



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
February 15, 2023**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Paul Carlucci Michael Hall John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Vivek Babbar	Straley, Robin, & Vericker
District Engineer Services Inc	Tonja Stewart	Stantec Consulting

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

February 8, 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, February 15, 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. Discussion of FY 2023-2024 Budget
5. **STAFF REPORTS**
 - A. Community Deputy Update
 - B. Aquatics Update
 1. January Waterway Inspection Report Tab 1
 - C. Landscape Update
 1. OLM January Inspection Report..... Tab 2
 2. Update on Landscape RFP
 3. Yellowstone January Inspection Report Tab 3
 4. Consideration of Yellowstone Proposals for the Front Entrance Project Tab 4
 - D. Amenity Management
 1. Presentation of January Amenity Report
(under separate cover)
 - 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 January 18, 2023
(under separate cover)
 - B. Consideration of Operations & Maintenance Expenditures for December 2022..... Tab 5
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 or Stacey Gillis at sgillis@rizzetta.com.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III Waterway Inspection Report

Reason for Inspection: Requires attention

Inspection Date: 2023-02-03

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: 93

Comments:

Treatment in progress
Perimeter grasses well into decomposition following recent treatment. Control structure is missing skimmer(right).



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 94

Comments:

Site looks good
No issues observed at the time of inspection. Recently installed Arrowhead plants doing well.



Action Required:

Routine maintenance next visit

Target:

Site: 95

Comments:

Normal growth observed
Minor shoreline weeds present.
Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 96

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Site: 97

Comments:

Normal growth observed
Minor surface algae developing along the perimeter. Treatment will be applied during next maintenance. Expect 10-14 days for results.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 98

Comments:

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



Action Required:

Routine maintenance next visit

Target:

Site: 99

Comments:

Treatment in progress

Recent selective treatment for invasive grasses within the native vegetation was successful. grasses can be seen well into decomposition(left).



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 100

Comments:

Site looks good

No issues observed at the time of inspection. Recently installed Arrowhead looks healthy(right).



Action Required:

Target:

Site: 101

Comments:

Requires attention

Minor Torpedograss sprouting in this very shallow site will be treated during next visit. Recently installed Arrowhead along the perimeter looks good.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 1

Comments:

Treatment in progress

Site was recently treated for surface algae. Less than 5% remains with more progress expected in the next 7 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 2

Comments:

Requires attention

Moderate algae developing along the perimeter. Treatment will be applied in the next 7 days to keep it from spreading further. Expect 10-14 days for results.

Action Required:

Treat within 7 days

Target:

Surface algae



Site: 3

Comments:

Normal growth observed

Site contains floating Duckweed along the perimeter. Treatment will be applied during next maintenance. Expect 7-10 days for results.

Action Required:

Routine maintenance next visit

Target:

Duckweed



Site: 4

Comments:

Normal growth observed

Minor Duckweed is spread out on the surface along with some leaves and tree matter. Treatment will be applied during next visit.

Action Required:

Routine maintenance next visit

Target:

Duckweed



Site: 5

Comments:

Normal growth observed

Minor Slender Spikerush sprouting on pond bottom will be targeted during next maintenance. Expect 4-6 weeks for results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 6

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



Site: 7

Comments:

Site looks good

No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 8

Comments:

Normal growth observed

Minor Torpedograss and Primrose Willow along the wild side of the pond will be targeted during upcoming maintenance. Expect 2 weeks for results.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 9

Comments:

Normal growth observed

Moderate Submersed Slender Spikerush on pond bottom will be treated during next service. Expect 4-6 weeks for results.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 10

Comments:

Treatment in progress

Shoreline weeds well into decomposition following recent treatment. No other issues observed.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

This month's inspection took place over 2 days. Sites 93-101 were inspected on 2/3. The rest on 2/6 due to heavy rain on the previous visit.

Overall, they are still in good shape. We did notice a bit more growth than in previous months, due to a week of above average temps.

Sites 97 and 2 will require algae treatments during the next visit to keep the blooms contained.

Sites 5 and 9 will require a systemic treatment of the entire waterbody to control the submersed vegetation. This treatment requires a bit more time for results. we can expect to see fallout in 4-8 weeks depending on how much rain we get in that time period.

