



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
October 19, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

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 Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Vivek Babbar	Straley, Robin, & Vericker
District Engineer Services Inc	Tonja Stewart	Stantec Consulting

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

District Office - Wesley Chapel, Florida 33544 - 813-994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
meadowpointe3CDD.org

October 11, 2022

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

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 19, 2022 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 / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Refunding of Bonds – MBS..... Tab 1
 - B. Consideration of Revised Planting Proposal from Solitude Tab 2
 - C. Discussion of Amenity Vendor Contracts
 - D. Discussion of Christmas Extravaganza
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. Aquatics Update
 1. September Waterway Inspection Report..... Tab 3
 - C. Landscape Update
 1. OLM August Inspection Report Tab 4
 2. Yellowstone September Inspection Report Tab 5
 3. Update on Landscaping Bids
 4. Ratification of Proposal for Fallen Tree on Beardsley..... Tab 6
 - D. Amenity Management
 1. Presentation of September Amenity Report..... Tab 7
 - E. District Counsel
 - F. District Engineer
 - G. District Manager
 1. Review of District Manager's Report Tab 8
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 17, 2022 Tab 9
 - B. Consideration of Minutes of Board of Supervisors' Regular Meeting held on September 13, 2022 Tab 10
 - C. Consideration of Operations & Maintenance Expenditures for August 2022..... Tab 11

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 994-1001, darryla@rizzetta.com, or Stacey Gillis at sgillis@rizzetta.com.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1



MBS CAPITAL MARKETS, LLC

AGREEMENT FOR UNDERWRITING SERVICES MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

October 19, 2022

Board of Supervisors
Meadow Pointe III Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Meadow Pointe III Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding Series 2013 Bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.



MBS CAPITAL MARKETS, LLC

- Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in blue ink, appearing to read 'Brett Sealy', is positioned above a horizontal line.

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

Tab 2

SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe III CDD
SUBMITTED TO: Meadow Pointe III CDD
CONTRACT DATE: September 9, 2022
SUBMITTED BY: Jason Jaszczak, Business Development Consultant
SERVICES: Planting

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$9,520.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe III CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

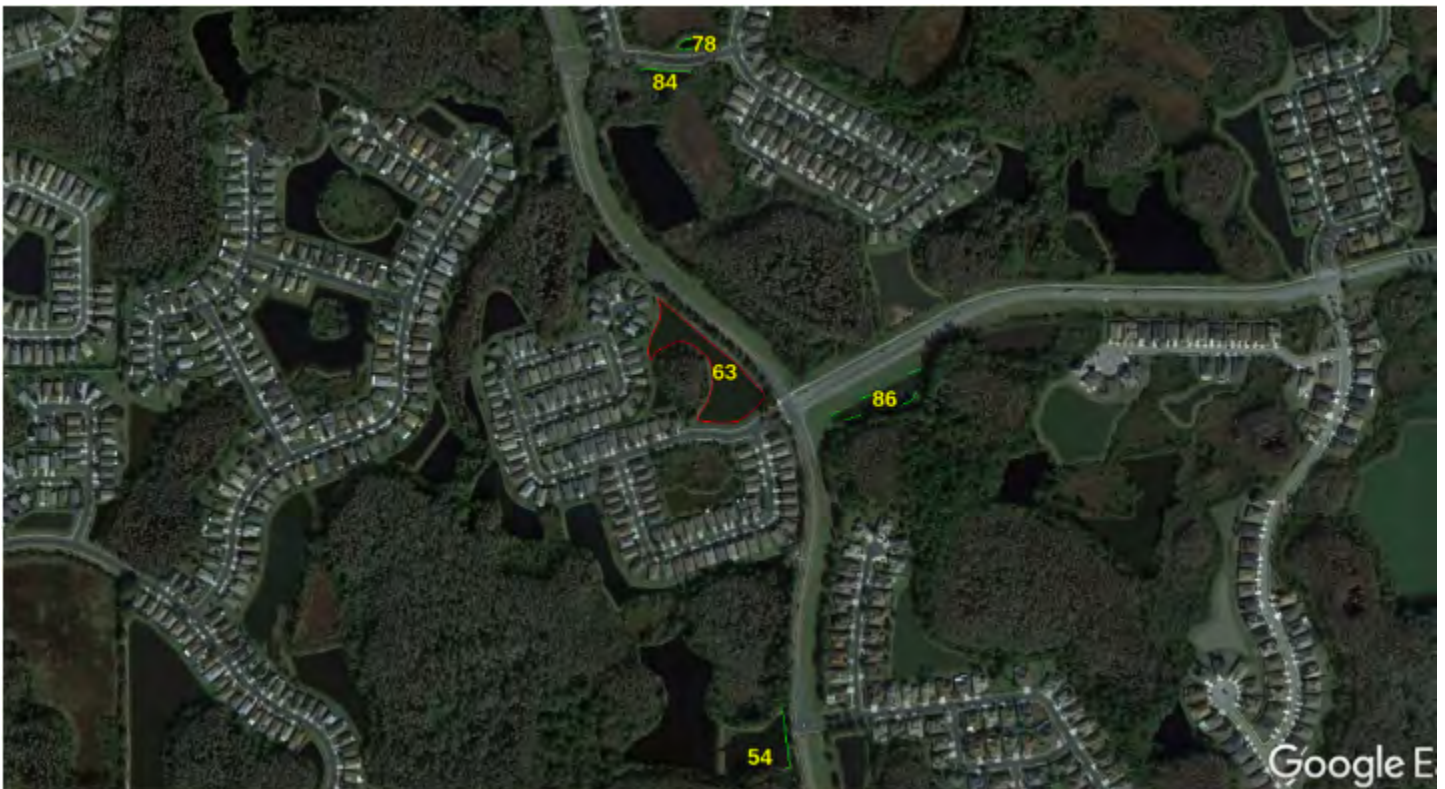
**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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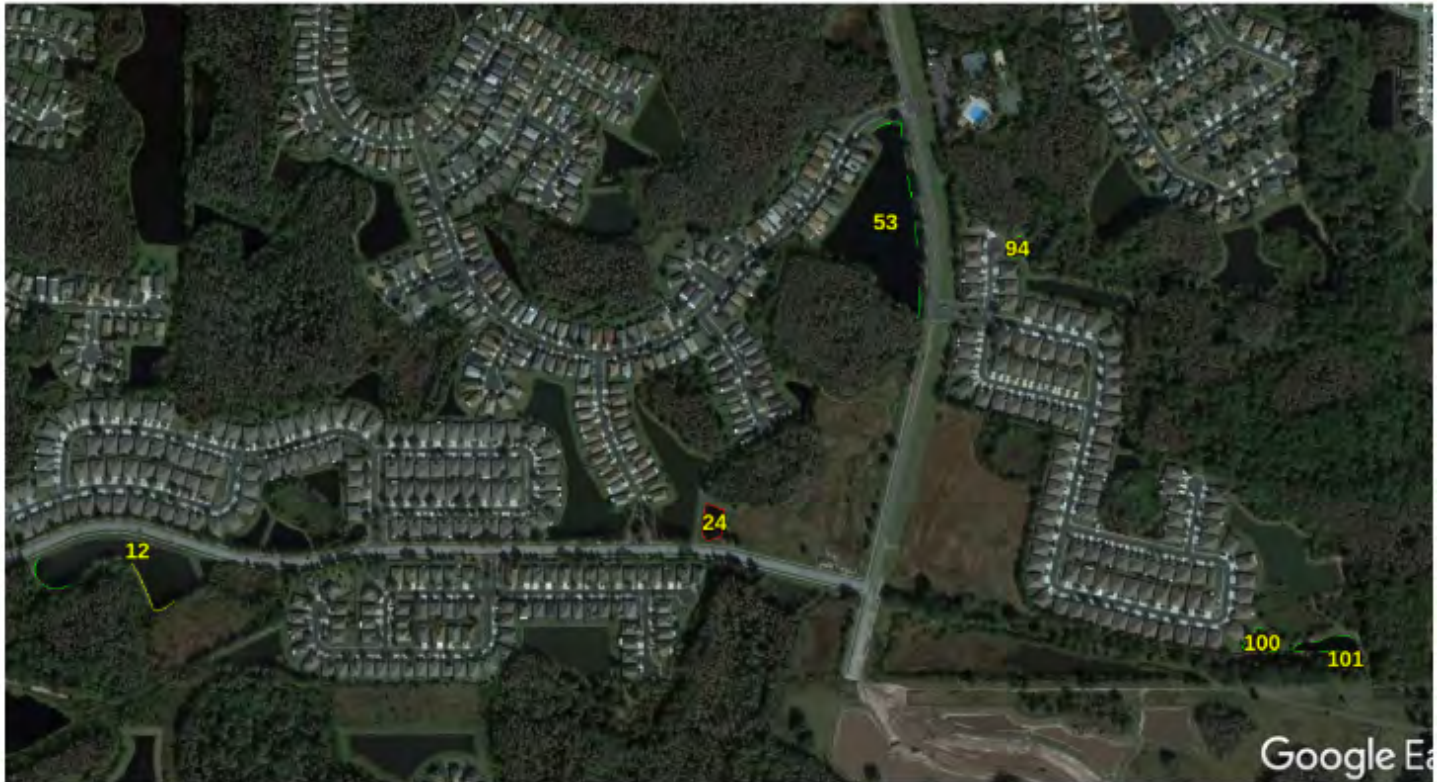


SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along 5,451 linear feet of shoreline in Ponds #63, 86, 54, 78, 84, 94, 53, 12, 24, 100 and 101 within Meadow Pointe III located in Wesley Chapel, FL. Bare Root plants to be delivered and planted in accordance to specifications below. A total of 7,000 plants will be planted.



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Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation along the designated shorelines in three (1) rows in 4"- 18" of water:
 - Duck Potato (labeled in green)
 - Gulf Spikerush (labeled in red)
 - Bulrush (labeled in yellow)
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety

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(90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.

8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

General:

1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period. **Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.

3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.

4. Contractor will maintain general liability and workman's compensation insurance.

5. While SŌLitude Lake Management® makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs

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associated with remedying. By signing this agreement, the customer acknowledges that they have informed SŌLitude Lake Management ® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection,

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use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Tab 3

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-10-07

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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Site: 15

Comments:

Site looks good
No issues observed at the time of inspection.



October, 2022



October, 2022

Action Required:

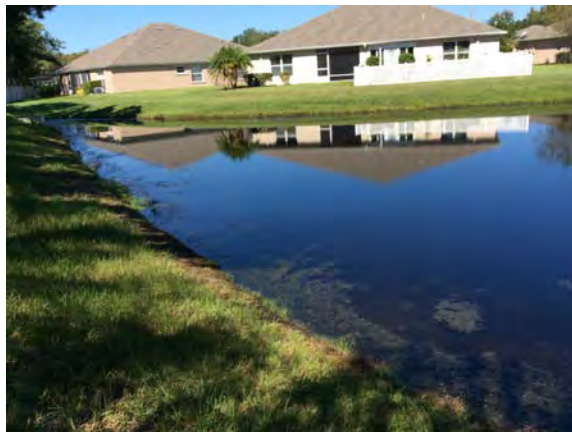
Routine maintenance next visit

Target:

Site: 16

Comments:

Normal growth observed
Minor algae developing along the perimeter. Treatment will be applied during upcoming maintenance. Expect 7-14 days for results.



October, 2022



October, 2022

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 17

Comments:

Normal growth observed
Site contains minor shoreline weed growth which was treated 2 days prior to inspection. Expect 2 weeks for complete fallout.



October, 2022



October, 2022

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 18

Comments:

Site looks good

Decaying grasses can be seen along perimeter of forested side of pond(right). No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 19

Comments:

Site looks good

Native Gulf Spikerush is healthy and 95% clear of invasive intrusion. Control structure and open water look good.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 20

Comments:

Site looks good

Recent treatment for Spadderdock Lilly Pads was successful. Decay and fallout nearly complete(right).

