



Rizzetta & Company

# Meadow Pointe III Community Development District

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**Board of Supervisors'  
Regular Meeting  
January 18, 2023**

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

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

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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January 11, 2023

**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, January 18, 2023 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. None
- 5. STAFF REPORTS**
  - A. Community Deputy Update
  - B. Aquatics Update
    1. December Waterway Inspection Report..... Tab 1
  - C. Landscape Update
    1. OLM December Inspection Report..... Tab 2
    2. Discussion of RFP Timeline ..... Tab 3
    3. Yellowstone December Inspection Report ..... Tab 4
    4. Consideration of Community Mulch Proposal..... Tab 5
    5. Consideration of Tree Crown Cleaning Proposal ..... Tab 6
  - D. Amenity Management
    1. Presentation of December Amenity Report..... Tab 7
  - E. District Counsel
  - F. District Engineer
    1. Update on HA5
  - G. District Manager
    1. Review of District Manager's Report (**under separate cover**)
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on December 21, 2022..... Tab 8
  - B. Consideration of Operations & Maintenance Expenditures for November 2022..... Tab 9
- 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](mailto:darryla@rizzetta.com), or Stacey Gillis at [sgillis@rizzetta.com](mailto:sgillis@rizzetta.com).

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

# Tab 1

# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2023-01-06

**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: 74

Comments:

Requires attention  
No issues observed with the pond.  
Easement requires trimming for access,



Action Required:

Routine maintenance next visit

Target:

Site: 75

Comments:

Normal growth observed  
Very minor shoreline weed growth noted. Native Arrowhead showing mild signs of stress from recent freeze.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 76

Comments:

Requires attention  
Minor Torpedograss noted along the perimeter. Water level was high.



Action Required:

Treat within 7 days

Target:

Torpedograss

Site: 77

**Comments:**

Site looks good

Pond is in excellent shape(right). Easement is currently accessible, however may need trimming soon.

**Action Required:**

Routine maintenance next visit

**Target:**



Site: 78

**Comments:**

Site looks good

Recently planted Arrowhead showing signs of stress from recent freeze. They are still alive and should bounce back fine. No other issues observed.

**Action Required:**

Routine maintenance next visit

**Target:**



Site: 79

**Comments:**

Site looks good

Very minor shoreline weed growth. Open water looks excellent.

**Action Required:**

Routine maintenance next visit

**Target:**





Site: 80

**Comments:**

Normal growth observed  
Minor shoreline weed growth.  
Minor Planktonic algae noted on windswept side of pond.



**Action Required:**

Routine maintenance next visit

**Target:**

Planktonic algae

Site: 81

**Comments:**

Site looks good  
Site is in excellent condition. No issues observed.



**Action Required:**

Routine maintenance next visit

**Target:**

Site: 82

**Comments:**

No issues observed at the time of inspection.



**Action Required:**

Routine maintenance next visit

**Target:**

Site: 83

**Comments:**

Normal growth observed  
Minor shoreline weed growth noted. Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 84

**Comments:**

Site looks good  
Recently planted Arrowhead is a bit stressed as well, but should pull through fine. Open water and shorelines look good.

**Action Required:**

Routine maintenance next visit

**Target:**



Site: 85

**Comments:**

Normal growth observed  
Minor Torpedograss intrusion within native plants will be targeted during upcoming maintenance.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



Site: 86

Comments:

Normal growth observed

Very minor perimeter algae. Recently planted Arrowhead stressed but alive.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 87

Comments:

Requires attention

Moderate Torpedograss along perimeter will be targeted during upcoming maintenance. Expect 2 weeks for results.



Action Required:

Treat within 7 days

Target:

Torpedograss

Site: 88

Comments:

Normal growth observed

Minor shoreline weeds present. Trace amount of Duckweed were noted, which is fairly common for this pond. Treatment will be applied during next maintenance.



Action Required:

Routine maintenance next visit

Target:

Duckweed

Site: 89

**Comments:**

Requires attention

Moderate Torpedograss along perimeter will be targeted within 7 days of inspection. Expect 2 weeks for results.

**Action Required:**

Treat within 7 days

**Target:**

Torpedograss



Site: 90

**Comments:**

Normal growth observed

Minor Torpedograss intrusion noted. Native plants are stressed but alive(right). Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



Site: 91

**Comments:**

Normal growth observed

Minor shoreline weeds and trace amounts of floating Duckweed present. Both will be targeted during upcoming maintenance.

**Action Required:**

Routine maintenance next visit

**Target:**

Duckweed



**Site:** 92**Comments:**

Normal growth observed

Minor shoreline weeds present.  
Pond has responded well to recent treatment for submersed Babytears.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Management Summary**

Overall, the ponds are in very good shape. Sites 89, 87, and 76 had above average growth of Torpedograss, but these will be addressed within a week of inspection. The rest of the sites only contain very minor nuisance vegetation.

The recently planted Arrowhead survived the extreme cold weather that came through around Christmas time. Although they showed some stress in the leaves, the stalks and roots look healthy. We purposely selected this species of plant for its heartiness and it's paying off. By springtime we can expect to see them full and healthy.

The easement to site 74 requires some trimming. If you refer to the photo, the vegetation on the left needs to be taken back approx. 2-3 feet for UTV access.

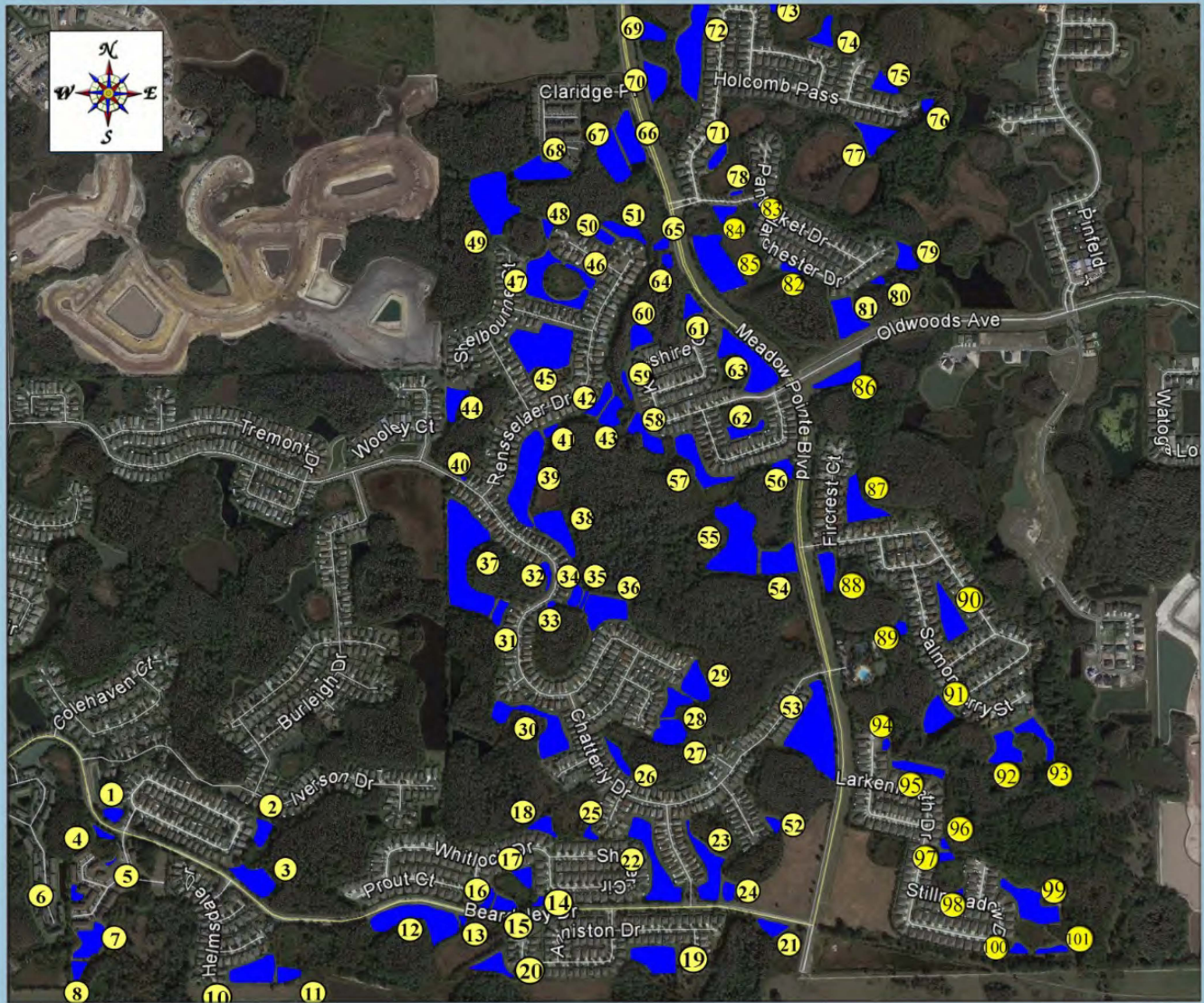
Feel free to reach out with any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
74	Requires attention		Routine maintenance next visit
75	Normal growth observed	Shoreline weeds	Routine maintenance next visit
76	Requires attention	Torpedograss	Treat within 7 days
77	Site looks good		Routine maintenance next visit
78	Site looks good		Routine maintenance next visit
79	Site looks good		Routine maintenance next visit
80	Normal growth observed	Planktonic algae	Routine maintenance next visit
81	Site looks good		Routine maintenance next visit
82			Routine maintenance next visit
83	Normal growth observed	Shoreline weeds	Routine maintenance next visit
84	Site looks good		Routine maintenance next visit
85	Normal growth observed	Torpedograss	Routine maintenance next visit
86	Normal growth observed	Surface algae	Routine maintenance next visit
87	Requires attention	Torpedograss	Treat within 7 days
88	Normal growth observed	Duckweed	Routine maintenance next visit
89	Requires attention	Torpedograss	Treat within 7 days
90	Normal growth observed	Torpedograss	Routine maintenance next visit
91	Normal growth observed	Duckweed	Routine maintenance next visit
92	Normal growth observed	Shoreline weeds	Routine maintenance next visit

**Meadow Pointe III CDD**  
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

## **Tab 2**





# MEADOW POINTE III CDD

LANDSCAPE INSPECTION  
December 21, 2022

ATTENDING:  
BRANDON PADILLA- YELLOWSTONE  
ARRON FRAZER – YELLOWSTONE  
PAUL WOODS – OLM, INC.

**SCORE: 93.5%**

**NEXT INSPECTION  
JANUARY 25, 2023 AT 8:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Control disease in Flax Lilies.
2. Remove leaves in the mulch beds.
3. Around the basketball court: Recycle the pine straw to cover bed areas under the Pines.
4. Entrance: Redistribute mulch covering bare soil.
5. Around the perimeter of the pool: Inspect the irrigation maintenance reports a broken head which is washing into the pool deck.

### BEACONSFIELD

6. Entrance: Treat Ilex Schilling with systemic Fungicides.
7. Entrance: Rejuvenate prune Ilex Schillings once the Christmas lights area removed to eliminate the fungal damage.
8. To right inside the gate: Maintain an easement behind the 1<sup>st</sup> residence.
9. Proceed with cutting back Fountain Grass.
10. Remove Spanish Moss in trees up to 15 feet.

### SHERINGHAM

11. Avoid induvial shearing of Gold Mound Duranta. Rejuvenational prune the Gold Mound Duranta once the Christmas lights area removed to a uniform height.
12. Remove palm volunteers.
13. **Rake down fire ant mounds once they have been eradicated.**

### CLARIDGE PLACE

14. Improve fertility to Loropetalum.
15. Gate island: Remove Spanish Moss in common area trees.
16. Gate island: Remove leaves in mulch beds.

#### LARKENHEATH

17. Improve fertility in the Dwarf Ixora.
18. Remove pruning debris on the south side of the perimeter wall.

#### BEARDSLEY

19. Across wall fronts: Remove Spanish Moss in Crape Myrtles.

#### AMMANFORD

20. Entrance: Rejuvenate prune Muhly Grass once the blooms area spent.
21. Hillhurst: Control bed weeds.

#### BROUGHTON PLACE

22. Continue selective herbicide treatments promoting infilling growth of Bermuda Grass.

#### WHITLOCK

23. Entrance: Pencil prune Crape Myrtles removing seed pods creating a 15, 13, and 10 foot umbrella shaped canopy.
24. Entrance: Control bed weeds.
25. Entrance: Remove Brazilian Pepper vine growing on top of the wall.
26. Entrance: Fertilize recently rejuvenated Walter Viburnum.
27. Adjacent to the Alcester frontage: Control turf pest damage in right of way turf.
28. Control bed weeds in seasonal color.
29. Remove palm volunteers across wall fronts.

#### WRENCREST

30. **31000 block of Wrencrest Drive common areas: Rake down ant mounds once they have been eradicated.**
31. **2000 block of Shelbourne Court: Maintain consistent mowables with pond shores.**

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

1. Confirm quantity and cost to install 3 point staking on the storm damaged Cypress trees.

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

1. There is projected low temperature in the 20's for the Tampa Bay area over Christmas which will likely result in freeze damage to Zone 10 plant material. Given the size of the beds covering material not utilizable however putting a hold on the irrigation is recommended.
2. I recommend approval of the arbor care proposal for the Ammanford frontage, low hanging trees are being struck by service vehicles.
3. I recommend mulching the village entrances at minimum to cover bare soil.