Sites 3 and 4 will require treatment for floating Duckweed. This treatment is simple and should yield results in about a week.

The recently installed Arrowhead on sites 94, 100, and 101 all looked very healthy and showed no serious signs of stress from the winter freezes.

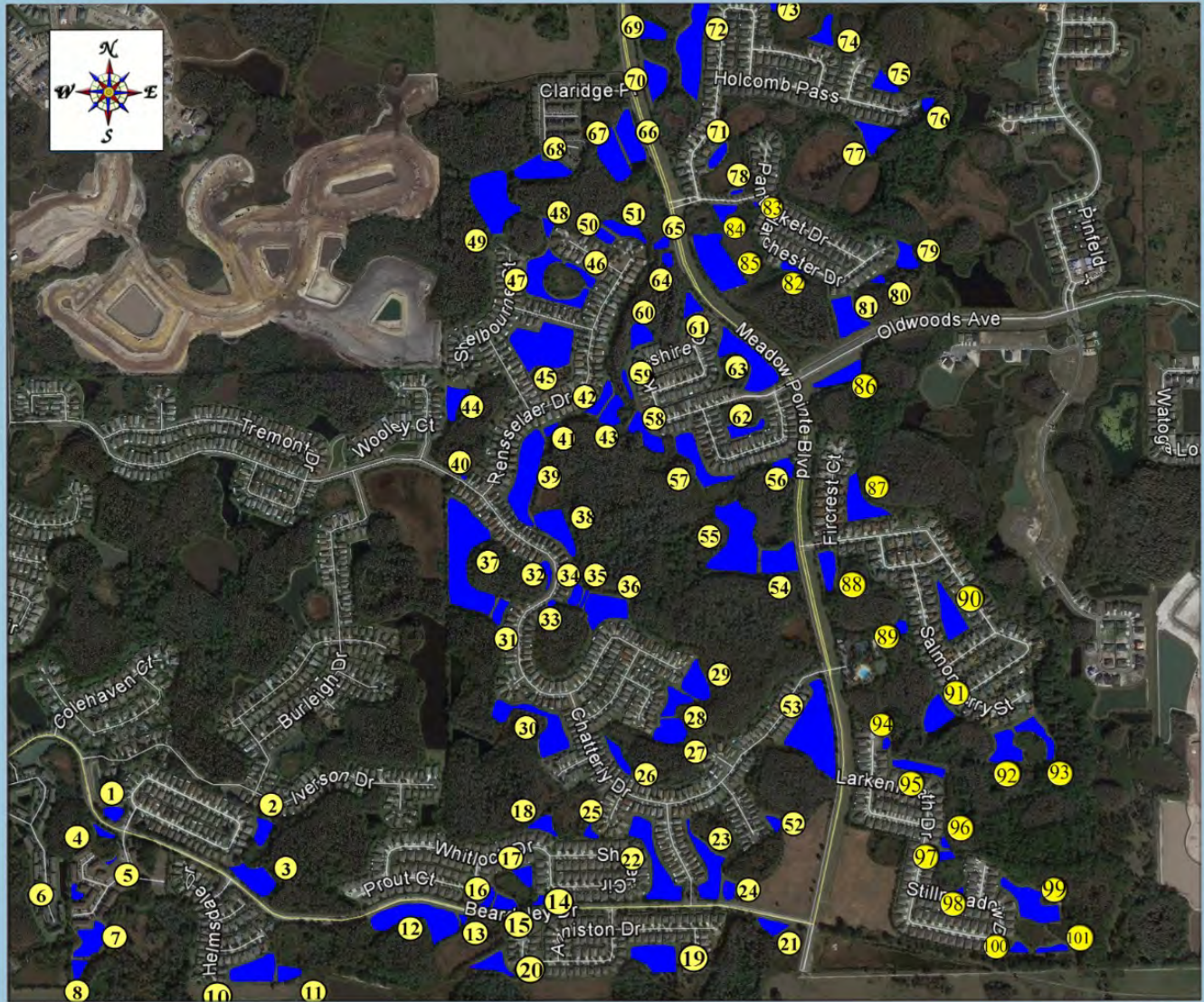
Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
93	Treatment in progress	Shoreline weeds	Routine maintenance next visit
94	Site looks good		Routine maintenance next visit
95	Normal growth observed	Shoreline weeds	Routine maintenance next visit
96	Site looks good		Routine maintenance next visit
97	Normal growth observed	Surface algae	Routine maintenance next visit
98	Site looks good		Routine maintenance next visit
99	Treatment in progress	Shoreline weeds	Routine maintenance next visit
100	Site looks good		
101	Requires attention	Torpedograss	Routine maintenance next visit
1	Treatment in progress	Surface algae	Routine maintenance next visit
2	Requires attention	Surface algae	Treat within 7 days
3	Normal growth observed	Duckweed	Routine maintenance next visit
4	Normal growth observed	Duckweed	Routine maintenance next visit
5	Normal growth observed	Submersed vegetation	Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Submersed vegetation	Routine maintenance next visit
10	Treatment in progress	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:
ARRON FRAZER – YELLOWSTONE
PAUL WOODS – OLM, INC.