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 21

Comments:

Normal growth observed
Minor Primrose Willow growth within the littoral shelf area will be targeted during upcoming maintenance. Native plants and control structure look good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



October, 2022



October, 2022

Site: 22

Comments:

Treatment in progress
Perimeter algae was targeted 2 days prior to inspection. Expect 7-10 days for complete results.

Action Required:

Re-inspect next visit

Target:

Surface algae



October, 2022



October, 2022

Site: 23

Comments:

Treatment in progress
Moderate algae was targeted 2 days prior to inspection. Expect 7-10 days for results.

Action Required:

Re-inspect next visit

Target:

Surface algae



October, 2022



October, 2022

Site: 24

Comments:

Site looks good
No issues observed at the time of inspection.



October, 2022



October, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 25

Comments:

Normal growth observed
Minor algae developing within the native Duck Potato. Treatment will be applied during upcoming maintenance.



October, 2022



October, 2022

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 26

Comments:

Normal growth observed
Minor shoreline weeds present. Shoreline access has become limited due to Banana Trees(left) and overgrown Myrtle(right). Trimming/removal needed.



October, 2022



October, 2022

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 27

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 28

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 29

Comments:

Site looks good

Decomposing roots of previously treated Torpedograss noted along the perimeter, within the native Duck Potato. Open water looks good.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 30

Comments:

Treatment in progress

Site contains heavy shoreline weed intrusion. Treatment was applied 2 days prior to inspection. Minor yellowing indicates the beginning of decay(right)

Action Required:

Re-inspect next visit

Target:

Shoreline weeds



October, 2022



October, 2022

Site: 31

Comments:

Site looks good

Decaying Torpedograss noted along the perimeter. Open water looks good.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 32

Comments:

Site looks good

Water is very turbid. Most likely caused by runoff from heavy rain activity on this roadside pond. No nuisance vegetation present.

Action Required:

Routine maintenance next visit

Target:



October, 2022



October, 2022

Site: 33

Comments:

Treatment in progress

Minor shoreline weeds and minor planktonic algae were targeted 2 days prior to inspection. Expect complete results in 7-14 days.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



October, 2022



October, 2022

Management Summary

During this month's inspection we noted an uptick in algal activity. This is mainly due to the fact that the rainy season seems to be coming to an end. Since Hurricane Ian, we have not received the steady influx of rainwater that helps recharge these retention areas. During this transition time, we typically see algae give one last big push before the doldrums of winter. Right now, the water is extremely rich in nutrients from all the storm water runoff. Without more rain to cycle these out and lots of consecutive warm sunny days, Algae thrives. We usually see this every year from mid Oct through mid Nov. It'll begin to fall off as soon as we make the shift into cooler weather and shorter days. Keeping these blooms to a minimum will be our main focus during this time.

Site 26 will soon have limited access along it's bank. A small group of Banana trees and a large Myrtle are beginning to encroach into our UTV path. The Myrtle just needs a few branches trimmed and the Banana trees will have to be removed or trimmed.

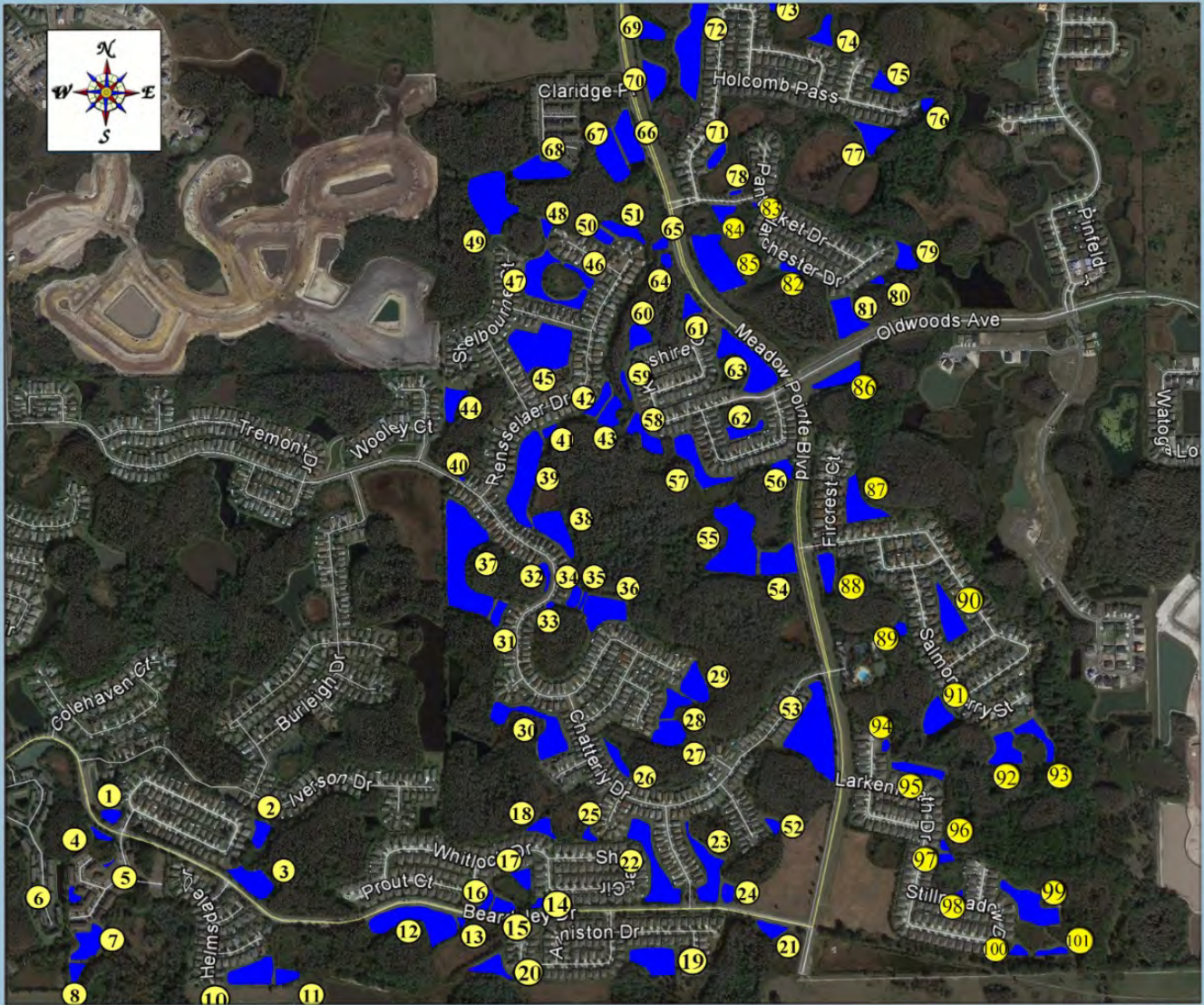
Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

	Comments	Target	Action Required
15	Site looks good		Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Normal growth observed	Shoreline weeds	Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Site looks good		Routine maintenance next visit
20	Site looks good		Routine maintenance next visit
21	Normal growth observed	Species non-specific	Routine maintenance next visit
22	Treatment in progress	Surface algae	Re-inspect next visit
23		Surface algae	Re-inspect next visit
24	Site looks good		Routine maintenance next visit
25	Normal growth observed	Surface algae	Routine maintenance next visit
26	Normal growth observed	Shoreline weeds	Routine maintenance next visit
27	Site looks good		Routine maintenance next visit
28	Site looks good		Routine maintenance next visit
29	Site looks good		Routine maintenance next visit
30	Treatment in progress	Shoreline weeds	Re-inspect next visit
31	Site looks good		Routine maintenance next visit
32	Site looks good		Routine maintenance next visit
33	Treatment in progress	Planktonic algae	Routine maintenance next visit

Meadow Pointe III CDD
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 4



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

September 21, 2022

ATTENDING:

BRANDON PADILLA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 81.5%

**NEXT INSPECTION
OCTOBER 19, 2022 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/17/2022

SHERINGHAM

1. Continue removing Spanish Moss and suckering growth from entrance and roadside trees.
3. 31000 block of Holcomb Pass: Prune back wood line overgrowth extending into mowable areas. Contractor is reminded to remove overgrowth below 15 feet.
5. Prune overgrowth extending onto turf areas per s.o.w..

MEADOW POINTE BOULEVARD

- 13. Prune wood line overgrowth extending through the white rail fences between Wrencrest and Larkenheath entrances.**

WRENCREST

18. 31420 Chatterly Drive: Prune back wood line overgrowth extending into the mowable area.

ALCHESTER

22. Detail mowable areas around the green posts.
23. Use a brush blade or heavy line trimmer to reduce Cogongrass and Peppervine growing into pond areas.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Remove pinecones, branches, and other debris weekly.
2. Control weeds in mulched beds.
3. Use a limb saw to prune weak attachments, stubs, and dead wood up to 15 feet from trees.
4. Remove herbicide treated weeds.
5. Confirm irrigation coverage between the tot lot and tennis courts. Spray heads are

wetting the tennis court.

6. Fertilize Loropetalums.
7. Across from the clubhouse entrance: Prune dead wood from River Birch.
8. Around the clubhouse entrance: Redistribute mulch displaced by mower/blower activity, covering bare soil.
9. Clubhouse entrance: Avoid shear pruning Flax Lilies. I recommend pocket pruning to create a flush of new and loose growth. Flax Lilies should not be sheared into geometric forms.

BEACONSFIELD

10. Control crack weeds along curbs and sidewalks.
- 11. Remove Spanish Moss up to 15 feet from trees.**
- 12. Confirm mow schedules on ponds per scope of work during the growing season. Bahia mowables should be weekly during growing season.**
- 13. Perimeter of pond 93: Control fire ants.**
- 14. Control bed weeds in entrance islands and along right-of-ways.**

SHERINGHAM

15. Control crack weeds along curbs and sidewalks.
16. Along the south frontage: I recommend using nonselective controls to eliminate volunteer Cogongrass along the base of the white vinyl fence.
17. 31000 block of Holcomb Pass: Prune back wood line overgrowth, maintaining an uninterrupted mow path.

CLARIDGE PLACE

18. Along the north boundary: I recommend establishing a nongrowth band at the base of the vinyl fence.
19. Control grassy and weedy growth in frontage Jasmine plantings.
20. Remove Confederate Jasmine overgrowth along the exit side, maintaining clearance between the tree limbs.

MEADOW POINTE BOULEVARD

- 21. Between Claridge Place and Heatherstone: Control bed weeds.**

HEATHERSTONE

- 22. Deadhead seasonal color plants. Also control weeds in beds.**
23. Pond 61: Prune back wood line overgrowth extending from the wood lot striking the wooden post.
24. Frontage: Use selective herbicides to control broadleaf weeds in mixed turf.

LARKENHEATH

25. Groom Variegated Ginger.
26. Center gate island: Remove palm volunteers.
27. Prune back wood line overgrowth at pond 99, maintaining an uninterrupted mow.
28. Along the south perimeter: Use nonselective controls and line trimmers to reduce the growth between the white vinyl fence and the row of Oak trees.

BEARDSLEY DRIVE

29. Buff out crack weeds.
- 30. Whitlock frontage: Control broadleaf and grassy weeds in turf. I recommend reducing irrigation to allow for significant drying in the Beardsley Drive frontage adjacent to Whitlock.**
31. Control bed weeds throughout frontage wall.
32. 31000 block of Alchester Drive: Prune back wood line overgrowth extending into far shore at the south end of pond 19.
33. Rear of 31244 Alchester Drive: Line trim and maintain around the green post.
34. Alchester frontage: Control Dollarweed in mixed turf.

