beginning of Period	0	171,983	171,983	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>444,033</u></u>	<u><u>444,033</u></u>	<u><u>0.00%</u></u>

**Meadow Pointe III CDD**  
**Investment Summary**  
**November 30, 2020**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2020</u>
The Bank of Tampa	Money Market Account	\$ 5,030
The Bank of Tampa ICS Program:		
BOKF, National Association	Money Market Account	248,357
First Horizon Bank	Money Market Account	248,357
Pacific Western Bank	Money Market Account	248,356
Western Alliance Bank	Money Market Account	8,056
	<b>Total General Fund Investments</b>	<b>\$ 758,156</b>
The Bank of Tampa ICS Program:		
Road Reserve		
NexBank, SSB	Money Market Account	\$ 130,467
	Subtotal	130,467
Asset Replacement		
NexBank	Money Market Account	117,889
Park National Bank	Money Market Account	248,357
Western Alliance Bank	Money Market Account	161,423
	Subtotal	527,669
	<b>Total Reserve Fund Investments</b>	<b>\$ 658,136</b>
US Bank Series 2007A Revenue	First American Treasury Obligation Fund Class Z	\$ 88,881
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	17,856
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	176,273
US Bank Series 2013 Prepayment	First American Treasury Obligation Fund Class Z	2,940
US Bank Series 2015A1 Reserve	US Bank Money Market 5	94,180
US Bank Series 2015A2 Reserve	US Bank Money Market 5	18,591
US Bank Series 2015A Revenue	US Bank Money Market 5	24,166
	<b>Total Debt Service Fund Investments</b>	<b>\$ 422,887</b>

**Meadow Pointe III Community Development District**

Summary A/R Ledger

001 - General Fund

From 11/1/2020 Through 11/30/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>1,502,375.33</u>
	Total 001 - General Fund		1,502,375.33

**Meadow Pointe III Community Development District**

Summary A/R Ledger

005 - Reserve Fund

From 11/1/2020 Through 11/30/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>302,348.00</u>
	Total 005 - Reserve Fund		302,348.00

**Meadow Pointe III Community Development District**

Summary A/R Ledger

200 - Debt Service Fund - Series 2013 & 2015

From 11/1/2020 Through 11/30/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>533,982.58</u>
	Total 200 - Debt Service Fund - Series 2013 & 2015		533,982.58



**Meadow Pointe III Community Development District**

Summary A/R Ledger

202 - Debt Service Fund - Series 2007A

From 11/1/2020 Through 11/30/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	Pasco County Tax Collector	FY20-21	<u>321,432.28</u>
	Total 202 - Debt Service Fund - Series 2007A		<u>321,432.28</u>
Report Balance			<u><u>2,660,138.19</u></u>