SCORE: 89%

**NEXT INSPECTION
FEBRUARY 15, 2023 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Remove leaves in mulch beds.
2. Across the front entrance: Control broadleaf weeds in mixed turf stands.
3. **Entrance: Fertilize Loropetalum.**
4. Establish a non growth band where the natural areas boarder the perimeter of the volleyball court to the closed boardwalk to limit manual labor and mowing too close to the edge.
5. Avoid flat top and box shearing of Walter Viburnum, Loropetalum, and Guava hedgerows.
6. Near the play court: Remove leaves along curb lines.

COMMONS

7. Beaconsfield entrance: Rake down fire ant mounds.
8. Beaconsfield entrance: Rejuvenate prune Ilex Schilling by approximately 1/3 and treat with systemic fungicides. Allow the plant to reflush below the fungal damage deadwood.

SHERINGHAM

9. Rear of the Holcomb Pass homes: Prune back wood line overgrowth maintaining an uninterrupted mow.
10. Complete hard and soft edging during the next mowing operation.

CLARIDGE PLACE

11. Exit side: Maintain separation between the driveway and the rod iron fence.
12. **Along Meadow Pointe Blvd.: Control broadleaf turf weeds.**

HEATHERSTONE

13. Gate: Hand prune deadwood from the Parsoni Junipers.
14. Remove bed weeds in the unused seasonal color bed.
15. Monument: Confirm irrigation coverage and determine if there is a weeping or leaking zone.

BEARDSLEY

16. **Remove Moss in common area trees.**
17. Across from the Wrencrest entrance: Prune back the largest stalks on the Saw Palmetto so it does not encroach into sidewalk areas.
18. Wrencrest entrance: Remove leaves and debris.
19. **Wrencrest gate at Meadow Pointe Blvd.: Rake down fire ant mounds once insects have been eradicated.**
20. Shatter Leaf Court: Remove crack weeds in curb lines.

WHITLOCK

21. Entrance drive: Monitor regrowth of freeze damaged Copperleaf and Loropetalum.
22. Entrance drive: Fertilize Loropetalum.

AMMANFORD

23. Rejuvenate prune Muhly Grass once the bloom cycle is complete.
24. Entrance: Mow or line trim down the poorly formed Jasmine planting and the front of the seasonal color bed top dressing with mulch to cover bare areas.

BROUGHTON PLACE

25. **Inbound and exit lane: Remove leaves and debris in the Viburnum hedgerows.**

ALCHESTER PLACE

26. Entrance: Reduction prune Arboricola Trinette obstructing visibility of the monument.
27. Entrance: Treat Ilex Schilling with systemic fungicides.
28. Entrance: Rejuvenate prune Ilex Schilling to the base of the sign lettering.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. Recent cold temperatures has resulted in temporary discoloration or leaf drop in sensitive plant material. No permanent damage is expected, however hold off on pruning until the risk of freezing is over and the plants show limits of damage.