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

NONE

cc: Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com)  
Stacey Gillis [SGillis@rizzetta.com](mailto:SGillis@rizzetta.com)  
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Brandon Padilla [bpadilla@yellowstonelandscape.com](mailto:bpadilla@yellowstonelandscape.com)

# MEADOW POINTE III

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Complete pond mowables
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Bermuda post emerg control
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Wall front/viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Low tree limbs
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Reduce to allow for drying post freeze
CLEANLINESS	5	-2	Windfall
CARRY OVER	5		

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

Date 12-21-22\_Score: 93.5% \_Performance Payment™ 100 %

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

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

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



## **Tab 3**

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

## LANDSCAPE MAINTENANCE BID PROCESS TIME LINE

*Revised January 2 , 2023*

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<u>November 1, 2022*</u>	OLM to receive signed Agreement for Services and all current contract(s)/operational costs.
<u>January 3, 2023</u>	OLM to send first draft of time line to District Manager for approval.
<u>January 3 , 2023</u>	OLM to send draft of landscape maintenance specifications, with revisions, to District Manager/Attorney for review.
<u>January 19, 2023</u>	OLM to receive approved revisions of landscape maintenance specifications from District Manager/Attorney no later than 5:00 p.m.
<u>T B D</u>	District Manager to advertise exterior landscape maintenance specifications and contract for the legal required time as a published Public Notice.
<u>January 23, 2023</u>	District Manager to distribute Exterior Landscape Maintenance specifications and contract to prospective bidders. (electronically)
<u>February 3, 2023</u>	OLM and District Manager representatives to perform a Mandatory on site pre-bid meeting with prospective bidders at <b>1:30pm</b> at Meadow Pointe III Clubhouse, 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543
<u>February 10, 2023</u>	Last day for proposer questions to CDD.
<u>February 17, 2023</u>	<b>Public Bid Opening at Meadow Pointe III Clubhouse at 1:30pm.</b> Pricing, Marketing Materials and Contractor Qualification Statements due at this time.

District Manager to supply OLM with the electronic bids for completion of the Bid Summary by OLM.

February 22, 2023

OLM to send Bid Summary to District Manager to distribute as needed. The Board should receive electronic bid copy (pricing, marketing materials and contractor qualification statements for Board review)

March 2023

CDD Board in scheduled meeting review submittals and/or conduct interviews with prospective vendors. Counsel may ask Board to use a scoring tool of the CDD's development.

TBD

CDD Board to select vendor during meeting.

April 1, 2023

Start date for Meadow Pointe III CDD landscape maintenance contract.

MEADOW POINTE III  
COMMUNITY DEVELOPMENT  
DISTRICT

EXTERIOR LANDSCAPE MAINTENANCE  
SPECIFICATIONS & CONTRACT



EXTERIOR LANDSCAPE MAINTENANCE  
SPECIFICATIONS & CONTRACT

MEADOW POINTE III COMMUNITY  
DEVELOPMENT DISTRICT

Owner:

MEADOW POINTE III COMMUNITY DEVELOPMENT  
DISTRICT

OLM, INC.  
ORNAMENTAL LANDSCAPE MANAGEMENT  
KENNESAW, GA

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Kennesaw, GA

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# BID PACKAGE

## EXTERIOR LANDSCAPE MAINTENANCE

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# REQUEST FOR PROPOSAL

## EXTERIOR LANDSCAPE MAINTENANCE

### 1.1 Introduction

This request for Proposal ("RFP") is issued by Meadow Pointe III Community Development District ("Owner"), to solicit competitive proposals for Exterior Landscape Maintenance of Meadow Pointe III CDD in Wesley Chapel, FL. The RFP includes complete bidder's instructions, a detailed scope of work, proposal bid forms and the Exterior Landscape Maintenance Service Agreement ("Service Agreement").

### 1.2 Service Agreement Term

Owner and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for an initial term of three (3) years. At the end of the initial term, the Service Agreement shall automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party.

### 1.3 Bidder Instructions

Sealed proposals are invited for all work as defined, suggested, or implied in the attached Service Agreement, entitled "Meadow Pointe III CDD Exterior Landscape Maintenance Service Agreement", in Wesley Chapel, FL, prepared by OLM, Inc., 975 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144, as well as any addenda issued to Bidders prior to the submission of proposals.

This RFP does not guarantee that a Service Agreement will be awarded. The Owner reserves the exclusive right to reject any or all proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any proposal received. The Owner reserves the right to request modification of any or all proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the most Advantageous Bid or Proposal as further described in the District's Rules of Procedure. The Owner reserves the right to award by items, groups of items, or total bid.

Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the proposals and investigating the qualifications of the Bidders, prior to executing the Service Agreement.

### 1.4 Proposal Preparation

This RFP includes a complete set of Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely.

Failure to supply any requested information may result in disqualification. The Owner reserves the right to request additional information if clarification is needed. **Any questions regarding the bid specifications shall be sent to OLM, in writing, no later than 5 days prior to the bid due date.**

## 1.5 Proposal Delivery

One (1) electronic copy sent via e-mail and seven (7) hard copies of the Proposal Bid Forms shall be delivered to the District Manager, c/o Darryl Adams, District Manager, at the address listed below, no later than **1:30pm EDT on February 17, 2023** (the “Proposal Delivery Date”), at which time all Proposals shall be publicly opened. A complete set of the Proposal Bid Forms shall also be sent to OLM via email no later than 2:00 pm to Paul Woods at [pwoods@olminc.com](mailto:pwoods@olminc.com) & [knewton@olminc.com](mailto:knewton@olminc.com).

Please submit bids to:

**MEADOW POINTE III CDD  
CLUBHOUSE  
1500 Meadow Pointe Blvd.  
Wesley Chapel, FL 33544**

All completed Proposal Bid Forms and addenda shall be submitted in a sealed opaque box/envelope/package which states on the outside: **"SEALED PROPOSAL FOR THE EXTERIOR LANDSCAPE MAINTENANCE OF MEADOW POINTE III CDD."** Proposals communicated by Bidders orally will be rejected. No Proposals will be accepted after the above state time. Submission extensions will not be allowed unless expressly stated in writing by the District Manager.

## 1.6 Opening Proposals

All proposals received prior to the scheduled opening time will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be publicly opened.

## 1.7 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit “A”). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

## 1.8 Examination of the Site

Each Bidder is assumed to have visited the site and thoroughly familiarized itself with all conditions pertinent to the work in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit “A”).

Questions regarding clarification of the RFP, Service Agreement or any other part of the specifications and Service Agreement shall be submitted to the Owner no later than 5 days prior to the deadline for receipt of bids by the Owner.

No additional compensation nor relief from any obligations of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, any obstructions, drainage conditions and the actual grades.

## **1.9 Insurability and Bondability**

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, Insurance).

## **1.10 Proposal Duration**

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date (see Section 1.5, Proposal Delivery). During this time, all provisions of the Proposal must be in effect, including prices.

## **1.11 Pricing Instructions**

Bidders shall submit their price information on the "Summary Bid Form" and the "Itemized Bid Forms" (see Service Agreement – Exhibit “B”) with all blank spaces completed. Bidders shall also sign the Summary Bid Form and complete the bidder name and address information. Each line item price identified on all Itemized Bid Forms (see Service Agreement – Exhibit “B”) shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit.

## **1.12 Substitutions**

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit “B”) using the quantities identified.

## **1.13 Price Guarantee**

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

## **1.14 Contractor Resume**

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value. Biographies of key staff, marketing materials and a project narrative to enable the Owner to understand Bidder abilities should be included. The Owner intends to utilize a standardized review criteria to enable their deliberations. See Attachment Exhibit “G”. The Bidder will complete the blank portions of Exhibit G and submit with proposal.

## **1.15 Signature and Legibility**

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement - Exhibit “B”) and Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract only on submitted hard copies.

**1.16 Inspection of Contractor's Facilities**

Owner may, upon selecting a Contractor for this work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

**1.17 Material Quantities**

It is the Contractor's responsibility to confirm all material quantities.

**1.18 Maintenance Personnel Uniforms**

All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be designed by the Contractor. The Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire are permitted.

**1.19 Maintenance Personnel Behavior**

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

**1.20 Safety**

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under the Service Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under the Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

**1.21 Notice of Award and Protests**

Notice of the award, including rejection of some or all bids, shall be provided in writing to all proposers by email, United States Mail, or by overnight delivery service.

Any firm or person who is affected adversely by the Meadow Pointe III Community Development District decision to award an agreement shall file with the Owner a written notice of protest within seventy-two (72) hours after receipt of the notice of the Owner's decision. A complete copy of the Owner's Rules of Procedures is available for review at the office of the District Manager.

## **EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT**

This Service Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between Meadow Pointe III Community Development District (“Owner”) located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33544 and \_\_\_\_\_ (“Contractor”) located at \_\_\_\_\_ being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in Wesley Chapel, FL.

### **ARTICLE ONE – STATEMENT OF INTENT**

Contractor is hereby made aware that both the Owner and the Landscape Maintenance Consultants, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed within the scope of these specifications shall be strictly managed, executed, and performed by experienced personnel.

### **ARTICLE TWO – SCOPE OF WORK**

The landscape maintenance services (as described in Exhibit “A” the "Service Description and Specifications") will be performed by the Contractor in the areas shown in the Maintenance Map attached hereto as Exhibit “E”. These specifications include the complete care and guarantee, as defined within these specifications, of all planted trees, plants, groundcovers, and lawn areas within the Maintenance Map.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the specifications and frequencies described in Exhibit “A”.

Owner reserves the right to modify the scope of work, i.e., the quantity or type of materials used, the frequency of performance, etc.

### **ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE**

#### **3.1 Warranties**

Contractor warrants that work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these specifications. Contractor further warrants that all work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the Consultant and/or Owner, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the work specified herein.

By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the work is to be performed and all conditions relevant to the work and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the work.



### 3.2 **Liabilities**

It is the responsibility of the Contractor to notify the Owner in writing of any conditions beyond the control of the Contractor or scope of work of these specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

- a. Vandalism and/or other abuse of the property, which results in damage to the plant material.
- b. Areas of the site that continually hold water.
- c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit “D”) along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

### 3.3 **Indemnification and Safety**

Contractor shall indemnify and hold Owner harmless, its directors, officers, employees, and agents from any and all claims, suits, actions, liabilities, and costs of any kind, including attorney's fees, for personal injury or death or damage to real property or tangible personal property arising from the acts or omissions of the Contractor, its agents, employees, or subcontractors, without limitation, notwithstanding the monetary limits set forth in Section 3.4 below.

Contractor agrees to indemnify and hold Owner harmless from claims for injuries or damages from the negligent or willful actions of Contractor's employees, agents, contractors or representatives.

Contractor and Owner agree to indemnify and hold harmless Consultant, its directors, officers, employees and agents from any and all claims, suits, actions, liabilities, and costs of any kind, including attorney's fees, for personal injury or death or damage to real property or tangible personal property arising out of Contractor or Owner's failure to identify or resolve a safety issue.

Contractor waives the right to file a mechanic's lien and will indemnify Owner and any lessee against all claims or liens filed by Contractor or its subcontractors or material suppliers. Indemnity shall include costs and attorney's fees.

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

### 3.4 Insurance

Prior to Contractor's performance of any work under this Service Agreement, Contractor shall obtain and maintain in force for the term of this Service Agreement the following insurance coverages, at its own expense. Certificates of Insurance must name the Owner and Consultant as additional insureds and must evidence the following coverages in at least the following limits:

Worker's Compensation and Employer's Liability for all employees working on the property with minimum limits of \$100,000 each occurrence, \$500,000 total policy, \$100,000 per employee.

Comprehensive General Liability, including Contractual and Completed Operations: \$1,000,000 per occurrence and a general aggregate amount of \$2,000,000. Owner and Consultant shall be named as additional insureds under General Liability.

Automobile Public Liability Insurance: Bodily Injury with limits of at least \$250,000 per person and \$500,000 for each accident and Property Damage of least \$100,000 for each accident with medical pay coverage of \$10,000 regardless of fault, covering all owned, non-owned and hired vehicles.

Umbrella or Excess Liability Insurance: \$1,000,000 per occurrence.

Contractor shall furnish satisfactory evidence of the required insurance to Owner prior to the execution of the Service Agreement. Contractor agrees that no policy may be canceled or materially altered without first giving Owner 30 days' written notice. All subcontractors or partners of Contractor must comply with the same insurance coverage requirements.

Contractor is responsible for the proper instruction for all safety measures for their personnel. Contractor is responsible for insuring that all personnel applying restricted material(s) maintain valid licenses for such work and insuring that all chemicals, restricted or otherwise, are applied in accordance with manufacturer's recommendations, industry standards, local, state and federal codes.

**ARTICLE FOUR – PAYMENT**

Payments by Owner to Contractor for work performed shall be based on the dollar amounts described in Categories A and B from the Summary Bid Form attached hereto as Exhibit “B”, which comprise the Base Payment amount that is to be paid monthly and as described in paragraphs 4.2 and 4.3.

Category A - Landscape Maintenance Total	\$ _____
Category B - Seasonal Color/Perennial Maintenance Total	\$ _____
Category C - Seasonal Plant Installation Total	\$ _____
Category D - Mulch Total	\$ _____
<b>1<sup>ST</sup> YEAR TOTAL CONTRACT PRICE</b>	<b>\$ _____</b>

- 4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B), from the Summary Bid Form, will be based on 12 equal monthly payments.
- 4.2 Contractor shall submit to the Owner an invoice based upon the unit price schedule for Categories A and B from the Summary Bid Form (Exhibit “B”) and a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days of receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the "Base Payment", or \$ \_\_\_\_\_, hereinafter referred to as the "Base Payment Fixed Amount".
- 4.3 In addition to the Base Payment Fixed Amount of Categories A and B from the Summary Bid Form, the Contractor may also be entitled to receive a monthly *Performance Payment*<sup>TM</sup> of twenty-five percent (25%), or \$ \_\_\_\_\_, hereinafter referred to as the *Performance Payment*<sup>TM</sup>. The amount of a *Performance Payment*<sup>TM</sup>, if any, shall be determined as follows: The Consultant, the Owner and the Contractor shall conduct an inspection of the work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit “C”) based on each inspection. Based upon the *Performance Payment*<sup>TM</sup> percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*<sup>TM</sup> for said month based on a score of 87% and above.
- 4.4 Any *Performance Payment*<sup>TM</sup> due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. The Consultant will be responsible for scheduling the monthly inspections. The Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.
- 4.5 *Performance Payment*<sup>TM</sup> is void unless Consultant performs the Monthly Landscape Maintenance Inspection. If Consultant does not perform the monthly landscape maintenance inspection the Contractor receives full compensation for that month.
- 4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Summary Bid Forms, will be invoiced as the work is completed and approved by Consultant and/or Owner.