**Meadow Pointe III Community Development District**

Aged Payables by Invoice Date

Aging Date - 8/1/2020

001 - General Fund

From 11/1/2020 Through 11/30/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Stantec Consulting Services Inc.	8/4/2020	1687869	Engineering Services 07/20	1,591.00
Solitude Lake Management	11/1/2020	PI-A00505125	Lake & Pond Management Services 11/20	5,383.00
Carr Riggs & Ingram	11/1/2020	16937026	Audit FY 09/30/2019	400.00
Yellowstone Landscape	11/1/2020	TM 163361	Monthly Ground Maintenance 11/20	23,392.00
Yellowstone Landscape	11/6/2020	TM 165270	Plant Installation 11/20	1,856.95
Yellowstone Landscape	11/6/2020	TM 165271	Claridge Fence Debris Clean Up 11/20	449.33
Yellowstone Landscape	11/6/2020	TM 165272	Irrigation Repairs 11/20	793.33
Yellowstone Landscape	11/6/2020	TM 165273	Irrigation Repairs 11/20	758.89
Yellowstone Landscape	11/6/2020	TM 165274	Tree Removal -Beardsley 11/20	599.10
Suncoast Pool Service	11/6/2020	6731	Monthly Pool Service 11/20	1,145.00
Yellowstone Landscape	11/11/2020	TM 166114	Irrigation Repairs 11/20	66.53
Yellowstone Landscape	11/11/2020	TM 166115	Irrigation Repairs 11/20	492.44
Southern Automated Access Services LLC	11/13/2020	8670	Gate Repair-Broughton 11/20	95.00
DCSI Inc.	11/13/2020	27847	Clubhouse Camera Warranty 11/20	88.89
Pasco County Utilities	11/19/2020	14218249	1500 Meadow Pointe Blvd 10/20	527.72
QFC Supply Company	11/19/2020	15-12209	Supplies - Dog Waste Bags D021 11/20	481.00
Southern Automated Access Services LLC	11/19/2020	8700	Gate Phone 813-482-2049 11/20	49.95
Southern Automated Access Services LLC	11/19/2020	8714	Gate Phone 813-435-0748 11/20	49.95
Withlacochee River Electric Cooperative, Inc.	11/19/2020	1353910	Street Lights 11/20	1,342.05
Waste Connections Of Florida	11/20/2020	836759	Waste Disposal Services 12/20	66.00
DCSI Inc.	11/20/2020	27853	Gate CCTV Warranty/ License Plate Camera 11/20	395.88
Home Depot Credit Services	11/20/2020	xxxx xxxx xxxx 3880 11/20	Supplies 11/20	11.16
OLM, Inc.	11/23/2020	37104	Monthly Landscape Inspection 11/20	750.00
Yellowstone Landscape	11/23/2020	TM 168237	Irrigation Repairs 11/20	267.08
Yellowstone Landscape	11/23/2020	TM 168238	Irrigation Repairs 11/20	121.15
Southern Automated Access Services LLC	11/24/2020	8739	Gate Repair-Ammanford 11/20	95.00
Yellowstone Landscape	11/25/2020	TM 168556	Irrigation Repairs 11/20	707.37
Rizzetta Amenity Services, Inc.	11/27/2020	INV00000000008171	Amenity Management Services 11/20	9,670.01
Sleuth Inc.	11/27/2020	0000030649	General Pumbing 11/20	400.00
U.S. Water Services Corporation	11/30/2020	S119769	Monthly Lift Station Inspection 11/20	81.02
Waste Connections Of Florida	11/30/2020	5002529	Waste Disposal 11/20	14,911.20

**Meadow Pointe III Community Development District**

Aged Payables by Invoice Date

Aging Date - 8/1/2020

001 - General Fund

From 11/1/2020 Through 11/30/2020

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Stantec Consulting Services Inc.	12/2/2020	1731701	Engineering Services 11/20	1,682.50
Southern Automated Access Services LLC	12/2/2020	8742	Gate Repair-Chatterly 11/20	95.00
Lowe's	12/2/2020	9900 321527 6 11/20	Clubhouse Supplies 11/20	277.23
Southern Automated Access Services LLC	12/3/2020	8743	Gate Repair-Larkenheath 11/20	95.00
Straley Robin Vericker	12/4/2020	19157	General Legal Services 11/20	<u>1,512.50</u>
			Total 001 - General Fund	<u>70,700.23</u>
Report Total				<u><u>70,700.23</u></u>

**Meadow Pointe III Community Development District**  
**Notes to Unaudited Financial Statements**  
**November 30, 2020**

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/20.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 7**



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

TO: \_\_\_\_\_

COMPANY NAME: Meadow Pointe III \_\_\_\_\_

DATE: 12/22/20 \_\_\_\_\_

**Trellis Repairs at pool area:**

Replace all moisture damaged lumber with new lumber and screws as needed

Misc. repairs to beams as needed throughout all and install brackets

Pressure washing and paint not included

All materials and labor and clean up:

**\$12,775.00**

**Bathroom Door Replacement (2) Mens and Womens at pool area:**

Furnish all labor and material remove existing doors and hardware and install new doors

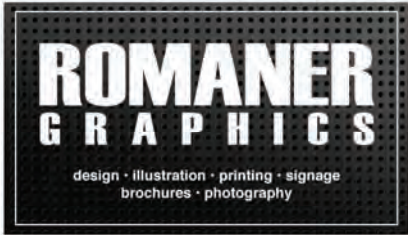
Prepped/Drilled/Louvered – (2) 3068 Fiberglass Doors

Reuse Deadbolts, Pull Handles, Closers and Louvres

Does not include paint:

**\$2,695.00**

Thank You: Romaner Graphics



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe III  
DATE: 12/22/20

**Trellis Repairs at pool area:**

Replace all moisture damaged lumber with new lumber and screws as needed

Misc. repairs to beams as needed throughout all and install brackets

Pressure washing and paint not included

All materials and labor and clean up:

**\$12,775.00**

**Bathroom Door Replacement (3) Mens and Womens at pool area:**

Furnish all labor and material remove existing doors and hardware and install new doors

Prepped/Drilled/Louvered – (3) 3068 Fiberglass Doors

Reuse Deadbolts, Pull Handles, Closers and Louvres

Does not include paint:

**\$4,042.50**

Thank You: Romaner Graphics

## **Tab 9**





**S T A H L**  
 & A S S O C I A T E S  
 I N S U R A N C E

3939 Tampa Road, Oldsmar, Florida 34677

**Meadow Pointe III CDD**  
 9428 Camden Field Parkway  
 Riverview, FL 33578

**INVOICE**

<b>CLIENT</b>	Meadow Pointe III CDD
<b>DATE</b>	January 6, 2021
<b>CLIENT SERVICE</b>	Sandie Grimes Stefanie HoTung, ACIL, CRIS
<b>PAGE</b>	1 of 1

PAYMENT INFORMATION	
<b>INVOICE SUMMARY</b>	\$566.00
<b>PAYMENT AMOUNT</b>	
<b>PAYMENT FOR: Renewal of Utility Bond #RSB2004556 for TECO - \$18,850 - 2/13/21</b>	

PLEASE CUT ON DOTTED LINE AND RETURN WITH PAYMENT

Thank You

INVOICE	EFFECTIVE	TRANSACTION	DESCRIPTION	AMOUNT
	2/13/2021	Renewal	Utility Bond #RSB2004556 for TECO – Limit \$18,850	\$566.00
Please make check payable to Stahl & Associates and remit directly to our office before February 2, 2021.				<b>TOTAL</b>
				\$566.00
				<b>Thank You</b>

	<b>DATE</b>
<b>Stahl &amp; Associates Insurance</b>	January 6, 2021
813.818.5300	

# Tab 10

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, December 16, 2020 at 6:30**  
14 **p.m.** and was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow  
15 Pointe Blvd, Wesley Chapel, FL 33543.

16 Present and constituting a quorum:

17  
18 Michael Hall **Board Supervisor, Chairman**  
19 Paul Carlucci **Board Supervisor, Vice Chairman (via Zoom)**  
20 John Johnson **Board Supervisor, Assistant Secretary (via Zoom)**  
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 (via Zoom)**  
27 Aimee Brandon **District Manager, Rizzetta & Co**  
28 Michael Rodriguez **District Manager, Amenity Services Manager**  
29 Vivek Babbar **District Counsel, Straley Robin & Vericker**  
30 Rick Meagher **Pasco Deputy (via Zoom)**  
31  
32

33 **FIRST ORDER OF BUSINESS**

**Call to Order**

34  
35 Ms. Aimee Brandon called the meeting to order and performed roll call confirming a  
36 quorum for the meeting.  
37

38 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

39  
40 **THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

41  
42 There were no audience members present.  
43  
44  
45

46  
47 **FOURTH ORDER OF BUSINESS**

**Staff Reports**  
48

- 49 **A. Community Deputy**  
50 The Board received Community Deputy Report from Sgt. Rick Meagher. The  
51 deputy discussed all the positive feedback he received from residents regarding the  
52 CDD Santa Sleigh event. He had no significant news to report  
53
- 54 **B. Aquatic Report**  
55 The Board received the Aquatics Update report presented by Mr. Michael Hall.  
56 Mr. Hall asked for further review and action of Pond #8 and Pond #9.  
57
- 58 **C. Landscape Update**  
59 The Board received the Inspection Report & Responses presented by Mr. Hall.  
60  
61 Mr. John Johnson commented on the progress of the cutback and feels that  
62 Yellowstone is showing improvement.  
63  
64 Ms. Aimee Brandon gave an update on the Meadow Pointe Blvd pedestrian path  
65 edging and weeding.  
66  
67 Mr. Hall requested that the Mr. Michael Rodriguez obtain some quotes for a  
68 possible overlay of asphalt of the pedestrian path. He also asked if they have  
69 received the landscaping map showing the cutbacks. Ms. Brandon said she  
70 would ask for one again.
- 71 **D. Amenity Management**  
72 The Board received the Amenity Management report from Mr. Rodriguez. He  
73 discussed the results of the Santa Sleigh event, updates on the pressure  
74 washing proposals, and monument repainting proposals. Mr. Paul Carlucci  
75 requested that the streetlight near Heatherstone be changed out due to the light  
76 shining a blueish hew.  
77
- 78 **E. District Engineer**  
79 The Board received the District Engineer report from Ms. Tonja Stewart. Ms.  
80 Stewart joined the meeting via phone conference at 6:59p.m. Ms. Stewart  
81 mentioned that the street striping would begin the next day. Nothing else to  
82 report currently.  
83
- 84 **F. District Counsel**  
85 The Board received District Counsel report from Mr. Vivek Babbar. He mentioned  
86 that he was working out some details regarding the addendum to the street  
87 maintenance for landscaping and that it would be ready by the January Board of  
88 Supervisors' meeting.  
89  
90  
91  
92
- 93 **G. District Manager**  
94 The Board received the District Manager report from Ms. Brandon. She  
95 reminded the Board of the next regular scheduled Board of Supervisors meeting  
96 that will be held on January 20th, 2020 at 6:30 p.m. She also briefly discussed

97 the October financials and pointed out that there was not much detail due to it  
98 being the first month of the new fiscal year.