CATEGORY V: NOTES TO CONTRACTOR

1. I recommend temporary watering devices on Japanese Blueberries along the Beaconsfield drive.

cc: Darryl Adams darryla@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com
Brandon Padilla bpadilla@yellowstonelandscape.com
Aaron Frazier afrazier@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-6	Effective pre-post controls needed onMP Boulevard
TURF INSECT/DISEASE CONTROL	10	-1	Fire ant
PLANT FERTILITY	5	-2	Loropetalum
WEED CONTROL – BED AREAS	10	-3	Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5	-3	Leaves, and moss
CARRY OVER	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Weedy
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date 1-25-23 Score: 89 Performance Payment™ 100 %

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Tab 3



Meadow Pointe 3

SITW AUDIT

Tuesday, 07 February 2023

Prepared For Stacy Gillis

13 Issues Identified



Site Cleanup

Assigned To Crew

Trim area and remove debris along the fence line.



Trim Grasses

Assigned To Crew & Horticulture

Trim grasses and treat with fungicide and insecticide.



New Annuals

Assigned To Management

New annuals have been installed in Meadow Pointe 3.



Fountain Grass Trimming

Assigned To Management & Horticulture

Grasses cut back along the boulevard.
Horticulture treating with fungicides.



Clubhouse Tree Trimming

Assigned To Management

Meadow Pointe Boulevard and Beardsley tree
trimming in progress this week.



New Annuals Clubhouse

Assigned To Management

New annuals installed at the clubhouse.



Street Tree Replacement

Assigned To Management

Cypress trees in front of homeowners were replaced last week.



Unirrigated Common Area Trees

Assigned To Management

Some of the Japanese Blueberry trees are struggling in the common areas.



Leaning Cypress Trees

Assigned To Management

We replaced the worst trees last week in front of the residents only.



Remaining Cypress Trees

Assigned To Management

We still have 16 Cypress trees remaining that were not on the last round.



Cypress Trees Still Standing

Assigned To Management

We did not replace the Cypress trees that are standing up right.



Salmonberry & Crosswoods Cypress Trees

Assigned To Management

Trees along Salmonberry and Crosswoods were replaced.



Common Area Cypress Trees

Assigned To Management

Due to lack of water we left the remaining Cypress trees in the common areas.

Aaron Frazier

Yellowstone Landscape

Tab 4

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

- Podocarpus 'Pringles'*
- Arboricola 'Trinette'*
- Dwarf Asiatic Jasmine*
- Japanese Blueberry*
- Copperleaf*
- Annuals*

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Arboricola 'Trinette'
Copperleaf

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

*Podocarpus
Arboricola 'Trinette'
Dwarf Asiatic Jasmine
Copperleaf*

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

- Podocarpus*
- Arboricola 'Trinette'*
- Dwarf Asiatic Jasmine*
- Japanese Blueberry*

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

*Podocarpus
Bike Rack*

Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Japanese Blueberry 'Standard'



Potential

Whitlock

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Variegated Shell Ginger

Liriope 'Super Blue'

Foxtail Fern

Plumbago

Annuals

Whitlock

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

- Copperleaf*
- Arboricola 'Trinette'*
- Asiatic Jasmine*
- Plumbago*
- Allamanda*
- Annuals*

Whitlock

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

*Copperleaf
Arboricola 'Trinette'
Liriope 'Super Blue'*

Whitlock

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Foxtail Fern

Liriope 'Super Blue'

Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Podocarpus 'Pringles'

Arboricola 'Trinette'

Asiatic Jasmine

Allamanda

Plumbago

Annuals

Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

*Copperleaf
Arboricola 'Trinette'
Liriope 'Super Blue'
Japanese Blueberry
Annuals*

Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Arboricola 'Trinette'
Liriope 'Super Blue'
Japanese Blueberry
Copperleaf

Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

- Foxtail Fern*
- Liriope 'Super Blue'*
- Podocarpus*



Proposal #279674

Date: 01/30/2023

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 III CDD - Heatherstone Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$4,385.00	\$4,385.00
Japanese Blueberry	4.00	\$725.00	\$2,900.00
Podocarpus - Pringles #3 gal.	36.00	\$20.00	\$720.00
Red Copperleaf - #3 gal.	57.00	\$20.00	\$1,140.00
Arboricola - Trinetta - #3 gal.	154.00	\$18.57	\$2,859.96
Asiatic Jasmine - #1 gal.	350.00	\$11.50	\$4,025.00
Podocarpus - Maki #7 gal.	43.00	\$71.50	\$3,074.50
Pine Bark Mini Nuggets - Pallet	1.00	\$695.00	\$695.00
Bike Rack	1.00	\$1,575.00	\$1,575.00
Fast Setting Concrete	2.00	\$25.75	\$51.50
Bahia Sod	1.00	\$430.00	\$430.00
Irrigation Labor	1.00	\$1,275.00	\$1,275.00
Irrigation Parts	1.00	\$600.00	\$600.00

Heatherstone Entrance Enhancement:

- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (4) Japanese Blueberry Trees
- (57) Red Copper Leaf - #3 gal.
- (36) Podocarpus Pringles - #3 gal.
- (154) Arboicola - Trinette - #3 gal.
- (350) Asiatic Jasmine - #1 gal.
- (43) Podocarpus - Maki - #7 gal.
- (1) Pallet - Bahia Sod
- (1) Bike Rack
- Yellowstone will clean up and remove all debris in areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$23,730.96
SALES TAX	\$0.00
TOTAL	\$23,730.96

*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

Assigned To

Print Name: _____

Brandon Padilla

Office:
bpadilla@yellowstonelandscape.com

Title: _____

Date: _____



Proposal #279691

Date: 01/30/2023

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 III CDD - Whitlock Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$2,975.00	\$2,975.00
Liriope "Super Blue" - #1 gal.	117.00	\$10.75	\$1,257.75
Plumbago - #3 gal.	62.00	\$17.15	\$1,063.30
Foxtail Fern - #3 gal.	74.00	\$22.25	\$1,646.50
Red Copperleaf - #3 gal.	76.00	\$18.57	\$1,411.41
Allamanda - #3 gal.	15.00	\$17.25	\$258.75
Pine Bark Mini Nuggets - Pallet	1.00	\$695.00	\$695.00
Arboricola "Trinette" - #3 gal.	78.00	\$18.57	\$1,448.55
Bahia Sod	1.00	\$430.00	\$430.00
Irrigation Labor	1.00	\$795.70	\$795.70
Irrigation Parts	1.00	\$600.00	\$600.00

Client Notes

Whitlock Entrance Enhancement:

- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (117) Liriope "Super Blue" - #1 gal.
- (62) Plumbago - #3 gal.
- (74) Foxtail Fern - #3 gal.
- (76) Red Copperleaf - #3 gal.
- (15) Allamanda - #3 gal.
- (78) Arboricola "Trinette" - #3 gal.
- (1) Pallet - Bahia Sod
- Yellowstone will clean up and remove all debris in all areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$12,581.96
SALES TAX	\$0.00
TOTAL	\$12,581.96

*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



Proposal #279711

Date: 01/30/2023

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 III CDD - Wrencrest/Rennselaer Entrance Project
 Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$3,215.00	\$3,215.00
Liriope "Super Blue" - #1 gal.	180.00	\$10.75	\$1,935.00
Plumbago - #3 gal.	36.00	\$17.15	\$617.40
Foxtail Fern - #3 gal.	50.00	\$20.00	\$1,000.00
Red Copperleaf - #3 gal.	85.00	\$18.57	\$1,578.55
Arboricola "Trinette" - #3 gal.	125.00	\$18.57	\$2,321.40
Podocarpus "Maki" - #3 gal.	15.00	\$17.15	\$257.25
Japanese Blueberry	4.00	\$715.00	\$2,860.00
Bahia Sod	1.00	\$430.00	\$430.00
Japanese Blueberry	4.00	\$715.00	\$2,860.00
Irrigation Labor	1.00	\$1,260.25	\$1,260.25
Irrigation Parts	1.00	\$600.00	\$600.00

Client Notes

Wrencrest/Rensselaer Entrance Enhancement:

- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (180) Liriope "Super Blue" - #1 gal.
- (36) Plumbago - #3 gal.
- (50) Foxtail Fern - #3 gal.
- (85) Red Copperleaf - #3 gal.
- (125) Arboricola "Trinette" - #3 gal.
- (15) Podocarpus "Maki" - #7 gal.
- (4) Japanese Blueberry - #30 gal.
- (1) Pallet - Bahia Sod
- Yellowstone will clean up and remove all debris in all areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$18,934.85
SALES TAX	\$0.00
TOTAL	\$18,934.85

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

Assigned To

Print Name: _____

Brandon Padilla

Title: _____

Office:

bpadilla@yellowstonelandscape.com

Date: _____

Tab 5

Meadow Pointe III Community Development District

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

Operations and Maintenance Expenditures December 2022 For Board Approval

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

The total items being presented: **\$194,269.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Badges of Honor, LLC	100150	5392	Nameplate 12/22	\$ 15.00
Bettin Construction, LLC	100151	1920	Rec Center - Tennis Court Services 11/22	\$ 8,400.00
Cintas Corporation	100152	4137843131	Cleaning Supplies 11/22	\$ 184.38
Cintas Corporation	100153	4140550598	Cleaning Supplies 12/22	\$ 50.00
Classic Reflections Carriages, LLC	100167	1793	Sleigh Tour 11/22	\$ 2,450.00
DCSI, Inc.	100132	30137	Service Call - Camera Repair 11/22	\$ 125.00
Fast Signs	100168	2160-6383	Yard Signs 12/22	\$ 330.56
Florida Department of Revenue	ACH	Sales Tax 11/22 Paid Online	Sales Tax 11/22	\$ 55.62
Florida Department of State	100133	FL Dept. of State 101822	Service Mark Registration for Name and Logo 10/22	\$ 87.50
Lowe's	100169	9900 321527 6 12/22	Clubhouse Supplies 12/22	\$ 878.08
Meadow Pointe III Debit Card	MP1222	MP1222	Meadow Pointe III Credit Card 12/22	\$ 1,737.12
Mr. Electric of Land O' Lakes	100170	32927233	Replace Emergency Lighting 12/22	\$ 4,024.23
Netix Solutions, LLC	100154	3845	Google Workspace - Monthly 03/20 - 12/22	\$ 2,178.00
OLM, Inc.	100144	40490	Monthly Landscape Inspection 11/22	\$ 750.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Outsmart Pest Management, Inc.	100134	35399	Monthly Pest Control 11/22	\$ 60.00
Outsmart Pest Management, Inc.	100155	35698	Monthly Pest Control 12/22	\$ 60.00
Pasco County Sheriff's Office	100145	AR001779	OCT22 #1	\$ 9,963.75
Pasco County Sheriff's Office	100156	AR001780	NOV22 #2	\$ 9,963.75
Pasco County Sheriff's Office	100171	AR001799	DEC22 #3	\$ 9,963.75
Pasco County Utilities	100135	17551223	1500 Meadow Pointe Blvd 11/22	\$ 991.00
PC Consultants	100136	107963	Service Call - Computer Repairs 11/22	\$ 489.00
Rizzetta & Company, Inc.	100143	INV0000073286	District Management Services 11/22	\$ 5,619.08
Rizzetta & Company, Inc.	100146	INV0000073328	Personnel Reimbursement 11/22	\$ 13,986.77
Rizzetta & Company, Inc.	100148	INV0000073387	Personnel Reimbursement 12/22	\$ 15,764.09
Rizzetta & Company, Inc.	100149	INV0000073363	Cell Phone 11/22	\$ 297.97
Robert Clark	100157	121122	Santa & Sleigh Ride 12/22	\$ 675.00
Robert L Stoney	100137	Stoney 102422	Entertainment services for Holiday Party on December 11, 2022	\$ 600.00
Romaner Graphics	100158	21437	Replace Missing No Outlet Sign 11/22	\$ 375.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Romaner Graphics	100158	21449	Fence Repair 12/22	\$ 2,200.00
Romaner Graphics	100158	21450	Playground Refurbishing 12/22	\$ 3,250.00
Skyway Supply, Inc.	100138	56670	Xerox and Toner Services 11/22	\$ 547.80
Solitude Lake Management, LLC	100139	PSI-29756	Plantings 2022	\$ 9,520.00
Solitude Lake Management, LLC	100159	PSI-32348	Lake & Pond Management Services 12/22	\$ 5,710.83
Southern Automated Access Services, LLC	100140	12022	Gate Phone 813-482-2049 11/22	\$ 53.95
Southern Automated Access Services, LLC	100140	12027	Gate Phone 813-435-0748 11/22	\$ 53.95
Southern Automated Access Services, LLC	100160	12089	Gate Repair 11/22	\$ 105.00
Southern Automated Access Services, LLC	100160	12109	Gate Phone/CAPXL Cloud 12/22 Wrencrest	\$ 124.50
Southern Automated Access Services, LLC	100160	12110	Gate Phone/CAPXL Cloud 12/22	\$ 124.50
Southern Automated Access Services, LLC	100160	12111	Gate Phone/CAPXL Cloud 12/22 Heatherstone	\$ 124.50
Southern Automated Access Services, LLC	100160	12123.00	Gate Repair - Wrencrest 12/22	\$ 157.50
Southern Automated Access Services, LLC	100160	12130	Gate Repair Hillhurst 12/22	\$ 744.00
Spectrum	ACH	8337 13 062 0042426 11/22	1500 Meadow Pointe Blvd 11/22	\$ 47.72