**ARTICLE FIVE – TERMINATION**

- 5.1 Owner may terminate the Service Agreement with 30 days’ written notice with or without cause. Termination notice must be sent to and received by the Contractor by Certified Mail. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.
- 5.2 Contractor may terminate the Service Agreement with 60 days’ written notice with or without cause. Termination notice must be sent to and received by the Owner by Certified Mail. The 60-day notice shall commence on the day of actual receipt of said written notice by Owner.
- 5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit “B”) and are representative of the dollar amount of the actual work performed.

To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual work done. The difference between this total, compared to the amount actually paid  $[1/12 \times (A+B)]$ , is the amount owed to either the Owner or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:

Category A plus Category B from the Summary Bid Form is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%.  $58\% \times \$12,000 = \$6,960.00$ , which represents the actual work done. The actual amount paid was  $\$1,000.00/\text{month} \times 7 \text{ months} = \$7,000.00$ . Because the actual amount of work done is less than the actual amount paid, the Contractor owes the Owner \$40.00.

**ARTICLE SIX – SCHEDULING**

**6.1 Timing**

Scheduling of maintenance visits will be determined by the Owner. The Owner shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

## **ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST**

### **7.1 Billing**

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in the Itemized Bid Form in Exhibit “B”. It is also the responsibility of the Contractor to notify the Consultant/Owner (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit “B”).

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner requests. Any such work must be approved in writing by the Owner before it is begun by the Contractor.

When any extra work is performed and the Owner deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

- a. The number of workmen, their title, and the number of man-hours required to perform the work.
- b. A brief description of the nature of the work, a list of materials used, along with an estimate of total cost to complete work.
- c. All possible associated future costs, i.e., mulch, additional irrigation heads.

## **ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS**

### **8.1 Weekly Inspections**

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these specifications.

### **8.2 Weekly Maintenance Worksheet**

Contractor is also responsible for notifying the Owner and the Consultant through the Weekly Maintenance Worksheet (Exhibit “D”) of any problems. This worksheet must be sent to District Manager and Consultant on a weekly basis. These forms are very important in protecting both the Owner and Contractor when discrepancies occur. The Contractor may use its own formatted worksheet form upon approval of the Owner and/or Consultant. Any items not called to the attention of the Owner and Consultant that result in any damage to the property will become the liability of the Contractor.

### **8.3 Monthly Landscape Maintenance Inspection**

Owner and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. Consultant will be responsible for scheduling the monthly inspections. Consultant must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

#### 8.4 **Grade Evaluation/Scoring**

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*<sup>TM</sup> will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). The minimum passing score on the Landscape Maintenance Gradesheet is 87%. Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the work is being performed to industry standards.

### **ARTICLE NINE – COMPLIANCE WITH LAWS**

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

### **ARTICLE TEN – MISCELLANEOUS**

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida with venue in Pasco County, Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

**Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Service Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor

is placed on the convicted vendor list, the Contractor shall immediately notify the Owner whereupon this Service Agreement may be terminated by the Owner.

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

**Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the Owner in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the Owner would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the Owner all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Owner in a format that is compatible with the information technology systems of the Owner.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS SERVICE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 5844 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544.**

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

Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

Owner:           Company Name Meadow Pointe III Community Development District  
 Street Address 1500 Meadow Pointe Blvd  
 City, State Wesley Chapel, FL 33544  
 ATTN.: Darryl Adams , DM, Rizzetta & Co  
 Tel.: 813-533-2950  
 E-Mail: [darryla@rizzetta.com](mailto:darryla@rizzetta.com)

Contractor:    Company Name \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City, State \_\_\_\_\_  
 ATTN.: \_\_\_\_\_  
 Tel.: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

- Exhibit "A"    Service Description and Specifications
- Exhibit "B"    Summary and Itemized Bid Forms
- Exhibit "C"    Landscape Maintenance Inspection Gradesheet
- Exhibit "D"    Weekly Maintenance Worksheet
- Exhibit "E"    Maintenance Map
- Exhibit "F"    Irrigation Controllers
- Exhibit "G"    Evaluation Criteria
- Exhibit "H"    Contractor Emergency Response Plan

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor.

In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner.



**ARTICLE ELEVEN – SIGNATURES**

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The initial term of this Service Agreement shall begin on April 1, 2023 and expire on March 31, 2026. At the end of the initial term, this Service Agreement shall automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision above.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT**  
(Owner)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**COMPANY NAME**  
(Contractor)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT "A"

### SERVICE DESCRIPTION AND SPECIFICATIONS

*The indications for Line Items after each specification correspond to the Landscape Maintenance Itemized Bid Form and Seasonal Plant Maintenance Itemized Bid Form – Exhibit "B" and are to be performed to the frequencies specified.*

#### I. TURF MAINTENANCE

##### A. St. Augustine Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. Turf mowing is expected weekly during the growing season and biweekly during the period of dormancy. *(Line Item: Mow)*

##### B. Bahia/Bermuda/Zoysia Mowing

Turf shall be cut to an appropriate height to provide clean and professionally maintained appearance. Heights of cuts of two (2) to five (5) inches may vary seasonally and per published best practices. Turf mowing is expected weekly during the growing season and biweekly during the period of dormancy. *(Line Item: Mow)*

##### C. Edging

Contractor shall be responsible for edging all curbs, walkways and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable.

Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Line Item: Edge Bedlines/Edge Hardlines)*

##### D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf.

Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy turf. *(Line Item: Turf Fertilization)*

##### E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of Fire Ants throughout maintained areas.

Mounds are to be removed and soil leveled to previous grade after Fire Ants have been killed. *(Line Item: Insect/Disease Control)*

#### **F. Water**

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall schedule irrigation events to achieve optimal soil moisture and favorable growing conditions with compliance to local ordinance. Contractor shall be responsible for damage to items that were not reported to the Owner in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. *(Line Item: Irrigation Management)*

#### **G. Turf Weed Control**

Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. The program will include pre-emergent, post emergent, and mechanical weed control methods. *(Line Item: Turf Weed Control)*

#### **H. Monofilament Trim**

After each mowing operation, the Contractor shall use a weed eater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. *(Line Item: Monofilament Trim)*

### **II. SHRUB AND GROUNDCOVER MAINTENANCE**

#### **A. Pruning**

All shrubs shall be pruned using a combination of hand pruning and mechanical shears to remove dead and/or damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant and Owner. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Pruning should conform to published industry standards.

Deep hand pruning and/or structure pruning should be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these pruning. *(Line Item: Shrubs or Groundcover Trim)*

#### **B. Ornamental Grass Pruning**

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately January. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

**C. Groundcover Pruning**

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

**D. Fertilization**

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Shrub Fertilization)*

**E. Insect and Disease Control**

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. *(Line Item: Insect/Disease Control)*

**F. Water**

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for the watering of any shrub or groundcover areas unless plant material is under warranty. *(Line Item: Irrigation Management)*

**G. Bed Weed Control**

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

**III. TREE MAINTENANCE****A. Pruning**

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees such. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth.

Street tree pruning will also include tree well edging and weed control per above referenced standards. *(Line Item: Tree Pruning)*

**Palm Pruning.** All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle with no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seedheads. When pruning, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees. Contractor shall not be responsible for pruning palms over 50 feet in overall height. *(Line Item: Palm Pruning)*

## **B. Fertilization**

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Contractor is required to notify Owner and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Tree Fertilization)*

**Palms** are to be fertilized as called for using fertilizers especially formulated for Palms. *(Line Item: Palm Fertilization)*

## **C. Insect and Disease Control**

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems for all planted trees that have a caliper of eight (8) inches or less. Treatment applies to planted trees that still are staked or guyed and planted trees that have a caliper of 8 inches or less. *(Line Item: Insect/Disease Control)*

## **D. Water**

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the Owner in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees unless plant material is under warranty. *(Line Item: Irrigation Management)*

## **E. Staking**

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Contractor. However, trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Line Item: Tree Pruning)*

#### IV. SEASONAL COLOR/PERENNIAL MAINTENANCE/INSTALLATION

##### A. Bed Preparation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for existing pots and annual bed areas based on plant spacing as specified.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a Grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. The Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

Bed areas shall be formed to create a moderate crown which "faces up" toward the direction of the greatest foot or automobile traffic. Remove rocks and debris, and trench all sides of bed which face curb or turf at a depth of three (3) inches before final mulching.

##### B. Seasonal Color Plant Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and Consultant.

##### C. Mulching

Bed areas shall have one quarter (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

##### D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned as specified to avoid plants becoming leggy or unsightly and to maintain a consistent uniform mass. (*Line Item: Deadheading and Pruning*)

##### E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. (*Line Item: Fertilization*)

##### F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. (*Line Item: Insect/Disease Control*)

**G. Watering**

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for manual watering of plant material unless plant material has not yet established. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. (*Line Item: Watering*)

**H. Perennial Maintenance**

All perennial beds are to be serviced on a weekly basis. The removal of all spent blooms, flower stalks, and declining foliage shall be performed weekly or as needed. A one-time (fall or late winter) cut back and mulching of all foliage shall also be included in the cost. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. All Daylilies and Liriope shall be cut back (either manually or mechanically) in the early spring. (*Line Item: Seasonal Color/Perennial Maintenance*)

**V. MULCHING FOR TREE AND SHRUB BED AREAS****A. Medium Pine Bark Nugget Mulch**

Contractor will be responsible for pricing complete application(s) of medium pine bark nugget mulch that will occur at the Managing Agent's discretion. Mulch is to be spread at a depth of one and one half (1-1/2) inches such that none of the old or previously laid mulch is visible. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance i.e., mower damage around bedlines, treewells, etc. (*Line Item: Mulch*)

**B. Trenching**

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined by creating a one-inch beveled trench with smooth, symmetrical, parallel bedlines. A three-inch (3") deep trench is not required along turf bedlines. All treewells located in turf areas should have root balls raked smooth, removing all old water rings or excessive soil, etc., making all treewells as uniform in size and shape as possible. Treewell root ball rings within turf areas are to be made uniform in diameter to be consistent with similar varieties within that location. All trenching soil including mulch and debris shall be disposed of offsite and is not to be redeposited back into bed areas. (*Line Item: Trenching*)

## **VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL**

### **A. Cleanup Procedures**

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. *(Line Item: Debris Disposal)*

### **B. Weed Control**

All parking lot areas, curb and gutters, driveways, parkways, storage and loading dock areas shall be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

### **C. Disposal of Debris**

All debris shall be disposed of off site. *(Line Item: Debris Disposal)*

### **D. Severe Weather Cleanup**

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner elects, they may request that the Contractor utilize dedicated man hours for the purpose of severe weather clean up. The Contractor will provide at contract commencement a list of labor, equipment prices to achieve site egress post storm event, cut-stack services and itemized billing for any storm clean-up.

### **E. Typical Weather Cleanup**

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. *(Line Item: Debris Disposal)*

## **VII. LEAF REMOVAL**

### **A. Leaf Collection**

Contractor shall be responsible for weekly removal of leaf buildup in turf, straw, and bed areas. All leaves and debris must be collected and removed off site during weekly service visits. *(Line Item: Debris Disposal)*

### **B. Disposal of Debris**

All debris shall be disposed of off site. *(Line Item: Debris Disposal)*



## **VIII. NATURAL AREA MAINTENANCE**

All areas along wooded natural areas should be kept free of limbs, debris and weeds. Overgrowth extending into, over up to fifteen feet or onto formally landscaped areas is not permitted.

The District has marked with wooden posts certain areas to assure the contractor maintains wood lines behind these areas. Any unmarked wood line boundaries shall be maintained, as needed, so there is a five (5'-0") foot buffer between mowed turf and natural growth. Periodic rough-cut mower (i.e. bush hog type) or brush blades may be used to maintain this buffer. Any overhang up to fifteen (15'-0") vertical is to be pruned as needed. Natural leaf drop will not have to be removed unless it creates decline in adjacent turf condition.

These areas can also be used for leaf deposit if Owner's written permission is obtained.

Any dead tree removal is not the responsibility of the Contractor under this provision.  
*(Line Item: Debris Disposal)*

## **IX. PLANT MATERIAL DISPOSAL**

### **A. Removal**

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. *(Line Item: Debris Disposal)*

### **B. Replacement**

Contractor shall contact and advise the Owner, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

## **X. IRRIGATION SYSTEM**

### **A. Irrigation Inspection and Management**

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of the Service Agreement and as needed. Contractor shall be required within first 30 days of Commencement of the Service Agreement and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section X. Irrigation System. The Contractor shall provide a price schedule of irrigation parts to be provided as a part of the scope of work in a "cost-plus" basis. Repairs are billable on a time and materials basis.

Contractor agrees to program, monitor, adjust and manage all automatic entire irrigation systems for all areas as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf, which obstruct the spray. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

Contractor will provide a written monthly summary report of inspections, schedules, repairs or vandalism. (*Line Item: Irrigation Management*).