99  
100 **FIFTH ORDER OF BUSINESS** **Update on Pickleball Court Proposals**

101  
102 The Board discussed the Pickleball court proposals. The Board decided to continue to  
103 explore other options for a pickle ball court and dismissed the current presented proposals.

104  
105 **SIXTH ORDER OF BUSINESS** **Consideration of Romaner Proposals for**  
106 **Clubhouse Curbing**

107  
108 The Board discussed the proposal for the Clubhouse Street Curbing from Romaner  
109 Graphics in the amount of \$4,100.00.

110  
On a motion from Mr. Rick Daddio, seconded by Mr. Glen Aleo the Board approved the Clubhouse Street Curbing proposal for Romaner Graphics in the amount of \$4,100.00 for Meadow Pointe III Community Development District.

111  
112 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
113 **of Supervisors meeting held on**  
114 **November 18, 2020**

115  
116 Ms. Brandon presented the Minutes of the Board of Supervisors' meeting held on  
117 November 18, 2020.

118  
On a motion from Mr. Aleo, seconded by Mr. Johnson, the Board approved the Minutes from the November 18, 2020 Board of Supervisors' meeting for Meadow Pointe III Community Development District.

119  
120 **EIGHTH ORDER OF BUSINESS** **Consideration of the O&M Expenditures**  
121 **for October 2020**

122  
123 The Board was presented with the Operation and Maintenance Expenditures for  
124 October 2020 in the amount of \$137,620.94. Mr. Johnson had questions on two invoices. Mr.  
125 Matt Huber said he would investigate both invoices and provide Mr. Johnson with an update  
126 outside the meeting.

127  
On a motion from Mr. Daddio, seconded by Mr. Aleo, the Board approved to ratify the O&M Expenditures for October 2020 in the amount of \$137,620.94 for Meadow Pointe III Community Development District.

128 **NINTH ORDER OF BUSINESS** **Consideration of the O&M Expenditures**  
129 **for November 2020**

130  
131 The Board was presented with the Operation and Maintenance Expenditures for  
132 November 2020 in the amount of \$88,493.23.

133

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved to ratify the O&M Expenditures for November 2020 in the amount of \$88,493.23 for Meadow Pointe III Community Development District.

134  
135  
136  
137  
138

**TENTH ORDER OF BUSINESS**

**Supervisor and Audience Comments**

No Audience members in attendance.

139 During Supervisor Request, Mr. Johnson gave the Board an update on the Street  
140 Tree project and the unresponsiveness he has received from Pasco County. District  
141 Counsel advised the Board to continue to do their due diligence by periodically reaching out  
142 to the county.

143

144 Mr. Carlucci asked Ms. Stewart if she had an update on the swell.

145

146 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

147

On a motion from Mr. Daddio, seconded by Mr. Johnson, the Board agreed to adjourn the meeting at 7:10 p.m. for the Meadow Pointe III Community Development District.

148  
149  
150  
151  
152

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 11



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 November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 01, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being  
presented: **\$88,493.23**

Approval of  
Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arthur R Daddio	004241	RD111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
CINTAS Corporation #074	004230	4061288441	Cleaning Supplies 09/20	\$ 123.52
CINTAS Corporation #074	004230	4063936569	Cleaning Supplies 10/20	\$ 123.52
CINTAS Corporation #074	004230	4065246344	Cleaning Supplies 10/20	\$ 25.34
CINTAS Corporation #074	004230	4066568318	Cleaning Supplies 11/20	\$ 123.52
DCSI Inc.	004209	27736	Gate CCTV Warranty/ License Plate Camera 10/20	\$ 395.88
Department of Economic Opportunity	004231	82486	Special District Fee FY21/20	\$ 175.00
Ecological Consultants, Inc.	004210	11869	31st Semi-Annual Monitoring 10/20	\$ 345.00
Fitness Logic	004218	98169	Quarterly General Maintenance 10/20	\$ 95.00
Florida Department of Revenue	004232	61-8015577967-4 10/20	Sales & Use Tax 10/20	\$ 288.77
Frontier Communications of Florida	004233	Phone Summary 11/20	239-188-0915-091913-5 Phone Summary 11/20	\$ 648.56
Glen Richard Aleo	004239	GA111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Harris Romaner Graphics	004245	19832	Sidewalk Repair On Larkenheath 01/20	\$ 1,375.00
Harris Romaner Graphics	004245	20096	Sidewalk Repair 08/20	\$ 8,900.00