WRENCREST

35. Village entrance: Continue improving vigor and fertility in Loropetalum.
36. Exit side of the Wrencrest entrance: Tip prune Allamanda to form an improved shrub.
37. 1900 block of Rensselaer Drive: Prune back wood line overgrowth obstructing mowables along the far shorelines of ponds 41 and 42.
38. Wrencrest frontage: Control Mites in Fakahatchee Grass stands.

AMMANFORD

39. Center island: Control weeds throughout Jasmine plantings.

40. Remove mow duff from mulched beds.

BROUGHTON PLACE

41. Interior of the gate island: Remove viney growth from Gold Mound Duranta.
42. Remove viney growth from Holly hedges.
43. Prune sucker growth from Crape Myrtles.
- 44. Remove windfall and debris during weekly visits.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Around the perimeter of the tennis courts: Provide a price to complete sod work that was apparently left undone by the excavator. This is approximately 400 sq. ft. of Bahia Grass.
2. North of the clubhouse, adjacent to the south boundary of Beaconsfield: Provide a price to remove dead Pine tree.

CATEGORY IV: NOTES TO OWNER

1. Areas of heavy soil saturation have been purposefully skipped by the contractor to avoid damage. However, there are several areas of truck vandalism along the Meadow Pointe Blvd commons.
2. Beardsley Drive frontage adjacent to Ammanford: I recommend review of contractor's proposal for arbor care services. This will elevate the trees, improve light penetration, reduce cleanliness issues, and improve overall appearance of this area.
3. Ammanford: The most mature of street trees need additional pruning at this time. This would provide for a neatened appearance, access for mailboxes, and reduce amount of future pruning. It is not every tree as many homeowners have incorporated street trees into their personal landscapes.
4. Contractor did not pass Performance Payment inspection.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Matthew Huber mhuber@rizzetta.com
Darryl Adams darryl@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com
Brandon Padilla bpadilla@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-5	Follow so.w.Bahia mow weekly during growing season, tamp ruts
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Grassy, sedge
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2	Wrencrest Loropetalum
WEED CONTROL – BED AREAS	10	-5	HEATHERSTONE , Beardsley walls fire ants
PLANT INSECT/DISEASE CONTROL	10		Fire
PRUNING	10	-5	Moss, woodline, entry,and CDD street tree
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Permit drying
CLEANLINESS	5		
CARRY OVER	5		1, 3, 5, 10, 13. 1, 22, 23

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-3	Bed weeds
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10	-2	Deadhead Coleus
MAXIMUM VALUE	145		

Date 9-21-22_Score: 81.5% _Performance Payment™ 0 %

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Tab 5



Brandon Padilla
Yellowstone Landscape

MEADOW POINTE III CDD - SITE AUDIT

Tuesday, 11 October 2022

Prepared For Meadow Pointe III

19 observations Identified



REMOVE WEEDS

Assigned To Maintenance

Remove weeds from Arboricola.
Selectively hand prune as well.



ELEVATE PALMS

Assigned To Maintenance

Elevate Palm trees at Wrencrest
gate in front of MP3 Clubhouse.



ELEVATE PALMS

Assigned To Maintenance

And as above.



**BROKEN TREE ON MEADOW
POINTE BLVD.**

Assigned To Management

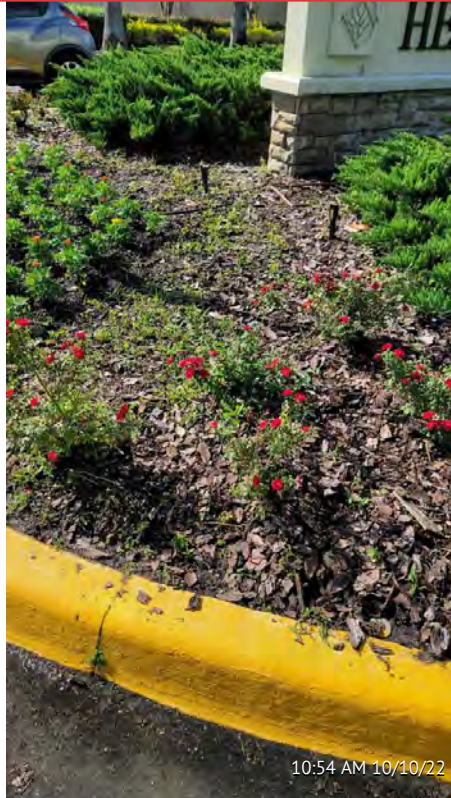
Will submit proposal to cut
broken tree down caused by
hurricane and place debris back
into woodline.



**SECOND BROKEN/DAMAGED
TREE ON MEADOW POINTE BLVD.**

Assigned To Management

Same as above.



ROSES AND WEEDS

Assigned To Maintenance

Will continue to Deadhead roses after bloom cycles to rejuvenate new growth. Remove weeds and tear with round up.



IRRIGATION AT HEATHERSTONE ENTRANCE

Assigned To Irrigation

Irrigation team has made proper adjustments to eliminate overspraying on to the pavement and over watering.



DECLINING WAX MYRTLE

Assigned To Management

Recommend removal. Will submit a proposal.



LARKENHEATH

Assigned To Maintenance

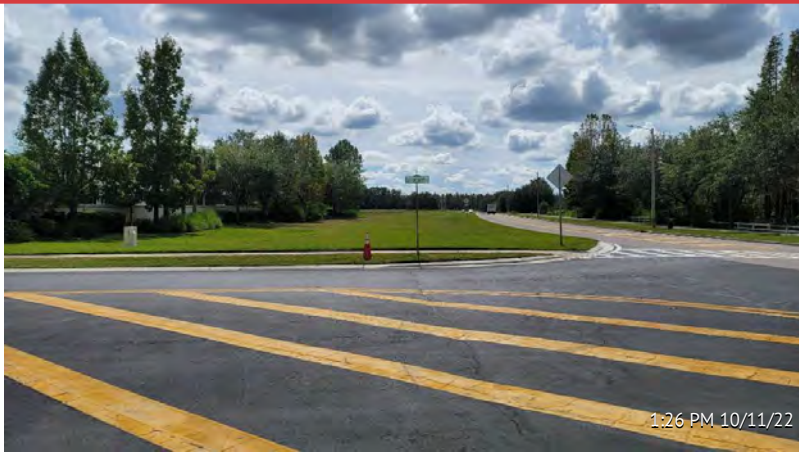
Selectively hand prune Arboricola for a more uniformed look and shape. Trim Podocarpus, Dwarf Ixora and continue to maintain Asiatic Jasmine.



MOWING AND TURF

Assigned To Maintenance

Continue to maintain mowing areas (Blvds., Common Areas, ponds).



MOWING AND TURF

Assigned To Maintenance

Same as above.



DECLINING TREE AT POND BANK

Assigned To Management

Recommend removal. Will submit a proposal.



PALM VOLUNTEERS AND PALM BOOTS

Assigned To Maintenance

Remove palm volunteers and palm boots throughout the property.



COMMON AREAS AND PONDS

Assigned To Maintenance

Common Areas and ponds have been maintained. Looking good.



ANNUALS

Assigned To Management

Annuals have been installed for the fall rotation.



STREET TREE TRIMMING

Assigned To Management

Street Trees are in need of trimming soon. Will submit a proposal.



TRIMMING

Assigned To Maintenance

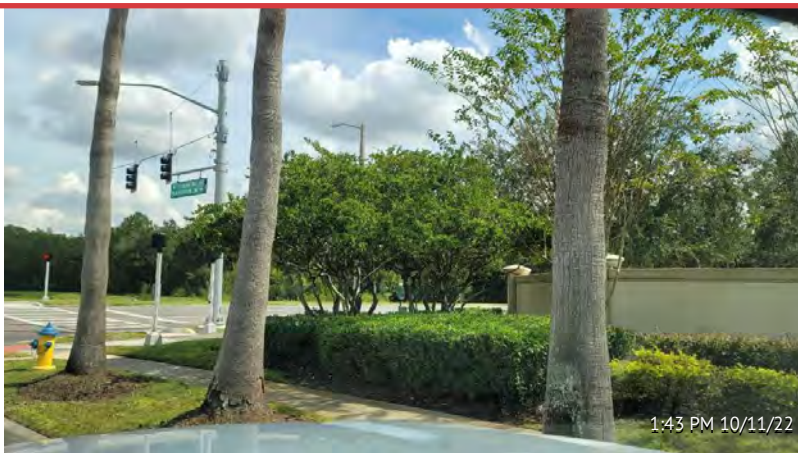
Trimming is being completed through the property.



TRIMMING

Assigned To Maintenance

Same as above.



ELEVATED TREE CANOPIES

Assigned To Maintenance

Elevated Tree Canopies at Heatherstone Entrance and others throughout property.

Tab 6



Proposal #251027

Date: 09/29/2022

From: Brandon Padilla

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

MP3 - Emergency Fallen Tree on Beardsley - (Hurricane Ian Damage) Terms: Net 30



DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	1.00	\$4,200.00	\$4,200.00

Client Notes

~ Hurricane Ian Damage - Fallen Tree on Beardsley ~

- Yellowstone will remove tree that has fallen on Beardsley Rd. due to Hurricane Ian.
- Yellowstone will clean up and remove all tree debris from the road to make clearance for sidewalks and roadways.
- Yellowstone will blow off any remaining debris in the areas worked.
- **Emergency - Road/Walkway Clearance**

Signature

x *Darryl Adams*

SUBTOTAL \$4,200.00

SALES TAX \$0.00

TOTAL \$4,200.00

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: Darryl Adams

Title: District Manager

Date: 10-5-22

Assigned To

Brandon Padilla
Office:
bpadilla@yellowstonelandscape.com

Tab 7



MEADOW POINTE III

Operations Report – October 2022 (September 12th - October 11th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / mpiiiclub@tampabay.rr.com
Clubhouse Manager: Justin Lawrence

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 10,17,19,72 & 89
- Finalized reorganization of manager's office documents
- Fixed monument lights at Larkenheath, Heatherstone, Beaconsfield, Wrencrest & Broughton Place
- Created new PVC sign holder for new CDD meeting sign
- Needed lightbulbs changed in men's clubhouse restroom & manager's office
- Did safety check & secured all pool furniture and amenities pre Hurricane Ian
- Did safety check & returned all pool furniture and amenities back to normal set-up/organization post Hurricane Ian
- Did complete walkthrough & drive by of entire community pre & post Hurricane Ian
- Worked with SAAS to secure open & stake all gates post Hurricane Ian
- Worked with Romaner Graphics to install new ADA curb mat at Meadow Pointe Boulevard (Just across from clubhouse in front of Wrencrest gate)
- Worked with Romaner Graphics to have all new MPIII red logo decals installed throughout the clubhouse glass doors
- Worked with Romaner Graphics to have double-sided community garage sale banners created (3)
- Worked with Romaner Graphics to replace/install new street signs in Larkenheath (Turkeyhill Drive/Bensbrook Drive)
- Worked with Romaner Graphics to fix/repair all street signs and vinyl fence post Hurricane Ian



Rizzetta & Company

- Helped Yellowstone blow, organize and clean up all loose debris post Hurricane Ian
- Worked with Yellowstone to clean up/dispose of any fallen tree and/or large debris post Hurricane Ian
- Lubricated event/rental room sliding glass doors
- Maintenance attempted to fix loose toilet in woman's clubhouse restroom; Needed new floor flange so brought in new vendor, Mcnatt Plumbing to resolve the issue
- District fence repair behind 31816 Blythwood Way finalized
- Scheduled sidewalk repair on Whitlock Drive (Nearest to 30914 Whitlock) (Still waiting on materials; Should be in next week)
- Worked with Cintas to install new paper towel dispenser in woman's pool restroom
- Repainted pool side clubhouse doors
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 4 September room rentals (1/4 was an 8-hour rental)
- 4 Food truck Wednesdays (5pm-8pm)
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment.
- Conducted daily cleaning of all areas in amenity complex.