**XI. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET**

- A.** All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be made available to the Owner on request. Spray placards are to be placed and visible prior to spray applications.
- B.** Contractor will be responsible for applying chemicals and fertilizers. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. The Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract. Periodically, the Contractor may utilize soil testing to identify localized areas of chronic nutrient deficiencies.
- F.** Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.
- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

***EXHIBIT "B"***

**SUMMARY BID FORM**

Exterior Landscape Maintenance  
**MEADOW POINTE III CDD**  
*Wesley Chapel, FL*

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$
B. Seasonal Color/Perennial Maintenance Total	\$
C. Seasonal Plant Installation Total	\$
D. Mulch Total	\$
<b>1<sup>ST</sup> YEAR TOTAL BID PRICE</b>	<b>\$</b>
<b>2<sup>ND</sup> YEAR TOTAL BID PRICE</b>	<b>\$</b>
<b>3<sup>RD</sup> YEAR TOTAL BID PRICE</b>	<b>\$</b>

Contractor Name \_\_\_\_\_

Contractor Address \_\_\_\_\_

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

Title \_\_\_\_\_

Telephone Number \_\_\_\_\_

Date \_\_\_\_\_

**WORK SCHEDULE**

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

**ADDENDA**

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

**UNIT PRICES**

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

**MEADOW POINTE III CDD**

***CATEGORY A***

**LANDSCAPE MAINTENANCE ITEMIZED BID FORM**

<b>FUNCTION</b>	<b>FREQUENCY (PER YEAR)</b>
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

**CATEGORY A. 1<sup>ST</sup> YEAR LANDSCAPE  
MAINTENANCE TOTAL**

**\$ \_\_\_\_\_**

**MEADOW POINTE III CDD**

***CATEGORY B***

**SEASONAL COLOR/PERENNIAL MAINTENANCE  
ITEMIZED BID FORM**

<b>SEASONAL COLOR MAINTENANCE</b>	<b>FREQUENCY (PER YEAR)</b>
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

*Seasonal Color Maintenance Subtotal*                      \$ \_\_\_\_\_

<b>PERENNIAL MAINTENANCE</b>	<b>FREQUENCY (PER YEAR)</b>
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

*Perennial Maintenance Subtotal*                      \$ \_\_\_\_\_

**CATEGORY B.      1<sup>ST</sup> YEAR SEASONAL COLOR/PERENNIAL  
MAINTENANCE TOTAL                      \$ \_\_\_\_\_**

**MEADOW POINTE III CDD**

***CATEGORY C***

**SEASONAL COLOR INSTALLATION ITEMIZED BID FORM**

<b>QUANTITY</b>	<b>PLANT MATERIAL</b>	<b>SIZE</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
	Summer Annuals	4"		
	Fall Annuals	4"		

**CATEGORY C. 1<sup>ST</sup> YEAR SEASONAL COLOR  
INSTALLATION TOTAL \$ \_\_\_\_\_**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
  - Summer Annuals 10"
  - Fall Annuals 8"
  
- b. On Center (o.c.) Spacings
  - Summer Annuals 10"
  - Fall Annuals 8"



**MEADOW POINTE III CDD**

***CATEGORY D***

**MULCH ITEMIZED BID FORM**

<b>MATERIAL and FUNCTION</b>	<b>CUBIC YARDS</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
Medium Pine Bark Nugget Mulch (First Mulching)			
Trenching (First Trenching)			

*Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.*

**CATEGORY D. 1<sup>ST</sup> YEAR MULCH TOTAL \$ \_\_\_\_\_**

**MEADOW POINTE III CDD**  
**SUPPLEMENTAL PRICING FORM**

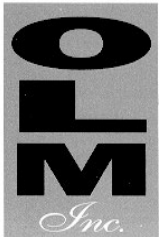
1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$
2. Additional Labor with truck and hand tools (cost/man hour)	\$
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$
6. Watering with Hydroseeder including operator (cost/man hour)	\$
7. St. Augustine sod laid, site ready (cost/square foot)	\$
8. Cost per hour – General Labor	\$
9. Cost per hour – Irrigation Service Technician	\$
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$
11. Cost per additional street tree. Refer to tree pruning specifications.	

***The prices above shall be commensurate with the contract term.***

**EXHIBIT "C"**

**SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADE SHEET**

<b>A. LANDSCAPE MAINTENANCE</b>	<b>VALUE</b>	<b>DEDUCTION</b>	<b>REASON FOR DEDUCTION</b>
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
<b>B. SEASONAL COLOR/PERENNIAL MAINTENANCE</b>	<b>VALUE</b>	<b>DEDUCTION</b>	<b>REASON FOR DEDUCTION</b>
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date \_\_\_\_\_ Score: \_\_\_\_\_ *Performance Payment*<sup>TM</sup> % \_\_\_\_\_

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

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

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

**EXHIBIT "D"**  
**WEEKLY MAINTENANCE WORKSHEET**

- 1) Date of maintenance visit: \_\_\_\_\_
- 2) Supervisor: \_\_\_\_\_
- 3) Watering man-hours: \_\_\_\_\_
- 4) Listing of problems and locations:
  - a) Insect and plants: \_\_\_\_\_  
\_\_\_\_\_
  - b) Disease and plants: \_\_\_\_\_  
\_\_\_\_\_
  - c) Nutrient problems and plants \_\_\_\_\_  
\_\_\_\_\_
  - d) Dry plants: \_\_\_\_\_  
\_\_\_\_\_
  - e) Wet plants: \_\_\_\_\_  
\_\_\_\_\_
  - f) Amount of mulch applied: \_\_\_\_\_
  - g) Amount of mulch needed or applied over designated amount: \_\_\_\_\_
  - h) Dead plants removed: \_\_\_\_\_  
\_\_\_\_\_
  - i) Tree service work needed: \_\_\_\_\_  
\_\_\_\_\_
  - j) Irrigation damage and repairs: \_\_\_\_\_  
\_\_\_\_\_
- 5) Extra work performed:
  - a) Number of men: \_\_\_\_\_
  - b) Their title(s): \_\_\_\_\_
  - c) Hours per man: \_\_\_\_\_
  - d) Description of work performed: \_\_\_\_\_  
\_\_\_\_\_

General Notes:

Please list any items the Owner and/or Consultant needs to know of any extra work that is to be performed outside of the grounds maintenance contract scope. Also, give an estimate of time to perform the work: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "E" MAINTENANCE MAP

BOUNDARY DESCRIPTIONS OF AREAS TO BE MAINTAINED INCLUDING PASCO COUNTY  
FOLIO NUMBERS





EXHIBIT "F" continued



**EXHIBIT "G"**  
**EVALUATION CRITERIA**

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES  
EVALUATION CRITERIA:

NAME OF COMPANY: \_\_\_\_\_

1. Personnel

(20 Points Possible) (\_\_\_\_ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_

Position/Certifications \_\_\_\_\_

\_\_\_\_\_

Duties and Responsibilities \_\_\_\_\_

\_\_\_\_\_

Proposed Staffing Levels

Landscape Maintenance staff will include; \_\_\_\_\_ laborers, \_\_\_\_\_ Supervisors, and \_\_\_\_\_ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

Position/Certifications \_\_\_\_\_

\_\_\_\_\_

Duties and Responsibilities \_\_\_\_\_



2. Experience (20 Points Possible) (\_\_\_\_ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location:

Contact: Contact Phone:

Project Type/Description:

Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE:

END DATE:

2. Project Name/Location:

Contact: Contact Phone:

Project Type/Description:

Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE:

END DATE:

3. Project Name/Location:

Contact: Contact Phone:

Project Type/Description: Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE:

END DATE:

4. Project Name/Location:

Contact: Contact Phone:

Project Type/Description:

Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE:

END DATE:

5. Project Name/Location:

Contact: Contact Phone:

Project Type/Description:

Dollar Amount of Contract:

Your Company's Detailed Scope of Services for Project:

Duration of Contract: START DATE:

END DATE:

## 3. Understanding Scope of RFP (15 Points Possible) (\_\_\_\_ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

## 4. Financial Capacity (5 Points Possible) (\_\_\_\_ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

## 5. Price (25 Points Possible) (\_\_\_\_ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. \*

\* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25).  $(210,000/265,000) \times 25 = 19.81$ , therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25).  $(210,000/425,000) \times 25 = 12.35$ , therefore, Contractor "C" will receive 12.35 of 25 points.

## 6. Reasonableness of ALL Numbers (15 Points Possible) (\_\_\_\_ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6. Proposer's Total Score (100 Points Possible) (\_\_\_\_ Points Awarded)

**EXHIBIT “H”**  
**CONTRACTOR EMERGENCY (aka HURRICANE) RESPONSE PLAN**

Contractor is to provide a written narrative, description of process including timeline and cost information to assist the CDD in any needed recovery efforts from a Hurricane or large scale storm event.

## **Tab 4**



# Meadow Pointe III CDD

**SITE AUDIT REPORT**

**Monday, 09 January 2023**

**10 Issues Identified**



**Issue observations 1**

Assigned To Horticulture Team

Turf is in decline due to cold weather. Rake down ant mounds and apply insecticide.



**Issue observations 2**

Assigned To Maintenance Crew

Remove dead annuals at this entrance



**Issue observations 3**

Assigned To Management

Will submit estimate for plant material replacement in decline.



**Issue observations 4**

Assigned To Irrigation Department  
Check zone for leaks and coverage issues.



**Issue observations 5**

Assigned To Management  
Will submit estimate for replacement plant material.



**Issue observations 6**

Assigned To Management  
Recommend removal of juniper and sections of holly shrub at this entrance. Will submit estimate with design ideas.



**Issue observations 7**

Assigned To Management

Recommend demo, prep and lay of new turf in this area.



**Issue observations 8**

Assigned To Management

Recommend install of rain guard with river rock in the drainage swells.



**Issue observations 9**

Assigned To Management

Will resubmit estimates with designs for this area of the Meadow Pointe Clubhouse.





**Issue  
observations 10**

Assigned To Management

Will submit an estimate for removal of trees in decline along the frontage of Meadow Pointe Clubhouse.

Aaron M Frazier Sr.

Yellowstone Landscape

## **Tab 5**



Proposal #262464

Date: 11/11/2022

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

Meadow Pointe 3 - CDD - Community Mulch - 2022

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch	1.00	\$31,500.00	\$31,500.00

Client Notes

~ Community Mulch ~

- Yellowstone will install (630) Yards of Pine Bark Mini Nuggets throughout the property.
- Yellowstone will clean up and remove all debris in areas worked.

	SUBTOTAL	\$31,500.00
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$31,500.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com

## **Tab 6**



Proposal #271887

Date: 01/03/2023

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

Meadow Pointe 3 CDD - Tree Crown Clean & Raise Meadow Pointe Blvd.

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	1.00	\$16,500.00	\$16,500.00

Client Notes

**~ Tree Crown Clean & Raise of Oaks along Meadow Pointe Blvd. Sidewalk & Clubhouse ~**

- Yellowstone will crown elevate (104) Various Oaks to 12- 16 feet along Meadow Pointe Blvd.
- Yellowstone will crown elevate (12) Various Oaks to 12-16 feet at the Clubhouse.
- Yellowstone will remove deadwood over 2 inches in diameter.
- Yellowstone will Center Clean of water sprout branches (80%)
- Yellowstone will create light pole clearance.
- Portion of trees overhanging resident's backyard will not be trimmed.
- Building clearance of 6-8 feet and roofline clearance of 10-12 feet.
- Yellowstone will remove and clean up all debris in areas worked.

Signature

x

SUBTOTAL	\$16,500.00
SALES TAX	\$0.00
TOTAL	\$16,500.00

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

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

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla

Office:

[bpadilla@yellowstonelandscape.com](mailto:bpadilla@yellowstonelandscape.com)

**Tab 7**



# MEADOW POINTE III

## Operations Report – January 2023 (December 15<sup>th</sup> - January 11<sup>th</sup>)

**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 11,12,17,18,84 & 89 (Once finalized, providing detailed report on pond 17 & unapproved planting)
- Detailed cleaning of the playground
- Rومانer Graphics touched-up all needed playground items to be striped, sanded & primed/repainted (Also listed in Project Tracker)
- Ordered new permanent pool signs for gates & pop-up stands
- Ordered bike rack for Heatherstone & Sheringham/Nesslewood (Should be installed before February)
- Working with Rومانer Graphics to get playground safety sign made/installed
- Working with Rومانer Graphics on (2) white rail fences on Meadow Pointe Boulevard maintenance couldn't fix (Parts ordered- Should be fixed within the next 2 weeks)
- Working with Rومانer Graphics on more durable repair/adaption on Larkenheath & Whitlock pedestrian gate (Frequent damages) (Parts ordered – Should be fixed within the next 2 weeks)
- Maintenance troubleshoot & repaired Wrencrest (Thackery) & Whitlock basic power/electrical issues for Christmas lighting
- Did bi-weekly drive-through with Brandon from Yellowstone of the entire community & focused on any pending issues or resident complaints
- Restarted plan for monitoring and staking conservation cutback zones (Purchased materials & gathering all previous documentation)
- Continuing inventory process for all CDD/Clubhouse items/assets



