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**MINUTES OF MEETING**

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

**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors' of the Meadow Pointe III Community Development District was held on **Wednesday, October 17, 2018 at 6:30 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Hall	<b>Board Supervisor, Chairman</b>
Paul Carlucci	<b>Board Supervisor, Vice Chairman</b>
Rick Daddio	<b>Board Supervisor, Assistant Secretary</b>
John Johnson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Radcliff	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Dan Richardson	<b>Clubhouse Manager</b>
James Bennett	<b>LMP</b>
Kristen Schalter	<b>District Counsel</b>
Robert Saliva	<b>Southern Automated Access Services</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and performed roll call confirming a quorum for the meeting.

All those in attendance stood and recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments put forward at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on September 19<sup>th</sup>, 2018**

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on September 19th, 2018, as presented, for Meadow Pointe III Community Development District.

*(Mr. Carlucci arrived at 6:33 p.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for  
September 2018**

The Board discussed hog trapping and would like to start suspending services every other month starting in November due to decreased numbers of hogs trapped recently.

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for September 2018 at \$225,361.78 for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion of Gate Services**

Mr. Salvia discussed cellular service options for the gates within the District. A discussion ensued and Mr. Saliva demonstrated how this system will work and entertained various questions from the Board.

*(Mr. Saliva left the meeting at 7:02 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Proposals**

Mr. Roethke presented proposals to the Board for landscape removal and mulch installation.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the LMP Proposal for landscape removal at a cost of \$1,040.00 for Meadow Pointe III Community Development District.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the LMP Proposal for mulch installation at a cost of \$26,746.00 for Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Contract  
Addendum**

Mr. Roethke presented a landscape contract addendum for the maintenance of newly installed street trees.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the addendum to landscape maintenance contract with LMP at additional \$795.00 per month, increasing the monthly grand total to \$16,909.00 per month, pending verification of the scope of services for Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Tree Removal Services**

Mr. Roethke presented a proposal from Mid-Florida Tree Service for tree removals at the clubhouse area.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the proposal from Mid Florida Tree Service for tree removals at a cost of \$5,375.00 for Meadow Pointe III Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Series 2007 Arbitrage Report**

Mr. Roethke presented the series 2007 Arbitrage report to the Board and noted that there is no arbitrage liability at this time.

**TENTH ORDER OF BUSINESS**

**Acceptance of Revised Auditor Engagement Letter**

Mr. Roethke presented an audit engagement letter to the Board. Mr. Babbar reviewed liquidated damages language with the Board.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the audit engagement letter with Berger Toombs, Elam, Gaines, & Frank with additional liquidated damages language for Meadow Pointe III Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Community Deputy**

The Deputy was not present but the Board discussed several issues within the community.

**B. District Counsel**

Mr. Babbar updated the Board on the status of the street tree project. Proposals will be presented as soon as they are available. Mr. Babbar will be working on the Hillhurst HOA parking lot agreement. The Board discussed the status of the flag pole lighting. The District would like to fix this issue and send the bill to the vendor if it is not repaired.

**C. District Engineer**

Ms. Stewart discussed the lift station repairs at the clubhouse.

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved proposal from U.S. Water Services Corporation for lift station repairs at a cost of \$1,857.00 for Meadow Pointe III Community Development District.

Ms. Stewart entertained various questions from the Board on several maintenance items.

*(Ms. Stewart left the meeting at 7:26 p.m.)*

**D. Field Operations Manager**

Mr. Roethke Provided the waterway inspection report to the Board. The Board reviewed the field inspection report. Mr. Bennett entertained various questions from the Board. Mr. Johnson asked a question about issues with sod installed in Alchester after the street trees were removed. District Staff will review stump grinding performed by the contractor that removed the trees. If the stump grinding was not done properly, the character will need to return & correct the issues. Mr. Hall reminded staff that residents need to be notified to water new sod in front of their house when it is installed.

*(Mr. Bennett left the meeting at 7:37 p.m.)*

**E. Amenity Management**

Mr. Richardson presented the Clubhouse Management Report to the Board. A discussion ensued regarding parking violations, resident issues, and other maintenance items. Mr. Richardson entertained various questions from the Board.

**F. District Management**

Mr. Roethke presented the Monthly Financial Summary to the Board. There was an Alchester resident that repaired an irrigation line after the street trees were removed and paid the invoice directly. Mr. Richardson will research this further.

Mr. Roethke reminded the Board that the next meeting will be held November 21<sup>st</sup>, 2018 at 6:30 p.m.

**TENTH ORDER OF BUSINESS**

**Audience/ Supervisor Comments**

A resident asked a question about a utility shed in Larkenheath that needs to be cleaned.

A resident asked about stump grinding and sod watering.

A resident asked a question about the street tree project.

Mr. Johnson asked a question about Board seats up for election.

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**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 7:54 p.m. for the Meadow Pointe III Community Development District.



Assistant Secretary



Chairman/Vice Chairman