Gate Reports

- Reset/Trouble-shot all disabled gates (Every gate reset multiple times between September 12th-October 11th due to Hurricane Ian & other sources unknown)
- Fixed pedestrian gate at Larkenheath (2nd repair in 2 months)
- Larkenheath LCD display contrast adjusted
- Full manual mechanical and electrical reset at Whitlock & Broughton Place gates

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See October 2022 Pressure Washing Report)
- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X2) & Beardsley Drive (X2)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints



BLANK

MPIII
Truist Account #XXXXXXXXXXXX9919 \$2,000
09/01/22

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
09/01/22	N/A	N/A	N/A	2,000.00
09/06/22	Oper Door Ent.	Gate Remotes (Ct. 40)	(580.00)	1,420.00
09/12/22	Amazon	Lysol Spray (Ct. 4)	(22.58)	1,397.42
09/12/22	Amazon	Lysol Wipes (Ct. 4)	(14.97)	1,382.45
09/12/22	Amazon	WiFi Extender	(49.99)	1,332.46
09/14/22	Amazon	Laminator + Pouches (Ct. 100)	(45.97)	1,286.49
09/20/22	Amazon	Spot Sprayer (For Kubota)	(101.00)	1,185.49
09/27/22	Home Depot	Misc. Clubhouse Maintenance Supplies	(154.47)	1,031.02
09/29/22	Mailchimp	Monthly Charges	(23.00)	1,008.02
09/30/22	Constant Conta	Monthly Charges	(5.00)	1,003.02
				1,003.02
				1,003.02
				1,003.02
				1,003.02
				1,003.02
				1,003.02
				1,003.02
9/30/2022	Truist	Replenish Balance	(996.98)	
		Balance	\$2,000.00	

	Club Manager	Date
	Justin Lawrence	9/30/2022

Manager

INVOICE



Open Door Enterprises LLC

1625 Walker AVE NW #140797, Grand Rapids, MI 49514, UNITED STATES

sales@opendoorremote.com; Website: www.opendoorremote.com

Invoice No#: 350115
Invoice Date: Sep 6, 2022
Due Date: Sep 6, 2022



PAID

\$0.00
AMOUNT DUE

BILL TO
mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	3089-Linear remote Multicode	40	\$14.50	\$580.00
Subtotal				\$580.00
TOTAL				\$580.00 USD
Amount paid				\$580.00
AMOUNT DUE				\$0.00 USD

9/6/22



Manager

Details for Order #111-5956299-6733825

Print this page for your records.

Order Placed: September 12, 2022
Amazon.com order number: 111-5956299-6733825
Order Total: \$22.58

Not Yet Shipped

Items Ordered

Price

1 of: *Lysol Disinfectant Spray, Sanitizing and Antibacterial Spray, For Disinfecting and Deodorizing, Crisp Linen, 19 Fl. Oz (Pack of 2)* \$11.29

Part 1 of 1 - **Lysol Disinfecting Wipes and Spray Value Pack Bundle**

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Lysol Disinfectant Spray, Sanitizing and Antibacterial Spray, For Disinfecting and Deodorizing, Crisp Linen, 19 Fl. Oz (Pack of 2)* \$11.29

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$22.58

Shipping & Handling: \$0.00

Total before tax: \$22.58

Estimated tax to be collected: \$0.00

Grand Total: \$22.58

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

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

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9/12/22



Manager

Details for Order #111-7105861-2769823

Print this page for your records.

Order Placed: September 12, 2022
Amazon.com order number: 111-7105861-2769823
Order Total: \$14.97

Not Yet Shipped

Items Ordered

Price

1 of: *Lysol Disinfectant Wipes, Multi-Surface Antibacterial Cleaning Wipes, For Disinfecting and Cleaning, Lemon and Lime Blossom, 80 Count (Pack of 4)*
Part 2 of 2 - **Lysol Disinfecting Wipes and Spray Value Pack Bundle**
Sold by: Amazon.com Services LLC

\$14.97

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$14.97
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$14.97
Estimated tax to be collected: \$0.00

Grand Total: \$14.97

To view the status of your order, return to Order Summary.

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9/12/22



Manager

Details for Order #111-9440541-1637821

Print this page for your records.

Order Placed: September 12, 2022
Amazon.com order number: 111-9440541-1637821
Order Total: \$49.99

Not Yet Shipped

Items Ordered

Price

1 of: *TP-Link Deco Whole Home Mesh WiFi System (Deco S4) - Up to 2,000 Sq.ft. Coverage, WiFi Router/Extender Replacement, Gigabit Ports, 1-Pack* \$49.99
Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$49.99
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$49.99
Estimated tax to be collected: \$0.00

Grand Total: \$49.99

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

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9/12/22

Manager

Details for Order #111-2585484-0169843

Print this page for your records.

Order Placed: September 14, 2022
Amazon.com order number: 111-2585484-0169843
Order Total: \$45.97

Not Yet Shipped

Items Ordered

Price

1 of: *Scotch Thermal Laminator, 2 Roller System for a Professional Finish, Use for Home, Office or School, Suitable for use with Photos (TL901X)* \$29.99

Part 1 of 2 - **Scotch Thermal Laminator and Pouch Bundle, 2 Roller System, Laminate up to 9" Wide (TL901X) with Scotch Laminating Pouches, 100-Pack (TP3854-100)**

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Scotch Thermal Laminating Pouches, 100-Pack, 8.9 x 11.4 Inches, Letter Size Sheets (TP3854-100)* \$15.98

Part 2 of 2 - **Scotch Thermal Laminator and Pouch Bundle, 2 Roller System, Laminate up to 9" Wide (TL901X) with Scotch Laminating Pouches, 100-Pack (TP3854-100)**

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$45.97
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$45.97
Estimated tax to be collected: \$0.00

Grand Total: \$45.97

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

9/14/22

Manager

Details for Order #111-5004048-2203438

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

Order Placed: September 20, 2022
Amazon.com order number: 111-5004048-2203438
Order Total: \$101.00

Not Yet Shipped

Items Ordered

1 of: *Master Manufacturing SSN-01-015A-MM 15 Gallon Spot Sprayer, White*
Sold by: Amazon.com Services LLC

Price
\$101.00

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$101.00
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$101.00
Estimated tax to be collected: \$0.00

Grand Total: \$101.00

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

9/20/22

Manager



Your order has been processed.

Order MC16709077

Processed on Sep 29, 2022 03:22 am New York.

Essentials plan

\$23.00

1,500 contacts

Paid via Visa ending in **8729** which expires **09/2025**

on September 29, 2022

\$23.00

Balance as of September 29, 2022

\$0.00

9/29/22

Discount

Save 10% off a monthly marketing plan for 1 month by enabling [two-factor authentication](#).

[Restrictions apply](#)

Issued to

Michael Rodriguez

mpiiiclub@tampabay.rr.com

mpiiiclub@tampabay.rr.com

3434 Colwell Ave Tampa,

FL 33614

Issued by

Mailchimp

c/o The Rocket

Science Group, LLC

675 Ponce De Leon

Ave NE

Suite 5000

Atlanta, GA 30308

USA

www.mailchimp.com

Tax ID: US EIN 58

Manager

Thank you for your recent payment. Your payment receipt is found below.



Payment Receipt
for September 30, 2022

Meadow Pointe III CDD
Attn.: Michael Rodriguez
3434 Cowell Ave
Tampa, FL 33614
US
8133836676

Today's Date: September 30, 2022
Payment Date: September 30, 2022
Payment Method: VI (last 4 digits: 8729)

User Name: mpiiiclub@tampabay.rr.com

Thank you for your payment!

Description	Amt. Paid
	\$5.00

Amounts shown may reflect sales tax which is applicable in certain areas.

Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.
Best Regards,
Constant Contact Billing
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

9/30/22

Questions? Please give us a call!
US / Canada Toll Free: (855) 229-5506
UK Toll Free: 0808-234-0942
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!
US / Canada Toll Free: 855-229-5506
UK Toll Free: 0808-234-0945
Outside US / Canada: +1 781-472-8120

Please do not reply to this email, as the reply address does not go to a monitored mailbox. If you have additional questions, please visit our Help Center at <http://www.constantcontact.com/help>.

Manager



How doers
get more done.

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

6311 00008 15845 09/19/22 05:50 PM
SALE CASHIER DENISE

611942076024	1-1/2X10 PVC <A>	
	1-1/2"X10' PVC CLASS 160 PE	
	2@10.12	20.24N
6972527310174	ES75R40SW2PK <A>	9.90N
	ECS (75W) BR40 SW 2PK DIM	
038753302324	8 OZ. ALL PU <A>	12.63N
	8 OZ. ALL PURPOSE PURPLE PRIMER HAND	
045242499380	25' CPTAPE <A, S>	14.97N
	MKE 25FT COMPACT TAPE MEASURE	
070183500604	ROUP .5 GAL <A>	40.97N
	ROUNDUP WEED&GRASS KLR 64OZ CONC	
026156914596	1GAL SPRAYER <A>	11.97N
	HDX 1GAL SPRAYER	
611942081981	PVC CROSS <A>	
	1-1/2" PVC CROSS SXSXSXS	
	4@8.81	35.24N
611942038664	1-1/2 ELBOW <A>	
	1-1/2" PVC EL 90D SXS	
	3@2.85	8.55N

SUBTOTAL 154.47
SALES TAX 0.00

TAX EXEMPT

TOTAL \$154.47

XXXXXXXXXXXX7960 DEBIT

USD\$ 154.47

AUTH CODE 001528

Chip Read

AID A0000000980640

Verified By PIN

US DEBIT

9/19/22

6311 09/19/22 05:50 PM



6311 08 15845 09/19/2022 3157

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 12/18/2022

DID WE NAIL IT?

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

Optine en español

www.homedepot.com/survey

User ID: H88 36290 31987

PASSWORD: 22469 31979

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older by entry. See complete rules on
www.homedepot.com. No purchase necessary.

