
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, February 20, 2019 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	Board Supervisor, Chairman
Paul Carlucci	Board Supervisor, Vice Chairman
Rick Daddio	Board Supervisor, Assistant Secretary
John Johnson	Board Supervisor, Assistant Secretary
Glen Aleo	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	Regional District Manager, Rizzetta & Company, Inc.
Tyree Brown	Field Services Manager, Rizzetta & Company, Inc.
Gregg Gruhl	Amenity Services Manager, Rizzetta & Company, Inc.
Scott Smith	Regional Manager, Community Services Rizzetta & Company
Tonja Stewart	District Engineer, Stantec
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Susan Cali	Clubhouse Manager
Ron Litts	Arborist (via phone)
Scott Carlson	LMP
James Bennett	LMP
Deputy Frank Pizzuto	
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 January 16th, 2019

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 January 16th, 2019, as presented, for Meadow Pointe III Community Development District.

Mr. Johnson asked for an update on the letters that were sent to residents regarding CDD trees that were removed. Mr. Roethke did not receive a response from one of the residents, and the other resident claimed that the tree was dead at installation and their landscaper removed it. The Board requested District Counsel to send a demand letter to these residents.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2019

Mr. Roethke discussed issues with a RASI invoice and informed the Board that they will receive a credit on a future invoice. Mr. Johnson asked questions on several invoices. Mr. Hall asked a question on an out-of-pocket invoice. A discussion ensued regarding trash services.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for January 2019 (\$209,558.60) for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented several landscape enhancement proposals to the Board.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the proposal from LMP for plant enhancements and tree removals at a total cost of \$10, 970.56 for Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

Review of Amenities Services Contract

Mr. Roethke presented the current Amenities Services contracts to the Board. A discussion ensued regarding the current scope of services and maintenance issues on site. The Board would like to continue to discuss this scope based on input from staff and supervisors at the next meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Phase 3 Street Tree
Removal Contract**

Mr. Roethke presented a contract for phase 3 street tree removals.

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the contract with Mid-Florida for Phase III street tree removals for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Street Tree Project
Mailed Notices**

Mr. Roethke presented a sample letter for residents as a notification for the street tree project. Mr. Johnson requested several updates to the letter. The Board would like these letters to be hand-delivered by staff to the residents in advance of the removals commencing for each village in Phase III.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the letter for street tree notifications, pending review and final signoff by Mr. Johnson for Meadow Pointe III Community Development District.

(Mr. Litts left at 7:25 p.m.)

NINTH ORDER OF BUSINESS

**Consideration of Proposal for Utility
Vehicle**

Mr. Roethke presented proposals for a new utility vehicle to the Board.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved proposal from Kubota for a new utility vehicle for Meadow Pointe III Community Development District.

TENTH ORDER OF BUSINESS

Review of Reserve Study

Mr. Roethke presented the Reserve Study to the Board. A discussion ensued. Mr. Roethke noted that the reserve study will need to be updated to include the utility vehicle and truck. This will be updated and brought back to the next meeting.

The Board discussed setting up a budget workshop and agreed on holding this workshop on April 25, 2019 at 6:30 p.m.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Community Deputy

Mr. Pizzuto discussed any issues within the community. Illegal parking is the biggest issue at this time.

B. District Counsel

No report.

C. District Engineer

Ms. Stewart reviewed a county upgrade to the Whitlock lift station. The PVC fence will be replaced and the asphalt driveway will be removed and replaced with concrete. This job is scheduled to start in approximately six months. Ms. Stewart updated the Board on an inspection from U.S. Water on the Hillhurst lift station. District Counsel and District Engineer will continue to work on this item.

Ms. Stewart will revisit drainage issues on Resselear Drive and will obtain proposals for repairs.

D. Field Operations Manager

Mr. Roethke presented the Waterway Inspection report to the Board. Ms. Stewart will look into erosion issues on ponds #24 and #89. Mr. Brown reviewed the Field Inspection report with the Board. A discussion ensued regarding several maintenance items.

(Mr. Bennett left at 8:02 p.m.)

E. Amenity Management

Mr. Gruhl reviewed the monthly clubhouse manager report with the Board and also introduced Susan Cali as the new clubhouse manager going forward. Mr. Gruhl discussed several maintenance issues that were addressed during the past month. Mr. Gruhl also discussed upcoming projects, including additional security cameras, fence removal, and boardwalk inspection.

Mr. Hall reiterated to on-site staff that illegal parking is a priority and also discussed the need to improve the upkeep at the amenity.

F. District Management

Mr. Roethke presented the Monthly Financial Summary to the Board. Mr. Roethke presented an irrigation invoice from 31344 Anniston Drive, where the resident is requesting \$400.00 for reimbursement for irrigation repairs.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the \$400.00 irrigation reimbursement for 31344 Anniston Drive for Meadow Pointe III Community Development District.

Mr. Roethke reminded the Board that the next meeting will be held March 20th, 2019 at 6:30 p.m.

TWELFTH ORDER OF BUSINESS

Audience/ Supervisor Comments

A resident asked about responsibility for watering new trees.

A resident asked about events for the CDD.

A resident asked about trees that were recently installed.

A resident asked a question about the paving project.

A resident asked about landscape maintenance issues.

A resident asked a question about illegal parking.

A resident asked a question about line sight issues at Alchester Place.

Mr. Johnson updated the Board on the status of financial reviews from issues with the previous clubhouse manager.

Mr. Aleo asked about a policy for selling gate remotes to non-residents and a interlocal agreement between Meadow Pointe II and Meadow Pointe III.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adjourned the meeting at 9:10 p.m. for the Meadow Pointe III Community Development District.



Assistant Secretary



Chairman/Vice Chairman