Rizzetta & Company



- Still working on Pasco County to reimburse/pay for bus damages at Beaconsfield & Sheringham/Nesslewood
- Replaced/repaired/cleaned landscape lights at Beaconsfield (3)
- Repaired Landscape light @ Hillhurst monument
- Repaired plate cover for arm at clubhouse side (pool) door
- Repaired 'Tow Away Zone' sign at Claridge Place entry
- Scheduled appointment for truck tire repair
- Scheduling annual gutter cleaning
- Ordering new tennis nets & crank
- Finalize men's clubhouse bathroom repair (Drywall repair & repaint) (Should be finalized within the week)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 3 December room rentals
- 3 Food truck Wednesdays (5-8pm; Switching to 5-7:30pm indefinitely)
- 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 December 15<sup>th</sup>-January 11<sup>th</sup> due to power outages/ other sources unknown)
- Exit gate repaired at Wrencrest (Thackery) (SAAS)
- Fixed broken belt at Sheringham/Nesslewood (SAAS)
- Fixed Motor & repaired arms at Sheringham/Nesslewood (Entry) (SAAS)
- Replace main camera at Sheringham/Nesslewood (DCSI)
- Replaced memory backup chip (Claridge Place) (DCSI)
- Entrance Motor Belt (Left-Side) (Claridge Place) (DCSI)
- Adjusted/adjusted timing of gate opening (Claridge Place) (DCSI)
- Full manual mechanical and electrical reset at Sheringham/Nesslewood, Larkenheath & Wrencrest (Thackery) gates

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See January 2022 Pressure Washing Report)
- Preventative algae spray along white rail fences throughout whole community (Also January 2022 Pressure Washing Report)



Rizzetta & Company

- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X1) & Beardsley Drive (X2)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MP III
- 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



Rizzetta & Company

**BLANK**

**MPIII**  
**Truist Account #XXXXXXXXXXXX9919 \$2,000**  
**12/01/22**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
12/01/22	N/A	N/A	N/A	2,000.00
12/05/22	Amazon	Christmas Event	(48.91)	1,951.09
12/05/22	Amazon	Christmas + Misc. CH Supplies	(206.13)	1,744.96
12/06/22	Alicia Roberts	Christmas Event (Balloon Trees)	(275.00)	1,469.96
12/07/22	Publix	Christmas Event	(749.84)	720.12
12/07/22	Walmart	Christmas Event	(252.07)	468.05
12/11/22	Dunkin' Donuts	Christmas Event	(128.59)	339.46
12/11/22	Publix	Christmas Event	(51.94)	287.52
12/12/22	Lowes	Storage Shelving	(69.98)	217.54
12/16/22	Amazon	Pens (Ct. 12)	(6.70)	210.84
12/16/22	Amazon	Office Clock	(21.90)	188.94
12/21/22	Walmart	Clubhouse Lightbulbs	(36.96)	151.98
12/26/22	Amazon	Surface Cleaner (\$369.99)	0.00	151.98
12/27/22	Amazon	Electric Portable Space Heater (\$26)	0.00	151.98
12/28/22	Mailchimp	Monthly Charges	(23.00)	128.98
				128.98
				128.98
12/31/2022	Truist	<b>Replenish Balance</b>	<b>(1,871.02)</b>	
		<b>Balance</b>	<b>\$2,000.00</b>	

---

Club Manager	Date
Justin Lawrence	12/31/2022

**BLANK**

Manager

INVOICE

30548 Lanesborough Cir, Wesley Chapel, FL 33543, UNITED STATES  
alicia.roberts329@hotmail.com

Invoice No#: 0003  
Invoice Date: Dec 2, 2022  
Due Date: Dec 2, 2022



PAID

\$0.00  
AMOUNT DUE

BILL TO

Meadow Pointe III CDD  
mpiiiclub@tampabay.rr.com  
1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543  
mpiiiclub@tampabay.rr.com

SHIP TO

Meadow Pointe III CDD  
mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	XS (24") Balloon Christmas Trees Festive colors Green base Multi colored accents Traditional christmas colors	5	\$55.00	\$275.00

Subtotal \$275.00

TOTAL \$275.00 USD

Amount paid \$275.00

AMOUNT DUE \$0.00 USD

NOTES TO CUSTOMER

Thank you for your business!

12/6/22

Details for Order #114-9903190-4132236

Print this page for your records.

Order Placed: December 5, 2022
Amazon.com order number: 114-9903190-4132236
Order Total: \$206.13

Not Yet Shipped

Table with 2 columns: Items Ordered, Price. Contains 4 rows of product details including Giftpress beads necklace, Duracell batteries, Bebarley signs, and a desk organizer.

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

Billing address

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

Summary table showing Item(s) Subtotal: \$206.13, Shipping & Handling: \$0.00, Total before tax: \$206.13, Estimated tax to be collected: \$0.00, and Grand Total: \$206.13.

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

Handwritten date: 12/5/22

Manager

Details for Order #114-9229426-5545820

Print this page for your records.

**Order Placed:** December 5, 2022  
**Amazon.com order number:** 114-9229426-5545820  
**Order Total: \$48.91**

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
1 of: 1000 Tactical Yellow Raffle Tickets (8 Colors Available), Double Roll, 2" x 2" Ticket for Events, Entry, Class Reward, Fundraiser & Prizes Sold by: Tactical (seller profile)	\$8.95
Condition: New	
4 of: VKTEN 48 Pcs Christmas Party Favor Toy Assortment for Kids Party Favor, Birthday Party, School Classroom Rewards, Carnival Prizes, Pinata Fillers, Treasure Chest, Prize Box Toys, Goody Bag Fillers, Christmas Stocking Stuffers Sold by: VKTEN (seller profile)	\$9.99
Condition: New	

**Shipping Address:**

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

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 7960

Item(s) Subtotal: \$48.91  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$48.91  
Estimated tax to be collected: \$0.00

**Grand Total: \$48.91**

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

12/5/22



Manager

**Details for Order #114-3298586-3383425**

Print this page for your records.

**Order Placed:** December 16, 2022

**Amazon.com order number:** 114-3298586-3383425

**Order Total: \$6.70**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Paper Mate InkJoy 300RT Retractable Ballpoint Pens, Medium Point (1.0mm), Black, 12 Count* \$6.70

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 ending in 7960

**Billing address**

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

Item(s) Subtotal: \$6.70  
Shipping & Handling: \$0.00

-----

Total before tax: \$6.70  
Estimated tax to be collected: \$0.00

-----

**Grand Total: \$6.70**

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

12/16/22

Manager

Details for Order #114-9778318-0111405

Print this page for your records.

**Order Placed:** December 16, 2022  
**Amazon.com order number:** 114-9778318-0111405  
**Order Total: \$21.90**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Wooden Wall Clock Silent Non-Ticking , Red Black Grey Irregular Geometric Grid Stripe Abstract Vintage Round Wall Clocks Decor for Home Kitchen Living Room Office, Battery Operated(12 Inch)* \$21.90  
Sold by: Subwest ([seller profile](#))

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 ending in 7960

Item(s) Subtotal: \$21.90  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$21.90  
Estimated tax to be collected: \$0.00

**Grand Total: \$21.90**

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

12/16/22

Manager

**Details for Order #113-2928612-9229845**

Print this page for your records.

**Order Placed:** December 27, 2022  
**Amazon.com order number:** 113-2928612-9229845  
**Order Total: \$0.00**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Kismile Small Space Heater Electric Portable Heater Fan for Home and Office Ceramic Fan Heaters with Adjustable Thermostat, 750W/1500W (8.1 Inch, Silver)*  
Sold by: Fannlike ([seller profile](#))

\$26.99

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  
Gift Card

Item(s) Subtotal: \$26.99  
Shipping & Handling: \$0.00

Total before tax: \$26.99

Estimated tax to be collected: \$0.00

Gift Card Amount: -\$26.99

**Billing address**

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

-----  
**Grand Total: \$0.00**

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

12/27/22

(★\$26.99 of \$369.99 credit used; \$343.00 Remaining)

Manager

Your order has been processed.

**Order MC17374301**

Processed on Dec 29, 2022 02:22 am New York.

**Essentials plan**

**\$23.00**

1,500 contacts

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

on December 29, 2022

**\$23.00**

**Balance as of December 29, 2022**

**\$0.00**

**Discount**

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

[Restrictions apply](#)

12/29/22

# Manager Publix

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 C7M 074 132

\*\*\*\*\*  
RECALL TRANSACTION  
TERMINAL: 107  
TRANS-NO: 4130  
\*\*\*\*\*

BAKED GOODS	63.98	F
BAKED GOODS	61.98	F
PBX VEG WRAP PLT L	97.98	T F
GARDEN VEG PLTR L	69.98	T F
PB & FRUIT PLTR L	55.98	T F
Deli	119.98	F
Deli	279.96	F
TAX EXEMPT		

Order Total	749.84	
Grand Total	749.84	
Debit	Payment	749.84
Change	0.00	

TAX FORGIVEN 15.68

Receipt ID: 0006 C7M 074 132

PRESTO!  
Trace #: 073117  
Reference #: 0333912176  
Acct #: XXXXXXXXXXXX7960  
Debit Purchase FROM CHECKING  
Amount: \$749.84  
Auth #: 031012

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Asia

12/07/2022 18:38 S0006 R107 4132 00295

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs)  
We're an equal opportunity employer.

Publix Super Markets, Inc.

Manager  
60 ENJOY VGC 25.00  
CARD # 6058120032024816027

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #: 7RHYZLYNV58

GARDEN 25 25.00  
CARD # 6058120048583959040

BLOOMBRND 50 50.00  
CARD # 6058120043566104946

## Walmart

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

SN 02740	UP# 003648	TE# 22	TR# 03084
VNTYFAIR MAP	004200035503		5.78 0
FOAM CUPS	007874209708		4.98 0
FOAM CUPS	007874209708		4.98 0
RED CUP	007874233136		3.66 0
RED CUP	007874233136		3.66 0
WHITE MUG	076839549517		10.98 6
MODELOBOWL	081001564244		27.48 0
BUFFALO TOIE	009809971357 F		14.98 0
CUTLERY	007874215947		8.94 0
RED CUP	007874233136		3.66 0
GARDEN 25	079936652394		25.00 0
60 ENJOY VGC	0799366595170		0.00 6
60 ENJOY VGC	060538840688		25.00 0
BLOOMBRND 50	079936679677		50.00 0
7OCT PLT RED	001117990636		2.77 0
7OCT PLI RED	001117990636		2.77 0
7OCT PLT RED	001117990636		2.77 0
TWO PACK TO	072352067127		2.26 0
COKE CRATE	085689100683		23.48 0
BOBS VINTTUB	004142003929 F		5.48 0
GRFUL PH	004421902048		6.98 0
PLASTIC PLT	007874212264		5.48 0
PLASTIC PLI	007874212264		5.48 0
PLASTIC PIT	007874212264		5.48 0
SUBTOTAL			252.07

VOIDED BANKCARD TRANSACTION  
TERMINAL # SC010570  
TRANSACTION NOT COMPLETE  
12/07/22 17:51:42  
TOTAL 252.07  
DEBIT TEND 252.07  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
252.07 TOTAL PURCHASE  
ACCOUNT # \*\*\*\* \* 7960 S  
REF # 234100377182  
NETWORK ID. 0076 APPR CODE 001942  
TERMINAL # SC010570

12/07/22 17:52:05  
EFT DEBIT PAY FROM PRIMARY  
25.00 DEBIT LOAD  
ACCOUNT # \*\*\*\* \* 027  
REF # 234122111782  
NETWORK ID. 0057 APPR CODE 791614  
TERMINAL # 00010989

12/07/22 17:52:27  
\*\*\*\*\* Customer Copy \*\*\*\*\*  
\*\*\*\*\* TAX EXEMPT STATUS \*\*\*\*\*  
The state taxing authority has  
qualified Wal-Mart that its records  
pertaining to your tax exemption are  
incorrect or that your exemption will  
soon expire. PROVIDE YOUR STATE TAX  
EXEMPTION DOCUMENTATION TO CUSTOMER  
SERVICE TO CONTINUE PURCHASING TAX  
EXEMPT. If you cannot provide proof  
of your state tax exemption, state  
law requires Wal-Mart to charge tax  
on your purchases after 00/00/0000  
until proof is provided.  
Additional information:  
800-WAL-MART or  
XDEPTU3@wal-mart.com.

# ITEMS SOLD 24  
Your Card has been activated. For  
customer service, please call the  
number on the back of your package or  
card. Prepaid cards may not be  
refundable. Please keep this receipt  
with your records.