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 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	004211	xxxx xxxx xxxx 3880 10/20	Supplies 10/20	\$ 67.83
John A. Johnson	004243	JJ111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Meadow Pointe III CDD	CD530	CD530	DC Replenishment -Michael	\$ 1,109.09
Meadow Pointe III CDD	CD531	CD531	DC Replenishment- William	\$ 708.60
Michael J Hall	004242	MH111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
Mike Fasano, Tax Collector	004238	Tax District 36M3 2020	2020 Ad & Non-Ad Valorem Assessments 3426200000001000020	\$ 3,750.60
Newagetutors LLC	004228	2066	Web Maintenance:ADA Website 11/20	\$ 300.00
OLM, Inc.	004219	36981	Monthly Landscape Inspection 10/20	\$ 750.00
Outsmart Pest Management, Inc.	004220	28548	Monthly Pest Control 11/20	\$ 51.00
Pasco County Sheriff's Office	004221	110120	Law Enforcement Services Installment #02 11/20	\$ 8,780.00
Pasco County Utilities	004213	14088738	1500 Meadow Pointe Blvd 09/20	\$ 498.62
Pasco County Utilities	004234	20183151	2020 Solid Waste Assessment 34-26-20- 0000-00100 11/20	\$ 1,157.43
Paul Carlucci	004240	PC111820	Board of Supervisors Meeting 11/18/20	\$ 200.00
PC Doctor of Tampa Bay, LLC	004222	3820	Exchange Services & Yearly Domain Name Renewal 06/20	\$ 318.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	004214	INV0000054255	District Management Fees 11/20	\$ 5,519.08
Rizzetta Amenity Services, Inc.	004223	INV00000000008082	Bi-Weekly Payroll/ Insurance Reimbursement 10/20	\$ 10,009.89
Rizzetta Amenity Services, Inc.	004244	INV00000000008113	Out of Pocket Expenses 10/20	\$ 50.00
Rizzetta Amenity Services, Inc.	004244	INV00000000008139	Amenity Management Services 11/20	\$ 11,752.58
Rizzetta Technology Services	004215	INV0000006539	Website Hosting, Backup 11/20	\$ 100.00
Ron Litts	004212	102320	Facilitate Tree Removal , Site Prep, & Planting 10/20	\$ 1,000.00
Southern Automated Access Services LLC	004216	8592	Gate Phone 813-482-2049	\$ 49.95
Southern Automated Access Services LLC	004216	8607	Gate Phone 813-435-0748 10/20	\$ 49.95
Southern Automated Access Services LLC	004224	8630	CapXL Cloud, Voice Phone, Cellular WIFI 11/20	\$ 115.50
Stantec Consulting Services Inc.	004226	1719203	Engineering Services 10/20	\$ 918.75
Straley Robin Vericker	004225	19023	General Legal Services 09/20	\$ 1,352.50
TECO	004235	311000030198 10/20	Summary Bill 10/20	\$ 8,498.50
U.S. Water Services Corporation	004227	SI17412	Replace Alarm Hornet Lift Station 10/20	\$ 465.00
U.S. Water Services Corporation	004227	SI18177	Monthly Lift Station Inspection 10/20	\$ 81.02

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections Of Florida	004236	4844787	Waste Disposal 10/20	\$ 14,911.20
Waste Connections Of Florida	004217	820546	Waste Disposal Services 11/20	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	004229	1353910 10/20	Street Lights 10/20	\$ 1,322.22
Withlacoochee River Electric Cooperative, Inc.	004246	Electric Summary 10/20	Electric Summary 10/20	\$ 330.86
Yellowstone Landscape	004237	TM 159835	Irrigation Repairs 10/20	\$ 219.30
Yellowstone Landscape	004237	TM 164606	Irrigation Repairs 11/20	<u>\$ 570.65</u>
<b>Report Total</b>				<b><u>\$ 88,493.23</u></b>