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	8337 13 062 0042426 12.22	1500 Meadow Pointe Blvd 11/22	\$ 47.72
Stantec Consulting Services, Inc.	100161	2014947	Engineering Services 11/22	\$ 624.00
Straley Robin Vericker	100162	22449	General Legal Services 10/22	\$ 1,961.00
Suncoast Pool Service, Inc.	100141	8689	Monthly Pool Service 10/22	\$ 1,145.00
Suncoast Pool Service, Inc.	100163	8860	Monthly Pool Service 12/22	\$ 1,145.00
TECO	ACH	311000030198.50	Summary Bill 11/22	\$ 10,685.06
U.S. Water Services Corporation	100142	SI60360	Monthly Lift Station Inspection 11/22	\$ 86.21
U.S. Water Services Corporation	100164	SI62031	Monthly Lift Station Inspection 12/22	\$ 86.21
VGlobal Tech	100165	4490	Web Maintenance: ADA Website 12/22	\$ 300.00
VGlobal Tech	100165	4523	Quarterly ADA & ACAG Audits 12/22	\$ 400.00
Waste Connections of Florida	ACH	1310356W426	Waste Disposal Services 12/22	\$ 137.18
Waste Connections of Florida	ACH	6453280W425	Waste Disposal - All Sites 11/22	\$ 25,138.75
Withlacoochee River Electric Cooperative, Inc.	ACH	1353910.5	Street Lights 11/22	\$ 1,592.31
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary - 720 11/22	Electric Summary 11/22	\$ 449.98

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	100147	TM 461454	Landscape Maintenance 12/22	\$ 24,272.25
Yellowstone Landscape	100166	TM 462717	Tree Removal 11/22	\$ 575.00
Yellowstone Landscape	100166	TM 462718	Tree Removal 11/22	\$ 825.00
Yellowstone Landscape	100166	TM 469032	Phase 2 - Street Trees # 3 Broughton Place 12/22	\$ 1,540.00
Yellowstone Landscape	100166	TM 470879	Larkenheath - Phase # 3 Street Trees 12/22	\$ 100.00
Yellowstone Landscape	100166	TM 470880	Beaconsfield - Phase 3 Street Trees 12/22	\$ 960.00
Yellowstone Landscape	100166	TM 470881	Alchester Place - Phase 2 Street Trees 12/22	\$ 1,880.00
Yellowstone Landscape	100166	TM 470882	Whitlock - Phase 2 Street Trees 12/22	\$ 1,300.00
Yellowstone Landscape	100166	TM 470883	Heatherstone - Phase 3 Street Trees 12/22	\$ 1,680.00
Yellowstone Landscape	100166	TM 470884	Winter Annual Rotation 12/22	\$ 4,500.00
Report Total				<u>\$ 194,269.57</u>