TCN 9856 6908 3179 1126 1999 2



# Manager

Dunkin' - Baskin-Robbins'  
Store #: 332894  
22722 State Road 54  
Lutz, FL 33549  
(813) 909-8434

ransSvcs

641 Bailey L.  
12/11/2022 1:53 PM

Mobile Walk In  
Hot Cof Hliday 17.89  
Hot Orig Cof 43.78  
Orig Hot Choc 65.67  
\$128.59

total \$127.34  
Rate 7% \$1.25 \*  
ent \$128.59  
Age Due \$0.00

Check Closed  
12/11/2022 1:53 PM

\*\*\*\*\*  
\*\*\*\*\*  
\*\*\*\*\*

Thank You. Come Back Again.  
For any issues or concerns  
Please email  
customerservice@dunkinbrands.com  
or call  
800-447-0013

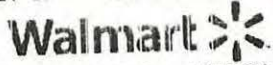
Additional Discounts Will Not Be  
Applied to Promotional Offer  
Claimed They Couldn't tax off

12/11/22

12/7/22

Manager

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



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

STN 02740 OP# 000498 FE# 20 TR# 00706  
LIGHT BULB 004316854463 18.48 0  
LIGHT BULB 004316854463 18.48 0  
SUBTOTAL 36.96  
TOTAL 36.96  
VISA TEND 36.96  
\*\*\*\* \* 7960 1 0

US DEBIT APPROVAL # 046539  
REF # 235500578775  
TRANS ID - 302355657286194  
VALIDATION - 6359  
PAYMENT SERVICE - E  
AID A0000000980840  
ARC 44048115C94E2829  
TERMINAL # SC011513  
12/21/22 13:15:27  
CHANGE DUE 0.00  
PAY FROM PRIMARY  
EFT DEBIT 36.96 TOTAL PURCHASE  
US DEBIT \*\*\*\* \* 7960 1 0  
REF # 235500395115  
WH DEBIT DECLINED - REASON 56  
US DEBIT  
AID A0000000980840  
ARC FBDD10CD1745C879  
TERMINAL # SC011513  
12/21/22 13:14:53  
# ITEMS SOLD 2  
ICR 9512 0457 1404 8936 4097

12/21/22

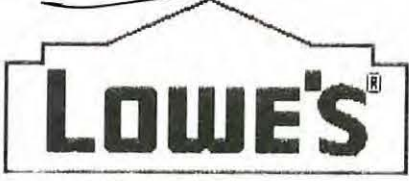


Become a member  
Scan for free 30-day trial



12/21/22 13:15:39  
\*\*\*CUSTOMER COPY\*\*\*

Manager



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

- SALE -

SALES#: S1003H0F 1893485 TRANS#: 55876646 12-12-22

339946 18-INX36-IN 5-TIER BLK VE 69.98  
SUBTOTAL: 69.98  
TAX: 0.00  
INVOICE 52139 TOTAL: 69.98  
DEBIT: 69.98

DEBIT: XXXXXXXXXXXX7960 AMOUNT: 69.98 AUTHCD: 059886  
CHIP REFID: 100352073309 12/12/22 15:23:25

\*PIN Verified  
TRACE: 00583619  
PURCHASE CASH BACK TOTAL DEBIT  
69.98 0.00 69.98

APL: US DEBIT TVR: 8080048000  
AID: A0000000980840 TSI: 6800  
STORE: 1003 TERMINAL: 52 12/12/22 15:24:06  
# OF ITEMS PURCHASED: 1  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'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

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\* YOUR ID #521395 100333 465769 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey \*  
\*\*\*\*\*

STORE: 1003 TERMINAL: 52 12/12/22 15:24:06

Manager  
Publix

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 CBM 106 482

COCA-COLA  
3 @ 7.99 23.97 T F  
Promotion -7.99 T F  
TE 8PK FRG PK  
3 @ 7.99 23.97 T F  
Promotion -7.99 T F  
COLA CLASSIC  
3 @ 7.99 23.97 T F  
Promotion -7.99 T F  
ICO TROPICAL  
2 FOR 4.00 4.00 T F  
KEMPT  
Order Total 51.94  
Grand Total 51.94  
Payment 51.94  
Change 0.00

CASH FORGIVEN 3.64

Receipt Summary  
Special Price Savings 23.97  
\*\*\*\*\*  
Your Savings at Publix \*  
23.97 \*  
\*\*\*\*\*

Receipt ID: 0006 CBM 105 482

PRESTO!  
Trace #: 103422  
Reference #: 0337045890  
Acct #: XXXXXXXXXXXX7960  
Debit Purchase FROM CHECKING  
Amount: \$51.94  
Auth #: 087297  
-----  
T CARD PURCHASE  
0000980840 US DEBIT  
Payment Method: Chip Read  
Issuer-PIN Verified

cashier was Rita

1/2022 16:42 S0006 R110 5482 C0266

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

Manager

## Return/Refund Status



Details

janz 24" Pressure Washer Surface...  
\$369.99

✓ Refund issued  
\$369.99 refund issued on Dec 26, 2022.  
Return received on: Dec 26, 2022

12/26/22

**BLANK**





**BLANK**



Florida Coast Equipment  
3827 Land O' Lakes Blvd  
Land O' Lakes, FL 34639  
Phone: (813) 995-2533



Remit To:  
Florida Coast Equipment  
346 Pike Rd Suite 7  
West Palm Beach, FL 33411

Ship To: IN STORE PICKUP

*Maint.*

Invoice To: MEADOW POINTE III  
1500 MEADOW PNT BL  
WESLEY CHAPEL FL 33543

Branch		
LAND O' LAKES		CNNYYY
Date	Time	Page
12/01/22	12:48:16 (O)	01
Account No	Phone No	Inv No
MEADO017	8133836676	P0977405
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		234

**PARTS INVOICE**

ORDER#: 009321

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
BPMR7A	SPARK PLUG	AA01-22	1	1	1			9.15	9.15
	066499 1446							TOTAL CREDIT CARD	9.15

APPROVED  
Authorization Number:066499  
Account Number:#####1446  
Card Type:VISA  
Account Holder:DEJESUS PADILLA/FRANK  
APP:VISA DEBIT  
TSI:6800  
TID:0001  
AID:A0000000031010  
TVR:8080008000  
MID:####3607  
IAD:06011203A00000  
CEM:Chip  
CVM:Signature  
TRN:52ed4e21f8  
Transaction Type:SALE  
Entry Mode:Inserted

*(Spark Plug -  
for Backpack  
blower)*

*12/1/22*

**X** \_\_\_\_\_  
Ordered By

**X** \_\_\_\_\_  
MEADOW POINTE III  
Received By

CERTIFICATE UNDER AGRICULTURAL PRODUCING EXEMPTION  
The undersigned hereby certifies that all items, except as indicated hereon, are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of this certificate subjects persons to the penalties of the Sales Tax Act.  
TERMS NET 30 DAYS. FINANCE CHARGE is computed by a periodic rate of 2% per month which is an ANNUAL RATE of 24%on all balances over 30 days. All claims and returned goods must be accompanied by this bill. No parts returned after 10 days. No return on electrical or special order parts. A 20% restocking fee will apply to all returned goods. \*By signing, I certify that I am authorized to use this Account, to sign this receipt, and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the Account.

**Thank You For Your Business**

Maint.  
Gas Truck + PW

Maint.  
57368  
Gas Truck

Maint.

Wawa #5226  
27866 SR 56  
Wesley Chapel FL 335  
\*\*\*\*\*  
12/1/2022 1:22:27 PM  
Term: XXXXXXXX1004  
Appr: 084747  
Seq#: 029612  
Product: Unleaded  
Pump Gallons Price  
16 33.812 \$2.279  
Total Sale **\$110.87**  
Capture

See bottom of receipt  
for your chance to win  
\$1000 ID#: 7RHZ85YNV5V  
Walmart #2740  
19910 BRUCE B DOWNS BLVD  
TAMPA, FL 33647  
Pump# 07 UNLEAD(11)  
Gallons 16.308  
Price/Gal \$2.999  
Fuel Sale \$48.91  
US DEBIT \$48.91  
VS \*\*\*\*\*1446 I  
00  
Auth: AA  
Apprv1: 054837

Give us feedback @ survey.walmart.com  
Thank you! ID #:7RHZ85YNV5V



813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647  
ST# 02740 OPH 008412 TEN 16 TR# 04317  
6V SUGAR CAN 007874243403 F 2.12 0  
COFFEEMATE 005000030622 F 4.98 0  
AQUAFINA 001200001311 F  
4 AT 1 FOR 6.98 27.92 0  
LHS 001700020945 2.47 0  
DIAL LHS LV 001700020933 2.47 0  
DIAL LHS VH 001700020939 2.47 0  
DIAL LHS SP 001700020953 2.47 0  
DIAL LHS LE 001700020948 2.47 0  
DIAL LHS 60 001700020929 2.47 0  
COFFEEMATE 005000030622 F 4.98 0  
6V SUGAR CAN 007874243403 F 2.12 0  
CB 24CT CON 007447101894 F 16.92 0  
DONUT SHP 48 009955515154 F 26.72 0  
KLX US 6PK 003600054317 9.48 0  
SUBTOTAL **110.06**  
TOTAL 110.06  
VISA TEND 110.06  
US DEBIT \*\*\*\*\*1446 I 0

AID #A0000000980840  
12/09/22 09:48AM  
TC#  
7975 5779 9921 5370 2524

APPROVAL # 054475  
REF # 234300001891  
TRANS ID - 46234354952332H  
VALIDATION - 24J9  
PAYMENT SERVICE - E  
AID A0000000980840  
AAC 3A546015122E6801  
TERMINAL # SC010411  
12/09/22 10:15:54  
CHANGE DUE 0.00  
# ITEMS SOLD 17  
TC# 7168 7874 6647 9804 9089 1

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.



Become a member  
Scan for free 30-day trial

12/09/22 10:16:05  
\*\*\*CUSTOMER COPY\*\*\*

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

Visa  
XXXXXXXXXXXX1446  
Contactless  
USD\$ 110.87  
VISA DEBIT  
Mode: Issuer  
AID: A0000000031010  
TUR: 0000000000  
IAD: XXXXXXXXXXXXXXXX  
TSI: 0000  
ARC: 00  
ARQC:  
DB51073CE318600B

12/01/2022 13:15:23  
I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.  
\*\*\*\*\*  
YOUR OPINION MATTERS  
Tell us about your  
experience at  
\* MyWawaVisit.com \*  
Take our survey for  
a chance to win  
Free Hoagies for  
a year (1 per week)  
or Wawa swag basket  
& \$25 gift card!!  
Disponibile  
en Espanol  
\*\*\*\*\*  
Survey Code: 1885802  
Store Number: 05226  
\*\*\*\*\*  
Please respond  
within 5 days  
NO PURCHASE  
NECESSARY  
See rules at website

12/1/22

12/9/22

12/9/22

Welcome to Wawa #5226

Phone:813-494-2329

27866 SR 56

Wesley Chapel, FL 33544

12/16/2022

1:03:24 PM

Register #100

Trx #

8916257

Customer Copy / Duplicated Receipt

Total: \$65.79

Qty

Term: XXXXXXXX1004

Appr: 072601

Seq#: 058881

Pay at Pump Sale

Pump #:10Unleaded

21.936 Gallons @ \$2.999/Gal \$65.79

Sub-Total: \$65.79

Tax: \$0.00

Total: \$65.79

Visa: **\$65.79**

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 65.79

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000088000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

445AE3B6696E2B76

12/16/2022 13:02:43

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

\*\*\*\*\* YOUR OPINION MATTERS! Tell us about your experience at www.MyWawaVisit.com Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card Disponible en Espanol Survey Code: 3916257

Truck Maint.

Welcome to Wawa #5226

Phone:813-494-2329

27866 SR 56

Wesley Chapel, FL 33544

12/16/2022

12:57:59 PM

Register #100

Trx #

8916238

Customer Copy / Duplicated Receipt

Total: \$39.10

Qty

Term: XXXXXXXX1004

Appr: 098175

Seq#: 058868

Pay at Pump Sale

Pump #:10Unleaded

13.037 Gallons @ \$2.999/Gal \$39.10

Sub-Total: \$39.10

Tax: \$0.00

Total: \$39.10

Visa: **\$39.10**

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 39.10

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000088000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

201D9C2BF2D5A0CA

12/16/2022 12:57:39

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

\*\*\*\*\* YOUR OPINION MATTERS! Tell us about your experience at www.MyWawaVisit.com Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card Disponible en Espanol

Maint.

Feedback @ survey.walmart.com you! ID #:7RJ08BYNYQ0

Walmart

013-994-6543 Mgr:ARNETTA

19910 BRUCE B DOWNS BLVD

TAMPA FL 33647

740 OP# 000205 TEN 16 TR# 06480

NA 001200001311 F

AT 1 FOR 6.98 27.92 0

SUBTOTAL 27.92

TOTAL 27.92

VISA TEND **27.92**

IT \*\*\*\* \* 1446 1 0

AL # 005818

235400249048

ID - 302354527520420

TION - LCBW

IT SERVICE - E

00000980840

F554469DD18217

AL # SC010411

12/20/22 09:39:13

CHANGE DUE 0.00

# ITEMS SOLD 4

C# 0440 9102 3684 4073 455



walmart

Join me a member

for free 30-day trial



12/20/22 09:39:25

\*\*\*CUSTOMER COPY\*\*\*

57553 miles

12/20/22

12/16/22

Maint.

Give us feedback @ survey.walmart.com  
Thank you! ID #:7RJ1BSYP06C



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

ST# 02740 OPH 005512 TE# 91 TR# 07917		
AEROSOL 003700097806	7.54	0
AEROSOL 003700097806	7.54	0
COFFEEMATE 005000030622 F	4.98	0
COFFEEMATE 005000030622 F	4.98	0
DONUT SHP 48 009955515154 F	26.72	0
AQUAFINA 001200001311 F	6.98	0
AQUAFINA 001200001311 F	6.98	0
AQUAFINA 001200001311 F	6.98	0
AQUAFINA 001200001311 F	6.98	0
SUBTOTAL		79.68
TOTAL		79.68

DEBIT TEND	79.68
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY

79.68 TOTAL PURCHASE

US DEBIT \*\*\*\* \* 1446 I 0

REF # 236300574425

NETWORK ID. 0076 APPR CODE 410429

US DEBIT

AID A0000000980840

ARC 426A2751986E6A00

TERMINAL # SC010856

12/29/22 08:04:30

# ITEMS SOLD 9

TC# 2726 9541 7213 9084 5912



Become a member

Scan for free 30-day trial

12/29/22 08:04:45

\*\*\*CUSTOMER COPY\*\*\*

Maint.

Gas / Truck

57,892

See bottom of receipt  
for your chance to win  
\$1000 ID#: 7RJ1BPYNRZ0

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

Pump# 16 UNLEAD(11)	
Gallons	9.024
Price/Gal	\$3.099
Fuel Sale	\$27.97

US DEBIT	\$27.97
VS *****1446 I	
00	
Auth:	AA
Apprvl:	070520

AID #A0000000980840

12/29/22 08:13AM

TC#  
3534 3882 5040 3692 4366

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

12/29/22

Maint.