BLANK

Meadow Pointe III
Truist Debit Card-Frank Padilla
09/01/22

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
09/01/22		Beginning Balance		1,500.00
09/07/22	Sherwin-Williams	Interior Paint (Restrooms & Maint.	-127.41	1372.59
09/07/22	Walmart	Gas For Truck	-47.45	1325.14
09/07/22	Walmart	Misc. Clubhouse Supplies	-41.62	1283.52
09/14/22	City Electric	Landscaping Lights	-131.05	1152.47
09/16/22	Walmart	Misc. Clubhouse Supplies	-100.19	1052.28
09/16/22	Walmart	Gas For Truck	-47.00	1005.28
09/24/22	7-Eleven	Ice (Shred Event)	-5.76	999.52
9/24/2022	Publix	Snacks & Drinks (Shred Event)	-\$83.90	915.62
				915.62
				915.62
				920.58
				860.57
				770.27
				725.88
				658.48

Frank Padilla	9/30/2022
Maintenance Lead	Date



SHERWIN-WILLIAMS

ZEPHYRHILLS Store 702477

37136 EILAND BLVD
ZEPHYRHILLS FL 33542 1811
(813)783-8488
Fax (813) 783-8292
www.sherwin-williams.com

SALE
ran # 7604-7
04/15184
YSON
3:18pm
09/07/22
10

Order # OE0181099A702477
MEADOW POINTE III COMMUNITY DE
Account XXXX-7219-1
Job 1 MEADOW POINTE III COMMUNITY DE
Tax Record Card 289846

511-89110 GALLON A87W61
SPR INT SA AIR EW
to Tax 3.00 @ 42.47 127.41
Color: 1001 50YY83/057 SWISS COFFEE

CCE*Color Cast 02 32 64 128

N1 Raw Unber - 1 1 -
Y3 Deep Gold - 2 1 1

Custom Sher-Color Formula Match

SUBTOTAL BEFORE TAX - 127.41

7.000% SALES TAX: 1-103354200 0.00
TOTAL \$127.41

VISA -127.41

9/7/22

Payment Signature
C/C# XXXXXXXXXXXX1446
Auth # 019507
Chip Read
AID: A0000000980840
VR: 8080088000
AD: 06011203608000
SI: 6800

STORE HOURS
SUNDAY 10:00 AM - 4:00 PM
MONDAY - FRIDAY 7:00 AM - 7:00 PM
SATURDAY 8:00 AM - 5:00 PM

urchases are subject to Sherwin-Williams
erms and Conditions of Sale located at

Maintenance
55,180 Gal
Thick

See bottom of receipt
for your chance to win
\$1000 ID#: 7RGYTZYNT8D

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 05 UNLEAD(11)
Gallons 14.044
Price/Gal \$3.379
Fuel Sale \$47.45

US DEBIT \$47.45
VS *****1446 I
Auth: AA
Apprvl: 066439

AID #A0000000980840
09/07/22 11:19AM

TC#
1611 2432 2276 2311 7299

9/7/22

HOW WAS YOUR EXPERIENCE?
TELL US ABOUT YOUR VISIT
TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS
TARJETAS DE REGA
WALMART DE \$100.
WWW.SURVEY.WALMA

Maintenance
Give us feedback @ survey.walmart.com
Thank you! ID #: 7RGYRSYN25Z

Walmart

813-994-6543 Mer: ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647
Sta 02740 DPA 000381 FL# 20 TR# 06944
CUTLERY 007874203692 7.12 0
BX 9IN SOLT 004200016169 3.54 0
6V SUGAR CAN 007874243403 F 2.12 0
6V SUGAR CAN 007874243403 F 2.12 0
DONUT SHP 48 009955515154 F 26.72 0
SUBTOTAL 41.62
TAX 41.62
TOTAL 83.24
US\$ FEND 1446 7 0

US DEBIT
APPROVAL # 050155
REF # 225000006525
TRANS ID - 582250561725915
VALIDATION - 04JL
PAYMENT SERVICE - E
AID A0000000980840
ARC B0510FOAE01E2AF8
TERMINAL # SC010885
09/07/22 11:36:13
CHARGE DUE 0.00
ITEMS SOLD 5
FCH 9094 3972 3030 3398 0316

9/7/22



Walmart



Become a
member today
Scan for 30-day free trial.

09/07/22 11:36:25
CUSTOMER COPY

Maint.

CES 159
21147 LEONARD RD
LUTZ, FL 33558

Ref #: 0019

Sale

XXXXXXXXXXXX1446

VISA Entry Method: Chip

Total: \$ 131.05

09/14/22 13:46:43
Inv #: 060881 Appr Code: 042892
Transaction ID: 462257640039315
Apprvd: Online Batch#: 000112

VISA DEBIT
AID: A0000000031010
TSI: 6800
TVR: 8000008000

9/14/22

Maintenance

Give us feedback @ survey.walmart.com
Thank you! ID #:7RGZPRYNX8T



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

ST# 02740 OP# 000061 TE# 18 TR# 05110
BOUNTY 003700074652 16.47 0
AQUAFINA 001200001311 F 6.98 0
AQUAFINA 001200001311 F 6.98 0
AQUAFINA 001200001311 F 6.98 0
KLX US 4PK 003600054308 6.18 0
MOUNT TP ROL 002120047102 12.96 0
DONUT SHP 48 009955515154 F 26.72 0
CB 24CT CON 007447101894 F 16.92 0

SUBTOTAL 100.19
TOTAL 100.19
VISA TEND 100.19

US DEBIT **** * 1446 I 0

APPROVAL # 043230
REF # 1042000314
TRANS ID - 302259694109797
VALIDATION - 8P66
PAYMENT SERVICE - E
RID A0000000980840
AAC A8A3E96E880E00CD
TERMINAL # SC010008

9/16/22

09/16/22 15:16:51

CHANGE DUE 0.00

ITEMS SOLD 8

TC# 5316 3956 5965 3918 5093 2



Become a member

Scan for free 30-day trial

09/16/22 15:17:05

CUSTOMER COPY

Maintenance (shred event)

\$5.76

7-ELEVEN

2575 MANSFIELD BLVD
WESLEY CHAPEL FL 33544

8137017263

STORE#: 41870

THANKS FOR SHOPPING

7-ELEVEN

2 ReddyIce Prem.Bg 71b 5.388

SUBTOTAL 5.38
SALES TAX ON 5.38 0.38
TOTAL DUE 5.76
VISA 5.76

ACCT#: *****1446

APPROVAL#: 068333 AUTH CODE: 0

APPROVAL TIME: 091717

STORE#: 41870

TERM# :00074187001 08

REF# : 97000 14 037 4

AID: A0000000980840

ENTRY: TAP

US DEBIT

ARQC B9817FE622EBOAE7

APPROVED

9/24/22

Gas/Truck

53383

See bottom of receipt
for your chance to win
\$1000 ID#: 7RGZSOYV2K

Wal*mart #2740
19910 BRUCE B DOWNS BLVD

TAMPA, FL 33647

Pump# 15 UNLEAD(11)
Gallons 14.289
Price/Gal \$3.289
Fuel Sale \$47.00

US DEBIT \$47.00
VS *****1446 I
00

Auth: AA
Apprvl: 024955

AID #A0000000980840

09/16/22 03:27PM

9/16/22

TC#
7075 5080 5521 5171 2544

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

Maintenance (shred event)

Publix \$83

Shoppes of New Tampa

1920 County Road 581

Wesley Chapel, FL 33544

Store Manager: Mike Barton

813-994-4566



0006 9PM 023 561

F/L PARTY MIX 28CT 14.49 F
GW BLBRRY MINI MFF 5.29 F
GW BLBRRY MINI MFF 5.29 F
CHOC CHP MINI MFFN 5.29 F
CHOC CHP MINI MFFN 5.29 F
COCA-COLA CLASSIC 7.99 T F
DIET COCA-COLA 7.99 T F
SPRITE 12 PK 12 OZ 7.99 T F
Promotion -7.99 T F
CAPRI VARIETY PACK 11.79 F
GW BNA MINI MFFNS 5.29 F
GW BNA MINI MFFNS 5.29 F
SUGAR COOKIES 2 DZ 4.39 F
SUGAR COOKIES 2 DZ 4.39 F

Order Total 82.78
Sales Tax 1.12
Grand Total 83.90
Credit Payment 83.90
Change 0.00

Savings Summary

Special Price Savings 7.99

* Your Savings at Publix *
* 7.99 *

Receipt ID: 0006 9PM 023 561

PRESTO!

Trace #: 023392

Reference #: 0279713544

Acct #: XXXXXXXXXXXX1446

Purchase VISA

Amount: \$83.90

Auth #: 063349

9/24/22

CREDIT CARD PURCHASE
A0000000980840 US DEBIT
Entry Method: Contactless
Mode: Issuer

Your cashier was Mike

09/24/2022 9:09 S0006 R102 3561 C0201

Join the Publix family!
Apply today at apply.publix.jobs

BLANK

Maintenance

Maintenance

Maintenance

**How doers
get more done.**

**How doers
get more done.**

**How doers
get more done.**

7601 BRUCE B. DOWNS BLVD.
FL 33647 (813)971-7791
008 89345 09/07/22 11:05 AM
IER MYA

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791
6311 00008 89337 09/07/22 11:00 AM
SALE CASHIER MYA

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791
6311 00006 45309 09/27/22 10:29 AM
SALE CASHIER AMAYA

3633 VELCRO COINS <A> 3.78
DIS 1 7/8" COINS, WHT, 4 SETS
7491 3M FASTEN <A> 4.30
4 EXTREME FASTENERS, RFD7021

056198677302 GLN INT SA <A>
GLID PREM INT SATIN PURE WHITE 1240Z
2025.98
030699281671 DOOR STOP <A> 51.96N
MAGNETIC DOOR STOP MB 7.98N
079340646230 LOCPROFCON <A>
LOCTITE ULTRA LIG SUPER GLUE .14 OZ
204.78 9.56N
639996515054 TARP <A> 8.58N
6'X8' GENL PURPOSE BLUE TARP

887480002324 SCREW <A>
SMS SS PHL PAN #10 X 1-1/2 20PC
505.97 29.85N
820909901082 4 IN. FOLDIN <A> 8.97N
HUSKY 4IN FOLDING KNIFE W NYLON HNDL
030699706655 100' ROPE <A>
DIAMOND BRD 1/4X100 POLYPRO, MULTI
3010.98 32.94N

SUBTOTAL 8.08
SALES TAX 0.61
TOTAL \$8.69

SUBTOTAL 78.08
SALES TAX 0.00
TOTAL \$78.08

SUBTOTAL 71.76
SALES TAX 0.00
TOTAL \$71.76

XXXX3880 HOME DEPOT
E 007499/7083019
NTE III CDD
FRANK D
1000049999D8400305 THD PLCC PROX

XXXXXXX3880 HOME DEPOT
AUTH CODE 007262/7083018
MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

XXXXXXXXXXXX3880 HOME DEPOT
AUTH CODE 027800/7062729
MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

9/7/22

9/7/22

9/27/22

09/07/22 11:05 AM
08 89345 09/07/2022 0620

6311 09/07/22 11:00 AM
6311 08 89337 09/07/2022 0620

6311 09/27/22 10:29 AM
6311 06 45309 09/27/2022 4513

TURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
365 09/07/2023

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 09/07/2023

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 09/27/2023

DID WE NAIL IT?

DID WE NAIL IT?

DID WE NAIL IT?

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

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

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

Opine en español

Opine en español

Opine en español

www.homedepot.com/survey

www.homedepot.com/survey

www.homedepot.com/survey

User ID: H8B 185290 178987
PASSWORD: 22457 178979

User ID: H8B 185274 178971
PASSWORD: 22457 178963

User ID: W55 97218 90913
PASSWORD: 22477 90907

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.

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.

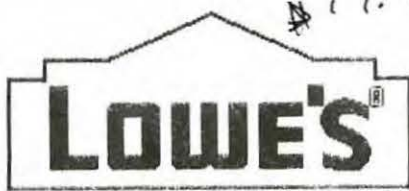
Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

BLANK

Frank Padilla Lowe's Credit Log

Attach all receipts to this form	September 2022	
Date	Reason for Expenditure	Amount
9/7/2022	Misc. Clubhouse Maintenance Supplies	109.22
9/22/2022	Misc. Clubhouse Maintenance Supplies	77.40
Total		186.62

Submitted By: _____ Justin Lawrence



LOWE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003NG2 2177804 TRANS#: 55857735 09-22-22

2708295 BULLDOG COMPLETE FASTENER 23.70
24.95 DISCOUNT EACH -1.25
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM
573323 BOSTITCH 9/16 HD STAPLES 3.31
3.48 DISCOUNT EACH -0.17
746362 2-CT 24-OZ LYSOL TOILET B 4.07
4.28 DISCOUNT EACH -0.21
571432 144-OZ PINE-SOL ORIGINAL 11.76
12.38 DISCOUNT EACH -0.62
369819 ZEP PRO 1 SPRAY BOTTLE 3.31
3.48 DISCOUNT EACH -0.17
888469 48-OZ ZEP INDUSTRIAL SPRA 5.68
5.98 DISCOUNT EACH -0.30
71466 REPELS-ALL 32-FL OZ RTU 14.23
14.98 DISCOUNT EACH -0.75
746664 UL3006 QUICKDRY LTX WHT 7.56
3.98 DISCOUNT EACH -0.20
2 @ 3.78
523432 TGLR 1/4-IN ALLIGATOR ANC 3.78
3.98 DISCOUNT EACH -0.20

SUBTOTAL: 77.40
TAX: 0.00

INVOICE 52437 TOTAL: 77.40
LAR: 77.40

TOTAL DISCOUNT: 4.07

LAR: XXXXXXXXXXXX5276 AMOUNT:77.40 AUTHCD: 000869
SWIPE REFID:823842 09/22/22 10:40:43
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
MERCHANDISE.

STORE: 1003 TERMINAL: 52 09/22/22 10:42:15
OF ITEMS PURCHASED: 10
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE



LOWE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES# S1003NG2 217804 TRANS#: 71560954 09-01-22

224273 55-GAL 1 HIL 40-CT DRUM L 33.20
17.48 DISCOUNT EACH -0.88
2 @ 16.60
571432 144-OZ PINE-SOL ORIGINAL 22.38
11.78 DISCOUNT EACH -0.59
2 @ 11.19
844946 AQUAFINA 16.9-FL OZ 24-CT 17.91
6.28 DISCOUNT EACH -0.31
3 @ 5.97
811330 3-CT RENUZIT RASPBERRY 3.02
3.18 DISCOUNT EACH -0.16
869067 50-OZ NOXIE HAND SANITIZE 14.02
7.38 DISCOUNT EACH -0.37
2 @ 7.01
670961 7.5-OZ DIAL ANTI B FOAM SO 9.33
3.28 DISCOUNT EACH -0.17
3 @ 3.11
498503 7.5-OZ DIAL ANTI B FOAM SO 9.36
3.28 DISCOUNT EACH -0.17
3 @ 3.12

SUBTOTAL: 109.22
TAX: 0.00
INVOICE 09543 TOTAL: 109.22
LAR: 109.22

TOTAL DISCOUNT: 5.76

LAR: XXXXXXXXXXXX5276 AMOUNT:109.22 AUTHCD: 001886
SWIPE REFID:587274 09/07/22 10:27:38
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
MERCHANDISE.

STORE: 1003 TERMINAL: 09 09/07/22 10:29:14
OF ITEMS PURCHASED: 16
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

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MPIII Sales Activity -September 2022

Items Sold											
Date	Customer Name	Gate Remote	Key Fob	Room Rental	Deposit	Other	Comp, Sold or Dep	Amount Paid	Check No. or C. C. Receipt	Description: Remote#, Key Fob#, Room Deposit or Ticket Sale	Staff Initials
9/2/2022	Andrada	1					Sold	\$30.00	lY1b	GR 2857	NM
9/2/2022	Zhikai	1	1				Sold	\$55.00	rhOC	Fob 37288/GR 2858	JL
9/2/2022	Garcia	1	2				Sold	\$80.00	vFtJ	Fob 37286/Fob 37290/GR 2860	JL
9/4/2022	Fontanez				1		Refund	(\$100.00)	jfza	Cleaning Deposit Refund	JP
9/6/2022	Colon			1	1		Sold	\$200.00	jbly	Party Room Rental/ Cleaning Deposit	JP
9/7/2022	Rodrigo	1					Sold	\$ 30.00	5ogx	GR 2859	NM
9/9/2022	Citrano	1					Sold	\$30.00	3nGg	GR 2861	NM
9/9/2022	Bell	1					Sold	\$30.00	98He	Gr 2862	LPV
9/10/2022	cherie	1					Sold	\$ 30.0	Dbgi	Gr 2863	LPV
9/12/2022	Petron	1					Sold	\$ 30.0	HH4F	GR 2864	NM
9/12/2022	Sandsmark		1				Sold	\$ 30.0	fRNo	Fob 37287	NM
9/12/2022	Mizell			1			Sold	\$ 150.0	B002	Party Room Rental/ Cleaning Deposit	NM
9/14/2022	Masler	1					Sold	\$ 30.0	vvOA	GR 2865	NM
9/14/2022	jimenez		1				Sold	\$ 25.0	DzfR	Fob 37285	LPV
9/14/2022	Jennifer					1	Refund	\$ (150.0)	zLvr	Party Cancellation Refund	JP
9/15/2022	Donnelly	1					Sold	\$ 30.0	7VmH	GR 2867	JL
9/15/2022	Saliba	1					Sold	\$ 30.0	FAdR	GR 2868	LPV
9/16/2022	Hampter	1					Sold	\$ 30.0	NMpb	GR 2866	NM
9/19/2022	Fields (Staff)		1				Comp	\$ -	NA	Fob 37291	JP
9/21/2022	Mcknight	2					Sold	\$ 30.0	5SpB	GR 2871/2872	JL
9/23/2022	Vincent	1					Sold	\$ 30.0	PI3C	GR 2873	NM
9/24/2022	Wilson	2					Sold	\$ 60.0	RONZ	GR 2874 GR 2875	LR
9/24/2022	Mizell				1		Refund	\$ (100.0)	B002	Cleaning Deposit Refund	JP
9/26/2022	Mendi	1					Sold	\$ 30.0	xQos	GR 2876	JP

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Gate Remote Sales - September 2022

Items Sold									
Date	Customer Name Res or NR	Gate Remote Quantity	Home Address	Village Gate Requested	Copy of ID (NR)	Amount Paid	Check No. or C. C. Receipt	Gate Remote#	Staff Initials
9/2/2022	Andrada	1	1754 Fircrest Ct	Beaconsfield		\$ 30.0	lY1b	GR 2857	NM
9/2/2022	Zhikai	1	1117 Sleepy Oak Dr	Hillhurst		\$ 30.0	rhOC	GR 2858	JL
9/2/2022	Garcia	1	31043 Whitlock Dr	Whitlock		\$ 30.0	vFtJ	GR 2860	JL
9/7/2022	Rodrigo	1	31129 Wrencrest Dr	Wrencrest		\$ 30.0	5ogx	GR 2859	NM
9/9/2022	Citrano	1	1433 Appleton Pl	Wrencrest		\$ 30.0	3nGg	GR2861	NM
9/9/2022	Bell	1	1533 Salmonberry St	Beaconsfield		\$ 30.0	98He	Gr 2862	LPV
9/10/2022	cherie	1	31407 Wrencrest Dr	Wrencrest		\$ 30.0	Dbgi	Gr 2863	LPV
9/12/2022	Petron	1	31542 Bearded oak Dr	Nesslewood		\$ 30.0	HH4F	GR 2864	NM
9/14/2022	Masler	1	Shaker CrI	Whitlock		\$ 30.0	vv0A	GR 2865	NM
9/15/2022	Donnelly	1	1412 Greely Ct	Wrencrest		\$ 30.0	7VmH	GR 2867	JL
9/15/2022	Saliba	1	2330 Nesslewood Dr	Nesslewood		\$ 30.0	FAdR	GR 2868	LPV
9/16/2022	Hampter	1	1511 Salmonberry St	Beaconsfield		\$ 30.0	NMpb	GR 2866	NM
9/21/2022	Mcknight	2	30405 Elderwood Dr	Hillhurst		\$ 30.0	5SpB	GR 2871/2872	JL
9/23/2022	Vincent	1	31212 Anniston DR	Alchester pl		\$ 30.0	PI3C	GR 2873	NM
9/24/2022	Wilson	2	31848 TURKEYHILL DR	Larkenheith		\$ 60.0	RONZ	GR 2874/2875	LR
9/26/2022	Mendi	1	31421 Chatterly	Wrencrest		\$ 30.0	xQos	GR 2876	JP

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October 8th-October 21st

	Sat - 8 Oct	Sun - 9 Oct	Mon - 10 Oct	Tue - 11 Oct	Wed - 12 Oct	Thur - 13 Oct	Fri - 14 Oct	Total Hours					
Josh	3-9pm	6	11am-7pm	8	1-9pm	8	1-9pm	8	30				
Scarlett		3-9pm	6	1-9pm	8	1-9pm	8	1-9pm	8	24			
Carmen	9am-5pm	8	9am-3pm	6					14				
TBD									32				
TBD									0				
Nargiza			9am-2pm	5	9am-2pm	5	9am-2pm	5	9am-2pm	5	25		
Bob									0				
Peter				7am-2pm (J)	7	7am-2pm (J)	7	7am-2pm	7	7am-1pm	6	27	
Frank			7am-3pm (J)	8	7am-3pm	8	7am-3pm (J)	8	7am-3pm (J)	8	7am-3pm (J)	8	40
Luis			1-9pm**	8	1-9pm**	8	1-9pm**	8	1-9pm**	8	1-9pm**	8	40
Justin	11am-2pm	3	10am-3pm	5	7am-3pm	8	7am-3pm	8	7am-3pm	8	7am-3pm	8	40
													272

	Sat - 15 Oct	Sun - 16 Oct	Mon - 17 Oct	Tues - 18 Oct	Wed - 19 Oct	Thur - 20 Oct	Fri - 21 Oct	Total Hours					
Josh	1-9pm	8	11am-7pm	8	1-9pm**	8	1-9pm	8	32				
Scarlett		3-9pm	6	1-9pm	8	1-9pm	8	1-9pm	8	30			
Carmen		9am-3pm	6						6				
TBD									0				
TBD									0				
Nargiza	9am-1pm	5	9am-2pm	5	9am-2pm	5	9am-2pm	5	9am-2pm	5	30		
Bob					6am-11am	5	6am-11am	5	6am-11am	5	15		
Peter				7am-2pm (J)	7	7am-2pm	7	7am-2pm	7	7am-1pm	6	27	
Frank	11am-7pm**	8	7am-3pm (J)	8	7am-3pm	8	7am-3pm	8	7am-3pm	8	40		
Luis			1-9pm**	8	1-9pm**	8	1-9pm**	8	1-9pm**	8	1-9pm**	8	40
Justin			7am-3pm	8	7am-3pm	8	7am-3pm	8	7am-3pm	8	7am-3pm	8	40
													260

* Closes with Clubhouse Staff (J) Janitorial Coverage

** Help Clubhouse when needed

September 24th - October 7th

	Sat - 24 Sept	Sun - 25 Sept	Mon - 26 Sept	Tue - 27 Sept	Wed - 28 Sept	Thur - 29 Sept	Fri - 30 Sept	Total Hours
Josh	3-9pm	6	1-9pm	8	3-9pm	6		26
Scarlett		3-9pm	6	3-9pm	6		3-9pm	24
Carmen								0
John		9am-5pm	8		1-9pm	8		16
TBD								0
Nargiza			9am-2pm	5	9am-2pm	5	9am-2pm	25
Bob			6am-11am	5	6am-11am	5	6am-11am	25
Peter				12-7pm	7	12-6pm	6	27
Frank	1-9pm (MU)		7am-3pm	8	7am-3pm	8	7am-3pm	40
Luis	9am-5pm	8	12-8pm	8		7am-3pm	8	40
Justin			ETO	8	7am-3pm	8	7am-3pm	40
								263

	Sat - 1 Oct	Sun - 2 Oct	Mon - 3 Oct	Tues - 4 Oct	Wed - 5 Oct	Thur - 6 Oct	Fri - 7 Oct	Total Hours
Josh	3-9pm	6	3-9pm	6		3-9pm	6	30
Scarlett			6	3-9pm	6	3-9pm	6	24
John								
Carmen	9am-3pm	6	3-9pm	6				12
TBD								0
Nargiza			9am-2pm	5	9am-2pm	5	9am-2pm	25
Bob			6am-11am	5	6am-11am	5	6am-11am	20
Peter	12-6pm	6		12-7pm	7	12-7pm	7	27
Frank			7am-3pm	8	7am-3pm	8	7am-3pm	40
Luis		9am-5pm	8	1-9pm	8	7am-3pm	8	40
Justin			7am-3pm	8	7am-3pm	8	7am-3pm	40
								258

* Closes with
Clubhouse Staff

MU=Make-up

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Deputy Schedule – October 2022



MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 K
2 K	3 B	4 B	5 K	6 K	7 B	8 B
9 B	10 K	11 K	12 B	13 B	14 K	15 K
16 K	17 B	18 B	19 K	20 K	21 B	22 B
23 B	24 K	25 K	26 B	27 B	28 K	29 K
30 K	31 K					

Tab 8



UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 10, 2022, at 6:30pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Michael Hall Seat 1) Unopposed; Term 11/18-11/22 (Glen Aleo Seat 3) Unopposed; Term 11/18-11/22 (Paul Carlucci Seat 5) Unopposed

October 19

District
Manager's
Report

2022

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FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance:	\$1,481,442
Reserve Fund Cash & Investment Balance:	\$1,134,381
Debt Service Fund Investment Balance:	\$530,249
Total Cash and Investment Balances:	\$3,146,072
General Fund Expense Variance: \$89,665	Under Budget



District Manager Updates

General Fund Budget – I sent an email out to the Board three weeks ago regarding the financials of the District. Our Accounting team is working on providing the updated financials as soon as possible. The Board will receive the Financials within the next three weeks.