Gas / PW

See bottom of receipt  
for your chance to win  
\$1000 ID#: 7RJ1BPYNRZB

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

Pump# 16 UNLEAD(11)	
Gallons	20.174
Price/Gal	\$3.099
Fuel Sale	\$62.52

US DEBIT	\$62.52
VS *****1446 I	
00	
Auth:	AA
Apprvl:	087117

AID #A0000000980840

12/29/22 08:17AM

TC#  
4230 4537 2898 4401 9445

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

12/29/22

**BLANK**





Maint.



How does get more done.

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

6311 09007 71998 12/14/22 01:06 PM SALE CASHIER CAMRYN

638060856437 BOX LOCK 2PK <A> 16.98N SCOTCH BOX LOCK SHIP TAPE DISP 2PK 040235752565 30SEC 2.5GAL <A> 30 SECONDS O/DR 3200Z 5@26.78 133.90N 071549460235 13FIREANTKLR <A> FIRE ANT KILLR BROADCAST GRNLES 13LB 2@24.97 49.94N 051643598164 59816 <A> 21.98N 15' HUSKY TOW STRAP W/ HOOK LATCH 044600302089 CDW 3X75CT <A> 13.78N CLX DISINFECT WIPES 3X75CT 019200842518 LY DW 240 <A> 16.28N LYSOL DISINFECT WIPES LEMON 3X80CT 052110104307 384774 <A> 2.48N KRYSTAL KLEER +32DEG SUMMER 1 GAL 040235751285 30 SEC GAL <A> 30 SECONDS O/DR 1280Z 7@12.48 87.36N Total INSTANT VOL SAVINGS -8.75 MAX REFUND VALUE \$78.61/7

SUBTOTAL 333.95 SALES TAX 0.00

TAX EXEMPT TOTAL \$333.95

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 333.95 AUTH CODE 014498/9072337 TA

MEADOWPOINTE III CDD PADILLA FRANK D Chip Read AID A000000004999908400305 THD PLCC PROX

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6676 SUMMARY THIS RECEIPT P0/JOB NAME: meadow pointe 3

2022 PRO XTRA SPEND 12/13: \$0.00

As of 12/14/2022 your Paint Rewards level is Member; Spend 983.02 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

12/14/22

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6311 12/14/22 01:06 PM



6311 07 71998 12/14/2022 4716

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 11 365 12/14/2023

\*\*\*\*\* DID WE NAIL IT? \*\*\*\*\*

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

Maint.



How does get more done.

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

6311 00008 97256 12/16/22 02:51 PM SALE CASHIER MINANSHU

037000669012 BOUNTY12DP <A> BOUNTY 12DP SAS WHITE 2@32.48 64.96 037000990369 SWDREUN18CT <A> SWIFFER DUSTER 180 RFL UNSCNT 18CT 2@15.97 31.94

SUBTOTAL 96.90 SALES TAX 7.27 TOTAL \$104.17

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 104.17 AUTH CODE 016018/7081477 TA

MEADOWPOINTE III CDD PADILLA FRANK D Chip Read AID A000000004999908400305 THD PLCC PROX 12/16/22

6311 12/16/22 02:51 PM



6311 08 97256 12/16/2022 7187

RETURN POLICY DEFINITIONS POLICY ID DAYS POLICY EXPIRES ON A 11 365 12/16/2023

\*\*\*\*\* DID WE NAIL IT? \*\*\*\*\*

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

Opine en español

www.homedepot.com/survey

User ID: H8B 201112 194809 PASSWORD: 22616 194801

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**



Maint.



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

- SALE -

SALES#: S1003ML1 3433465 TRANS#: 55901488 12-01-22

6005 2-4-8 KD WW SELECT STUD	19.80
3.48 DISCOUNT EACH	-0.18
6 @ 3.30	
589517 30 SECOND 320-02 OUTDOOR	84.76
24.78 DISCOUNT EACH	-3.59
4 @ 21.19	
188579 PS 16 FL 02 E2-POUR PRM 2	18.98
9.98 DISCOUNT EACH	-0.49
2 @ 9.49	

SUBTOTAL: 123.54  
TAX: 0.00  
INVOICE 52013 TOTAL: 123.54  
LAR: 123.54

TOTAL DISCOUNT: 16.42

LAR: XXXXXXXXXXXX5276 AMOUNT:123.54 AUTHCD: 000986  
SWIPED REFID:116762 12/01/22 08:31:05  
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 12/01/22 08:31:28  
# OF ITEMS PURCHASED: 12  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



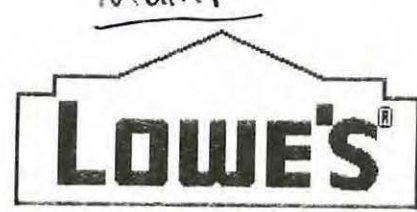
THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

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

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\*\*\*\*\*

12/11/22



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

- SALE -

SALES#: S1003JV1 2349520 TRANS#: 55545315 12-20-22

224273 55-GAL 1-HIL 40-CT DRUM L	33.20
17.48 DISCOUNT EACH	-0.88
2 @ 16.60	
196042 39-GAL 50-CT 1.2ML CNTR C	18.04
18.98 DISCOUNT EACH	-0.94
1521967 RODENT SHERIFF ASOTV	2.82
2.97 DISCOUNT EACH	-0.15
*MINIMUM RETAIL PRICE APPLIED TO THIS ITEM*	
642891 RUP 1.33-GAL G/W SURE SHO	27.54
28.98 DISCOUNT EACH	-1.44

SUBTOTAL: 81.60  
TAX: 0.00  
INVOICE 52995 TOTAL: 81.60  
LAR: 81.60

TOTAL DISCOUNT: 4.29

LAR: XXXXXXXXXXXX5276 AMOUNT:81.60 AUTHCD: 000963  
SWIPED REFID:804148 12/20/22 09:07:57  
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 12/20/22 09:08:35  
# OF ITEMS PURCHASED: 5  
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

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

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\*\*\*\*\*

12/20/22

**BLANK**



**BLANK**







**BLANK**



**BLANK**

# Parking Violations

**(December 15th - January 11th, 2022/2023)**

Street/Address	Vehicle Make/Model/Color	License Plate #/State	Photos Y/N	Violation #1 Date/Time	Violation #2 Date/Time	Violation #3 Date/Time	Staff Initials
1021 Helmsdale dr	Red Nissan Rock	62D HTF FL		4:50 PM 12/20/2022			PS
31224 Anniston dr	White Mazda CY-30	26ADYQ FL		4:55 PM 12/20/2022			PS
1744 Beaconsfield dr	White Trailer Enos Executive	THE LGND FL		5:10 PM 12/20/2022			PS
2330 Nesselwood dr	Red Toyota Corolla	560DYL FL		5:20 PM 12/20/2022			PS
31333 Heatherstone dr	Grey Nissan Murano SL	DHZ9019 FL		1:54 PM 12/27/2022			PS
31147 Wrencrest dr	Black Volkswagen Tiguan	1LCP5008		6 PM 12/28/2022			LR
31239 Wrencrest dr	Grey Honda Accord	JJQ531		6 PM 12/28/2022			LR
31110 Wolfert pl	White Dodge RAM 2500	15BU71		6 PM 12/28/2022			LR
31138 Harthorn ct	Winnebago Vista-Tan	QTAX49		6:03 PM 12/28/2022			LR
1247 Annicus ct	Red Ford Explorer	ILVS26		6:05 PM 12/28/2022			LR
1234 Annicus ct	Grey Honda Element	JHR084		6:06 PM 12/28/2022			LR
31149 Chatterly dr	Black Ford Fiesta	85DHSF		6:08 PM 12/28/2022			LR
31149 Chatterly dr	Red Chrysler	620BUX		6:08 PM 12/28/2022			LR
1326 Stokesley pl	Black Mercedes E350	B26XH		6:10 PM 12/28/2022			LR
1320 Stokesley pl	Black Ford Explorer	LJDH63		6:10 PM 12/28/2022			LR
1319 Stokesley pl	Red Ford	LFLR42		6:12 PM 12/28/2022			LR
31436 Chatterly dr	Grey Honda Civic	GPLZ71		6:15 PM 12/28/2022			LR
3147 Chatterly dr	Grey Lexus	B8GDN		6:18 PM 12/28/2022			LR
2401 Nesselwood dr	Grey Toyota Highlander	PDDE88		6:20 PM 12/28/2022			LR

## Parking Violations

1013 Marshalls pl	White Toyota Corolla S	RLW508		6:25 PM 12/28/2022			LR
1013 Marshalls pl	Blue Toyota	DBTY84		6:25 PM 12/28/2022			LR
31300 Anniston dr	Black Kam + Trailer	819-8VV 261 OTT		6:30 PM 12/28/2022			LR
30630 Bittsbory dr	Red Ford	84DHSP		6:34 PM 12/28/2022			LR
30617 Bittsbory dr	White Chevy Truck	EHM6346		6:35 PM 12/28/2022			LR
30607 Bittsbory dr	Black Ford F150	EPNW41		6:35 PM 12/28/2022			LR
31212 Alchester dr	Grey Infinity	QWYA88		4:30 PM 1/4/2023			LR
31138 Harthorn ct	Winnebago Vista-Tan	QTAX49		4:40 PM 1/4/2023			LR
31322 Chatterly dr	Black Honda Civic	KBRGR FL		9 AM 1/5/2023			LR
31212 Alchester dr	Grey Infiniti G35	EWYA38		10 AM 1/5/2023			LR
31225 Wrencrest dr	Brown Toyota Tundra	KSMQ20		11:45 AM 1/8/2023			LR

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## Updated (January 2023) Conservation/District Cutback Request List

Contact Name/Closest Resident: **Jerry Smith**

Address: **2310 Nesslewood Drive** Phone Number/Email: **239-250-3504**

Status: **Pending** (1-11)

Contact Name/Closest Resident: **Ken Willy**

Address: **1837 Beaconsfield Drive** Phone Number/Email: **580-977-4351**

Status: **Unapproved** (1-11)

Contact Name/Closest Resident: **Paula Lesko/Kathy Pfeffer**

Address: **1135 & 1138 Wrightswynde Court** Phone Number/Email: **727-858-0879 / 813-731-5655**

Status: **Unapproved** (1-11)

Contact Name/Closest Resident: **Jane Schaibly/Sharon Shanahan**

Address: **31329 & 31409 Shaker Circle** (Zone is for North side of Beardsley; Heading towards Meadow Pointe Boulevard) Phone Number/Email: **theshanahans2@gmail.com / janie4734@gmail.com**

Status: **Unapproved** (1-11)

Contact Name/Closest Resident: **Don Kennedy**

Address: **31622 Marchester Drive** Phone Number/Email: **XXX / XXX-XXX-XXXX**

Status: **Unapproved** (1-11)



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# MEADOW POINTE III

## Pressure Washing Tracker – January 2023 (December 15<sup>th</sup>-January 11th)

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

### December Zones Completed:

- Completed entrance zone & sidewalks in Whitlock
- Completed all white rail fencing in Wrencrest (Thackery)
  - Complete all white rail fencing in Ammanford
  - Finalized entrance zone in Claridge Place
- Concrete wall down MPIII between Heatherstone & Sheringham
- Concrete wall down MPIII between Heatherstone & almost to Beaconsfield (75% done)
  - Sidewalks on MPIII Blvd & Whitlock entrance sidewalks
- Started Concrete wall on Beardsley between Wrencrest & Alchester (Closest to Anniston Drive) (75% done)



Rizzetta & Company

### **January Zones to be Completed:**

- Complete concrete wall down MPIII between Heatherstone & almost to Beaconsfield (75% done)
- Complete Concrete wall on Beardsley between Wrencrest & Alchester (Closest to Anniston Drive) (75% done)
- Start white divider fence (PVC) in Larkenheath (South of Blythewood Way)
- Start concrete wall on Beardsley (North side) from Wrencrest to Whitlock
- Start concrete wall on Beardsley (North side) from Whitlock to Pond 12
- Start concrete wall on Beardsley (North side) from Pond 12 to Hillhurst
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)



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(PR = Private Rental)

# January 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
		DRB 6:30p (cancelled / moved)	No FTW	DRB (closed) 6:30p		Behmanil Sahli (PR) 3-7P
	8	9	10	11	12	13
		HOA 6:30P	FTW 5P GS Troop #50029 (PR) 7-8P			
Angela Morgan Ansola (PR) 10a-7P	15	16	17	18	19	20
		Chevy of WC (tire repair) 11:30 A	FTW 5P CDD 6:30P			
	22	23	24	25	26	27
						Thorpe (PR) 12-8P
		Book Club 6P	FTW 5P			
	29	30	31			
	Whitlock HOA 6:30P					

FTW = Food Truck Wednesday

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# Deputy Schedule – January 2023



**MEADOW POINTE III**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <b>B</b>	2 <b>K</b>	3 <b>K</b>	4 <b>B</b>	5 <b>B</b>	6 <b>K</b>	7 <b>K</b>
8 <b>K</b>	9 <b>B</b>	10 <b>B</b>	11 <b>K</b>	12 <b>K</b>	13 <b>B</b>	14 <b>B</b>
15 <b>B</b>	16 <b>K</b>	17 <b>K</b>	18 <b>B</b>	19 <b>B</b>	20 <b>K</b>	21 <b>K</b>
22 <b>K</b>	23 <b>B</b>	24 <b>B</b>	25 <b>K</b>	26 <b>K</b>	27 <b>B</b>	28 <b>B</b>
29 <b>B</b>	30 <b>K</b>	31 <b>K</b>				
		<b>Buddy:11am-11pm Krapfl:11am-11pm (Thursday: 5am-5pm)</b>				

## **Tab 8**



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 Community  
13 Development District was held on **Wednesday, December 21, 2022 at 6:30 p.m.** and was  
14 conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley  
15 Chapel, FL 33543.

16 Present and constituting a quorum:

17 Michael Hall	<b>Board Supervisor, Chairman</b>
18 Paul Carlucci	<b>Board Supervisor, Vice Chairman</b>
19 John Johnson	<b>Board Supervisor, Assistant Secretary</b> (via conference call)
20	
21 Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>
22 Michael Torres	<b>Board Supervisor, Assistant Secretary</b> (via conference call)
23	
24	

25 Also present were:

26	
27 Daryl Adams	<b>District Manager, Rizzetta &amp; Co</b>
28 Scott Brizendine	<b>Vice President of Operations, Rizzetta &amp; Co</b>
29 Justin Lawrence	<b>Clubhouse Manager</b>
30 Tonya Stewart	<b>DE, Stantec</b>
31 Michael Rodriguez	<b>Amenities Manager</b>
32 Brandon Padilla	<b>Yellowstone</b>
33 Aaron Frazier	<b>Yellowstone</b>
34 Vivek Babbar	<b>District Counsel, Straley Robin &amp; Vericker</b>

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 The Board heard an audience comment regarding the sod at the Whitlock Entryway.

52  
53 **FOURTH ORDER OF BUSINESS** **Presentation of Investment Options for the**  
54 **District - Scott Brizendine**

55  
56 Mr. Scott Brizendine and Mr. Matthew Minette presented the Board with several different  
57 investment options. After discussion, the Board agreed to go with Florida Class to open an  
58 account for reserve funds and general funds.

59  
60 The Board would like to see an illustration of how much the District would have earned  
61 in FY 2021-2022 if they had money in these accounts.

62  
63 **FIFTH ORDER OF BUSINESS** **Administer Oath of Office to Newly Elected**  
64 **Supervisors**

65  
66 The Oath of Office was administered to Mr. Michael Hall, Mr. Glen Aleo, and Mr. Paul  
67 Carlucci. Mr. Hall, Mr. Aleo, and Mr. Carlucci would all like to receive compensation for FY 2022-  
68 2023. Mr. Babbar reviewed Form1 and Sunshine Law requirements. There were no questions  
69 presented at this time.

70  
71 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**  
72 **Designating Officers of the District**

73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
On a motion from Mr. Hall, seconded by Mr. Aleo, the Board of Supervisors appointed Mr. Carlucci as Chairman for Meadow Pointe III Community Development District.

On a motion from Mr. Aleo, seconded by Mr. Torres, the Board of Supervisors appointed Mr. Hall as Vice Chair for Meadow Pointe III Community Development District.

On a motion from Mr. Johnson, seconded by Mr. Hall, the Board of Supervisors adopted Resolution 2023-01, Designating Officers with Mr. Carlucci as Chairman and Mr. Hall as Vice Chair for Meadow Pointe III Community Development District.

The Board also appointed Mr. Daryl Adams, Mr. Lynn Hayes, and Mr. Matthew Huber as assistant Secretaries for signature purposes only.

86 **SEVENTH ORDER OF BUSINESS** **Consideration of Draft RFP Package for**  
87 **Amenity Management Services**  
88

89 The Board reviewed the Draft RFP Package for Amenity Management Services provided  
90 by Mr. Babbar. After a brief discussion, the Board agreed to accept the RFP package and  
91 agreed they would like to wait another month to start the process. Mr. Carlucci would like to  
92 have shared access to the contract once it has been finalized.  
93

94 **EIGHTH ORDER OF BUSINESS** **Staff Reports**  
95

96 **A. Community Deputy Report**

97 Deputy was present and gave his report.  
98

99 **B. Aquatic Report**

100 Not present.  
101

102 **C. Landscape Report**

103 The Board reviewed the Landscape Reports received from OLM and Yellowstone.  
104

105 The Board reviewed and considered Yellowstone's Community Mulch Proposal in  
106 the amount of \$31,500.00. They would like to table this proposal to the next  
107 meeting.  
108

109 **D. Amenity Management**

110 Mr. Lawrence presented his amenity report to the Board.  
111

112 There were two vendors in attendance to discuss security options with the Board,  
113 they each had 5 minutes to talk about their company and the services they  
114 provided.  
115

116 The Board asked that each vendor create an actual plan and bring it back to the  
117 Board and the next meeting.  
118

119 **E. District Counsel**

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

- 121 1. Consideration of 2023-02, Adopting Policy on Driveway Apron & Sidewalk  
122 Improvements  
123

124 Mr. Babbar explained the purpose of this resolution to the Board, they had no  
125 questions and agreed to adopt Resolution 2023-02.  
126

On a motion from Mr. Johnson, seconded by Mr. Hall, the Board of Supervisors adopted Resolution 2023-02, Adopting Policy on Driveway Apron & Sidewalk Improvements for Meadow Pointe III Community Development District.

132 **F. District Engineer**

133 The Board received District Engineer Report from Ms. Stewart.

134  
135 There was a brief discussion regarding the HA5 project. Ms. Stewart suggested  
136 having this resealed for the third time. Ms. Stewart will do a walk-through and  
137 update the Board at the next meeting.

138  
139 At this time, Mr. Lawrence informed the Board that a resident has voiced his  
140 concerns regarding the bike rack, stating that it is on his property. Mr. Babbar did  
141 some research and confirmed that it is CDD property, not the resident's.

142  
143 The Board would like Mr. Babbar to provide an updated property map.

144  
145 **G. District Manager**

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

147  
148 Mr. Adams reminded the Board that their next scheduled meeting will be held on  
149 January 18, 2023 at 6:30 p.m.

150  
151 Ms. Harrington from Whitlock HOA asked the Board if they would allow her to place  
152 an unauthorized leasing sign on CDD property.

153  

On a motion from Mr. Torres, seconded by Mr. Aleo, the Board of Supervisors will allow Whitlock HOA to place an unauthorized leasing sign on CDD property for the Meadow Pointe III Community Development District.
---

154  
155 **NINTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Regular meeting held November 16,  
2022**

156  
157  
158  
159 Mr. Adams' presented the Board with the November 16, 2022 regular meeting minutes.

160  

On a motion from Mr. Hall, seconded by Mr. Aleo, the Board of Supervisors approved the regular meeting minutes for November 16, 2022 for the Meadow Pointe III Community Development District.
--

161  
162 **TENTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for October  
2022**

163  
164  
165  
166 The Board was presented with the Operation and Maintenance Expenditures for  
167 October 2022 in the amount of \$127,489.51.

168  

On a motion from Mr. Hall, seconded by Mr. Aleo, with all in favor, the Board approved ratifying the Operation and Maintenance Expenditures for November 2022 in the amount of \$127,489.51 for the Meadow Pointe III Community Development District.
---

169 The Board discussed payment to the Website company and agreed to withhold all  
170 payments moving forward.

On a motion from Mr. Carlucci, seconded by Mr. Torres, with all in favor, the Board agreed to withhold all payments to the website company moving forward for the Meadow Pointe III Community Development District.

171  
172 **ELEVENTH ORDER OF BUSINESS** **Supervisor and Audience Comments**

173  
174 During the Supervisor's request, Mr. Torres asked if the meeting for December 2023 can  
175 be changed. Mr. Adams informed him that he would look into getting the date changed  
176 due to the holidays.

177  
178 The Board heard audience comments about the gate at Sheringham being broken. Mr.  
179 Lawrence has already put in a ticket to have this fixed.

180  
181 Ms. Harrington asked the Board if they could provide her something in writing stating  
182 that she is allowed to place a sign on CDD property. Mr. Babbar will create an agreement  
183 and email it to Ms. Harrington.

184  
185 **TWELFTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Aleo, seconded by Mr. Hall, the Board agreed to adjourn the meeting at 9:15 p.m. for the Meadow Pointe III Community Development District.

187  
188  
189  
190 \_\_\_\_\_  
191 Assistant Secretary Chairman/Vice Chairman

## **Tab 9**

# Meadow Pointe III Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$103,353.95**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABC Fine Wine & Spirits	100126	2382	Concierge Service 11/22	\$ 341.68
Arborist Aboard Inc	100106	2081	Arborist Services 10/22	\$ 250.00
Cintas Corporation	100099	4135085554	Cleaning Supplies 10/22	\$ 265.76
Cintas Corporation	100107	4136478248	Cleaning Supplies 11/22	\$ 494.86
DCSI, Inc.	100100	30062	(100) Key Fobs 10/22	\$ 525.00
DCSI, Inc.	100120	30107	Service Call - 10/22	\$ 125.00
DCSI, Inc.	100120	30114	Service Call - 10/22	\$ 250.00
Florida Department of Revenue	ACH	61-8015577967-4 10/22	Sales & Use Tax 10/22	\$ 325.09
Frontier Florida, LLC	ACH	Phone Summary 11/22 - 720	239-188-0915-091913-5 Phone Summary 11/22	\$ 403.53
Glen Richard Aleo	100127	GA111622	Board of Supervisors 11/16/2022	\$ 200.00
John A. Johnson	100128	JJ111622	Board of Supervisors 11/16/2022	\$ 200.00



# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael J Hall	100129	MH111622	Board of Supervisors 11/16/2022	\$ 200.00
Michael Torres	100130	MT111622	Board of Supervisors 11/16/2022	\$ 200.00
Paul Carlucci	100131	PC111622	Board of Supervisors 11/16/2022	\$ 200.00
Home Depot Credit Services	100101	xxxx xxxx xxxx 3880 10/22	Supplies 10/22	\$ 70.31
Lowe's	100121	XXXX XXX527 6 10/22	Clubhouse Supplies 10/22	\$ 392.74
Meadow Pointe III Debit Card	MP1122	MP1122	Meadow Pointe III Credit Card 11/22	\$ 2,532.04
OLM, Inc.	100108	40314	Monthly Landscape Inspection 10/22	\$ 750.00
Pasco County Board of County Commissioners	100109	22179386	2022 Solid Waste Assessment 11/22	\$ 1,336.94
Pasco County Utilities	100102	17407346	1500 Meadow Pointe Blvd 10/22	\$ 1,811.90
Rizzetta & Company, Inc.	100111	INV0000071951	Assessment Roll Preparation FY 22/23	\$ 5,150.00
Rizzetta & Company, Inc.	100104	INV0000072640	District Management Services 11/22	\$ 5,619.08

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100103	INV0000072675	Personnel Reimbursement 10/22	\$ 11,194.83
Rizzetta & Company, Inc.	100110	INV0000072707	Cell Phone & Mileage 10/22	\$ 105.00
Rizzetta & Company, Inc.	100112	INV0000072731	Personnel Reimbursement 11/22	\$ 13,460.00
Romaner Graphics	100113	21393	Street Sign Repairs 10/22	\$ 760.00
Romaner Graphics	100113	21398	Replace Sidewalk Section @ 30914 Whitlock Dr. 10/22	\$ 650.00
Romaner Graphics	100122	21409	Garage Sale Banners 11/22	\$ 570.00
Solitude Lake Management, LLC	100114	PSI-28989	Lake & Pond Management Services 11/22	\$ 5,710.83
Southern Automated Access Services, LLC	100115	11970	Gate Phone/CAPXL Cloud - HEATHERSTONE 11/22	\$ 124.50
Southern Automated Access Services, LLC	100115	11971	Gate Phone/CAPXL Cloud -AMMANFORD 11/22	\$ 124.50
Southern Automated Access Services, LLC	100115	11972	Gate Phone/CAPXL Cloud -AMMANFORD 11/22	\$ 124.50
Southern Automated Access Services, LLC	100123	11989	Gate Repair Broughton 11/22	\$ 105.00

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100123	11990	Gate Repair Clairidge 11/22	\$ 130.00
Spunky Spirits, LLC	100116	Spunky Spirits 12/11/2022	Alcohol Delivery Services 12/11/2022	\$ 356.56
Spunky Spirits, LLC	100116	Spunky Spirits 12/11/2022B	Bartending Services 12/11/2022	\$ 727.91
Stantec Consulting Services, Inc.	100124	2002911	Engineering Services 10/22	\$ 1,664.00
Straley Robin Vericker	100117	22273	General Legal Services 10/22	\$ 1,965.00
Suncoast Pool Service, Inc.	100118	8774	Monthly Pool Service 11/22	\$ 1,145.00
TECO	ACH	311000030198.46	Summary Bill 10/22	\$ 10,751.45
VGlobal Tech	100105	4414	Web Maintenance: ADA Website 11/22	\$ 300.00
Waste Connections of Florida	ACH	1291401W426	Waste Disposal Services 12/22	\$ 116.34
Withlacoochee River Electric Cooperative, Inc.	ACH	1353910.455	Streetlights 10/22	\$ 1,592.31
Withlacoochee River Electric Cooperative, Inc.	ACH	1353911.455	2219 Meadow Pointe Blvd 10/22	\$ 270.38

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	ACH	1353912.455	31404 Sheringham Way 10/22	\$ 85.52
Withlacoochee River Electric Cooperative, Inc.	ACH	1353913.455	31307 Claridge PL 10/22	\$ 60.59
Yellowstone Landscape	100119	TM 446245	Ammanford Street Tree Trimming 10/22	\$ 1,428.55
Yellowstone Landscape	100119	TM 446940	Landscape Maintenance 11/22	\$ 24,272.25
Yellowstone Landscape	100119	TM 454934	Sod Installation 11/22	\$ 425.00
Yellowstone Landscape	100125	TM 457697	Tree Removal 11/22	\$ 3,250.00
Yellowstone Landscape	100125	TM 457698	Irrigation Repairs 11/22	\$ <u>240.00</u>
<b>Report Total</b>				<b>\$ <u>103,353.95</u></b>