Amended Budget-If the District is over budget, then the District will need to complete an amended budget at the end of FY 2022.

Electric Charging Stations- As of October 7, 2022, Nova Charge informed me they had to revise their design. Once completed, Nova Charge will send the design and quote over for approval.

Arborist Report- Arborist Aboard is working on completing the Arborist Report for the tree that was struck by lightning. Arborist Aboard is behind because of the Hurricane. As soon as I receive their report, I will provide it to the Board.

Meadow Pointe III Egis Proposal- Meadow Pointe III insurance has been paid for the fiscal year. Also, I instructed Justin to complete a list of all items that were damaged during the Hurricane. The District possible can submit a claim to EGIS Insurance and FEMA for reimbursement.

Hurricane Recap-During the meeting, I would like the Board to discuss the Hurricane process for the District. Also, I received approval from the Chair to execute the removal of the Fallen Tree on Beardsley.

Tab 9

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, August 17, 2022 at 6:30 p.m.**
14 and was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe
15 Blvd, Wesley Chapel, FL 33543.

16 Present and constituting a quorum:

17 Michael Hall	Board Supervisor, Chairman
18 Paul Carlucci	Board Supervisor, Vice Chairman
19 John Johnson	Board Supervisor, Assistant Secretary
20 Glen Aleo	Board Supervisor, Assistant Secretary
21 Michael Torres	Board Supervisor, Assistant Secretary

22
23
24 Also present via conference call were:

26 Daryl Adams	District Manager, Rizzetta & Co
27 Tonja Stewart	DE; Stantec
28 Justin Lawrence	Clubhouse Manager
29 Jason Diogo	Solitude Lake Management
30 Brandon Padilla	Yellowstone
31 Vivek Babbar	District Counsel, Straley Robin & Vericker

32
33
34 Audience Present

35
36 **FIRST ORDER OF BUSINESS**

Call to Order

37
38 Mr. Adams called the meeting to order and performed a roll call confirming a
39 quorum for the meeting and noted that there were audience members in attendance.
40

41 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

42
43 All present at the meeting joined in the Pledge of Allegiance.
44

45 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

46
47 There were no audience comments presented.
48

FOURTH ORDER OF BUSINESS

Staff Reports

A. Community Deputy Report

Deputy was present and gave his report.

B. Aquatic Report

The Board received the August Waterway Inspection Report from Mr. Diogo.

The board asked Mr. Adams to send a letter to the residents around Pond 89 letting them know that the CDD needs to have access the pond through their easement.

Mr. Diogo will provide a list of where the aquatic plants need to go to prevent erosion.

C. Landscape Report

The Board reviewed the Landscape Reports received from OLM and Yellowstone.

The Board requested that Yellowstone provide a progress map of the conservation areas. Ms. Stewart, Mr. Padilla, and Mr. Woods will work together on making this map. This will be discussed at the next meeting.

The Board requested that Mr. Lawrence get a proposal for a drone and asked him to take pictures of the back of the ponds in question.

D. Amenity Management

Mr. Lawrence presented his amenity report to the Board.

Mr. Lawrence voiced a resident concern about the trees on their conservation line that are coming into their property. The resident would like the CDD to cut these trees. The Board noted for the record that this is the resident's responsibility. There will be a discussion at the next meeting on conservation cutbacks.

The Board held a brief discussion about Clubhouse staffing. Mr. Rodriguez and Mr. Lawrence talked about their hiring process and let the Board know that they are working on it and are currently down 5 people.

Mr. Lawrence presented two-holiday lighting proposals. After a brief discussion, the Board agreed to approve the Santa Helpers proposal in the amount of \$16,850.00, with the understanding that this will cover all entrances and the amount will not exceed \$16,850.00.

On a motion from Mr. Torres, seconded by Mr. Aleo, the Board approved the Santa Helpers Proposal for Holiday Lighting to cover all entrances, not to exceed \$16,850.00, for Meadow Pointe III Community Development District.

95 Mr. Hall asked Mr. Lawrence about the pool incident and asked why no one
96 was notified.

97
98 Mr. Torres would like a Serious Incident Management Policy to be put into place
99 immediately.

100
101 The Board made a group decision to go out for an RFP for Amenity Services.
102 Vivek will work on this issue and the Board appointed Mr. Carlucci as liaison for
103 the RFP.
104

On a motion from Mr. Carlucci, seconded by Mr. Aleo, the Board agreed to do an RFP for Amenity Services for Meadow Pointe III Community Development District.

105
106 Mr. Torres asked Mr. Lawrence if he could add four additional Wi-Fi extenders in
107 the pool area. Mr. Lawrence will investigate this and report back to the Board as
108 soon as possible.

109
110 Mr. Carlucci asked about the inventory process for clubhouse materials. Mr.
111 Lawrence will investigate this and report back to the Board at the next meeting.
112

113 **E. District Engineer**

114 The Board received the District Engineer Report from Ms. Stewart.

115
116 The Board asked Ms. Stewart about the HA5 Project scheduled. Ms. Stewart will
117 get with the HA5 project vendor and report back to the Board at the next
118 meeting.

119
120 Ms. Stewart mentioned to the Board that a resident's tree was struck by lightning
121 and suggested having an arborist come out and look at it.
122

123 **F. District Counsel**

124 The Board received District Counsel report from Mr. Babbar.

125
126 Mr. Babar presented a proposal for the CDD Service Mark Agreement. The
127 Board made a motion to accept this proposal not to exceed \$2,000.00.
128

On a motion from Mr. Torres, seconded by Mr. Aleo, the Board accepted the proposal for a CDD Service Mark Agreement, not to exceed \$2,000.00, for Meadow Pointe III Community Development District.

129
130 **G. District Manager**

131 The Board received the District Manager Report from Mr. Adams.

132
133 Mr. Adams reminded the Board that their next scheduled meeting will be held on
134 September 21, 2022 at 6:30 p.m.
135

136 Mr. Adams suggested providing CPR classes for the Clubhouse Staff and gave
137 a break down of costs. After a brief discussion, the Board recommended waiting
138 until the clubhouse is fully staffed.

139
140 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adopting Fiscal Year**
141 **2022/2023 Budget and Assessment**
142

143 Mr. Adams asked the Board for a Motion to Open the Public Hearing on Adopting
144 Fiscal Year 2022/2023 Budget and Assessments.
145

On a Motion by Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors Opened the Public Hearing on Adopting Fiscal Year 2022/2023 Budget and Assessments, for Meadow Pointe III Community Development District.

146
147 The Board heard public comments regarding gutters and the roads in Whitlock.
148

On a Motion by Mr. Aleo, seconded by Mr. Hall, with all in favor, the Board of Supervisors Closed the Public Hearing on Adopting Fiscal Year 2022/2023 Budget and Assessments, for Meadow Pointe III Community Development District.

149
150 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2022-04,**
151 **Adopting Fiscal Year 2022/2023 Budget**
152

153 Mr. Adams presented Resolution 2022-04, Adopting Fiscal Year 2022/2023 Budget
154 to the Board of Supervisors.
155

On a Motion by Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors adopted Resolution 2022-04, Adopting Fiscal Year 2022/2023 Budget, for Meadow Pointe III Community Development District.

156
157 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-05,**
158 **Adopting Levy of Assessment for Fiscal**
159 **Year 2022/2023**
160

161 Mr. Adams presented Resolution 2022-05, Adopting Levy of Assessments for Fiscal
162 Year 2022/2023 to the Board of Supervisors.
163

On a Motion by Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adopted Resolution 2022-05, Adopting Levy of Assessment for Fiscal Year 2022/2023, for Meadow Pointe III Community Development District.

164
165
166

167 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2022-06,**
168 **Adopting the Fiscal Year 2022/2023**
169 **Meeting Schedule**
170

171 Mr. Adams presented Resolution 2022-06, Adopting Fiscal Year 2022/2023 Meeting
172 Schedule to the Board of Supervisors.
173

On a Motion by Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adopted Resolution 2022-06, Adopting Fiscal Year 2022/2023 Meeting Schedule for Meadow Pointe III Community Development District.

174
175 **NINTH ORDER OF BUSINESS** **Consideration of Law Enforcement**
176 **Contract for FY 2022-2023**
177

On a Motion by Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the Law Enforcement Contract for FY 2022-2023 for Meadow Pointe III Community Development District.

178
179 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
180 **of Regular meeting held July 20, 2022**
181

182 Mr. Adam's presented the Board with the July 20, 2022 regular meeting minutes.
183

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on July 20, 2022, as presented, for Meadow Pointe III Community Development District.

184
185 **ELEVENTH ORDER OF BUSINESS** **Consideration of the O& M Expenditures**
186 **For July 2022**
187

188 The Board received the Operation and Maintenance Expenditures for July 2022 in the
189 amount of \$104,613.55.

190
191 The Board asked Mr. Adams to investigate the Frontier bill and provide feedback at the
192 next meeting,
193

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board approved to ratify the O&M Expenditures for July 2022 in the amount of \$104,613.55 for Meadow Pointe III Community Development District.

194
195
196
197
198
199

200 **TWELFTH ORDER OF BUSINESS** **Supervisor and Audience Comments**

201
202 The Board heard audience comments regarding conservation areas which will be
203 discussed at the next meeting.

204
205 A resident voiced her concerns regarding the incident at the pool and mentioned to the
206 Board that the parents left the kids alone at the pool, she recommends having a policy
207 in place to avoid this in the future.

208
209 The Board heard a resident's concerns regarding the conservation behind his home
210 not being maintained. The Board asked Mr. Padilla to cut back this conservation area
211 as a one-time courtesy as it is not CDD's responsibility.

212 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

213
214

On a motion from Mr. Torres, seconded by Mr. Aleo, the Board agreed to adjourn the meeting at 9:26 p.m. for the Meadow Pointe III Community Development District.

215

216

217

218

219

Assistant Secretary

Chairman/Vice Chairman

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, September 21, 2022 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 Michael Hall	Board Supervisor, Chairman
18 Paul Carlucci	Board Supervisor, Vice Chairman
19 John Johnson	Board Supervisor, Assistant Secretary
20 Glen Aleo	Board Supervisor, Assistant Secretary
21 Michael Torres	Board Supervisor, Assistant Secretary

22
23
24 Also present via conference call were:

25	
26 Daryl Adams	District Manager, Rizzetta & Co
27 Tonja Stewart	DE; Stantec
28 Justin Lawrence	Clubhouse Manager
29 Michael Rodriguez	Amenities Manager, Rizzetta & Co.
30 Jason Diogo	Solitude Lake Management
31 Brandon Padilla	Yellowstone
32 Paul Woods	OLM
33 Vivek Babbar	District Counsel, Straley Robin & Vericker

34
35
36 Audience Present
37

38 **FIRST ORDER OF BUSINESS**

Call to Order

39
40 Mr. Adams called the meeting to order and performed a roll call confirming a
41 quorum for the meeting and noted that there were audience members in attendance.
42

43 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

44
45 All present at the meeting joined in the Pledge of Allegiance.
46
47
48

49 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

50
51 There were no audience comments presented.

52
53 **FOURTH ORDER OF BUSINESS** **Staff Reports**

54
55 **A. Community Deputy Report**
56 Deputy was present and gave his report.

57
58 **B. Aquatic Report**
59 The Board received the August Waterway Inspection Report from Mr. Diogo.

60
61 Mr. Diogo presented a vegetation removal proposal in the amount of \$3,500.
62 After a brief discussion, the Board agreed they wouldn't move forward with this
63 proposal.

64
65 Mr. Diogo also presented a planting proposal in the amount of \$20,277.72, for
66 native aquatic planting on Ponds #63, 86, 54, 78, 84, 94, 52, 12, 24, 100, and
67 101. The Board reviewed and discussed this proposal and agreed that the cost is
68 too high. They asked Mr. Diogo to revise this proposal not to exceed \$10,000.
69 Mr. Diogo will provide this proposal at the next meeting.

70
71 **C. Landscape Report**
72 The Board reviewed the Landscape Reports received from OLM and
73 Yellowstone.

74
75 Mr. Woods informed the Board that Yellowstone did not pass inspection for
76 incomplete mowing and noncompliance to the natural areas of pruning. Per the
77 contract, the Board does have the ability to withhold performance payment for
78 today's inspection if they desire. The Board discussed Yellowstone's
79 performance over the last few months and agreed they will not withhold
80 Yellowstone's performance payment. The Board decided they would go out for
81 bid for a new landscaping company.

82
On a motion from Mr. Torres, seconded by Mr. Aleo, and opposed by Mr. Carlucci, the Board of Supervisors agreed they would not withhold Yellowstone's payment, but the Board would go out to bid for a new landscape company for Meadow Pointe III Community Development District.

On a motion from Mr. Aleo, seconded by Mr. Carlucci, the Board of Supervisors will allow Mr. Wood from OLM to solicit Landscaping Companies for Meadow Pointe III Community Development District.

83
84
On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board of Supervisors approved the fall annual proposal in the amount of \$4,289 for Meadow Pointe III Community Development District.

87 **D. Amenity Management**
88 Mr. Lawrence presented his amenity report to the Board.

89
90 Mr. Lawrence noted that a resident had planted plants on CDD property, and he
91 will send a letter to them asking them to remove the plants.

92
93 The Board asked Mr. Lawrence and Mr. Rodriguez to work together and
94 produce new verbiage for the pool signs. They will give the Board an update at
95 the next meeting.

96
97 The Board would also like Mr. Lawrence to check the timers for the tennis court
98 lights and make sure that all courts are cleaned daily.

99
100 **E. District Engineer**
101 Ms. Stewart was present; she had no updates at this time.

102
103 **F. District Counsel**
104 The Board received District Counsel report from Mr. Babbar. The Board had no
105 questions or concerns at this time.

106
107 **G. District Manager**
108 The Board received the District Manager Report from Mr. Adams.

109
110 Mr. Adams reminded the Board that their next scheduled meeting will be held on
111 October 19, 2022 at 6:30 p.m.

112
113 Mr. Adams presented the July Financial Statement to the Board; they had no
114 questions at this time.

115
116 **FIFTH ORDER OF BUSINESS** **Consideration of First Addendum to the**
117 **Professional Amenity Service Contract**

118
119 Mr. Adams presented the First Addendum to the Professional Amenity Service
120 Contract to the Board of Supervisors.

121

On a Motion by Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the First Addendum to the Professional Amenity Service Contract for Meadow Pointe III Community Development District.
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131 **SIXTH ORDER OF BUSINESS** **Consideration of EGIS Insurance**
132 **Proposal**
133

134 Mr. Adams presented the EGIS Insurance Proposal to the Board of Supervisors.
135

On a Motion by Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the EGIS Insurance Proposal for Meadow Pointe III Community Development District.

136
137 **SEVENTH ORDER OF BUSINESS** **Consideration of Waste Connections**
138 **Agreement**
139

140 Mr. Adams presented the revised Waste Connections Agreement to the Board of
141 Supervisors. It was noted that Mr. Lawrence sent an email blast to residents regarding pick-
142 up days.
143

On a Motion by Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Waste Connections Agreement for Meadow Pointe III Community Development District.

144
145 **EIGHTH ORDER OF BUSINESS** **Discussion of Tennis Lessons**
146

147 After a lengthy discussion, the Board agreed that they would lift the suspension of
148 tennis lessons and allow classes to commence on Tuesdays & Thursdays from 5-8 p.m.
149 District Counsel will draft a revised version of the tennis agreement to reflect these days
150 and times.

151
152 **NINTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
153 **of Regular meeting held August 17, 2022**
154

155 Mr. Adams' presented the Board with the August 17, 2022 regular meeting minutes
156 and suggested tabling this item to the next meeting. This will give the Board enough time to
157 review them and provide feedback.

158
159 **TENTH ORDER OF BUSINESS** **Supervisor and Audience Comments**
160

161 The Board heard from a resident that would like to have a skate park added to the
162 community. The Board suggested that this resident gather signatures from other
163 residents in favor of this idea. They also asked Mr. Lawrence to obtain proposals for a
164 skate park.
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ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Aleo, seconded by Mr. Torres, the Board agreed to adjourn the meeting at 9:35 p.m. for the Meadow Pointe III Community Development District.

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175
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178

Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 11



MEADOW
POINTE

MEADOW POINTE III

COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue, Suite 200, Tampa, FL 33614 - 813-994-1001 - Meadowpointe3cdd.org

Operations and Maintenance Expenditures August 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:

\$121,897.79

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cintas Corporation	100004	4126848399	Cleaning Supplies 07/22	\$ 52.75
Cintas Corporation	100025	4128220164	Cleaning Supplies 08/22	\$ 708.32
Cintas Corporation	100025	4129609322	Cleaning Supplies 08/22	\$ 255.51
DCSI, Inc.	100005	29817	Service Call - Tennis Court Lock 06/22	\$ 210.00
DCSI, Inc.	100005	29823	Service Call - Camera Repair 06/22	\$ 1,628.00
DCSI, Inc.	100005	29824	Service Call - Camera Repair 07/22	\$ 2,710.50
DCSI, Inc.	100005	29825	Service Call - Camera Repair 07/22	\$ 2,205.00
DCSI, Inc.	100005	29826	Service Call - Camera Repair 07/22	\$ 2,041.00
Florida Department of Revenue	Auto	61-8015577967-4 07/22	Sales & Use Tax 07/22	\$ 329.34
Frontier Florida	Auto	Phone Summary 08/22	239-188-0915-091913-5 Phone Summary 08/22	\$ 408.36
Glen Richard Aleo	100020	GA081722	Board of Supervisors Meeting 08/17/22	\$ 200.00
Home Depot Credit Services	100006	3880 7/22	Supplies 07/22	\$ 187.04
John A. Johnson	100021	JJ081722	Board of Supervisors Meeting 08/17/22	\$ 200.00
MP III DC	MP III DC	MP III DC	MP III DC 08.12.22 Executed 8-12-22	\$ 2,093.12

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael J Hall	100022	MH081722	Board of Supervisors Meeting 08/17/22	\$ 200.00
Michael Torres	100023	MT081722	Board of Supervisors Meeting 08/17/22	\$ 200.00
OLM, Inc.	100007	39863	Monthly Landscape Inspection 07/22	\$ 750.00
Outsmart Pest Management, Inc.	100008	34452	Monthly Pest Control 08/22	\$ 60.00
Pasco County Sheriff's Office	100009	AR001538	Law Enforcement Services Installment #10 07/22	\$ 8,902.25
Pasco County Utilities	100010	16944749	1500 Meadow Pointe Blvd 07/22	\$ 884.24
Pasco County Utilities	100026	17114291	1500 Meadow Pointe Blvd 08/22	\$ 927.99
Paul Carlucci	100024	PC081722	Board of Supervisors Meeting 08/17/22	\$ 200.00
Rizzetta & Company, Inc.	100000	INV0000069598	Cell Phone - Auto Mileage & Travel 06/22	\$ 111.80
Rizzetta & Company, Inc.	100003	INV0000070193	District Management Services 08/22	\$ 5,619.08
Rizzetta & Company, Inc.	100001	INV0000070213	Personnel Reimbursement 07/22	\$ 9,876.99
Rizzetta & Company, Inc.	100002	INV0000070310	Cell Phone 07/22	\$ 437.25
Rizzetta & Company, Inc.	100027	INV0000070736	Personnel Reimbursement 08/19/22	\$ 10,877.45
Romaner Graphics	100011	21248	Gate Repair 07/22	\$ 625.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	100028	PI-A00866951	Lake & Pond Management Services 08/22	\$ 5,710.83
Southern Automated Access Services, LLC	100012	11504	Gate Repair - Heatherstone 07/22	\$ 110.00
Southern Automated Access Services, LLC	100012	11531	Gate Phone/CAPXL Cloud - WRENCREST 08/22	\$ 124.50
Southern Automated Access Services, LLC	100012	11532	Gate Phone/CAPXL Cloud - AMMANFORD 08/22	\$ 124.50
Southern Automated Access Services, LLC	100012	11533	Gate Phone/CAPXL Cloud - HEATHERSTONE 08/22	\$ 124.50
Spectrum	Auto	0034120094-01 08/22	1500 Meadow Pointe Blvd 08/22	\$ 47.77
Straley Robin Vericker	100013	21871	Legal Services 07/22	\$ 691.50
Suncoast Pool Service, Inc.	100029	8521	Monthly Pool Service 08/22	\$ 1,145.00
TECO		311000030198 7/22	Summary Bill 07/22	\$ 10,924.29
Times Publishing Company	100014	0000236901 07/20/22	Account #119369 Legal Advertising 07/22	\$ 1,075.00
Times Publishing Company	100014	0000236902 07/27/22	Account #119369 Legal Advertising 07/22	\$ 121.60
U.S. Bank	100015	6610121	Trustee Fee Series 2021 07/01/22 - 06/30/23	\$ 3,232.50
U.S. Water Services Corporation	100016	S154940	Monthly Lift Station Inspection 08/22	\$ 86.21
VGlobal Tech	100017	4135	Web Maintenance: ADA Website 08/22	\$ 300.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	Auto	6218949W425	Waste Disposal 07/22	\$ 15,172.80
Waste Connections of Florida	Auto	1235742W426	Waste Disposal 08/22	\$ 79.86
Welch Tennis Courts, Inc.	100018	67775	Clean Court Complete 8/22	\$ 44.06
Withlacoochee River Electric Cooperative, Inc.		1353910 7/22	Street Lights 07/22	\$ 1,570.24
Withlacoochee River Electric Cooperative, Inc.		Electric Summary 07/22 720	Electric Summary 07/22	\$ 277.39
Wright National Flood Insurance Company	100019	87661	Pol 09 115 0580377 11 Flood Insurance 09/20/22 - 09/20/23	\$ 1,953.00
Yellowstone Landscape	100030	TM 404878	Landscape Maintenance 08/22	\$ 24,272.25
Yellowstone Landscape	100030	TM 406721	Crown Clean / Raise Southern Live Oaks 08/22	\$ 1,809.00
Report Total				<u>\$ 121,897.79</u>