

---

---

**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, March 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	<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>
Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tyree Brown	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Scott Smith	<b>Regional Manager, Community Services Rizzetta &amp; Company</b>
Tonja Stewart	<b>District Engineer, Stantec (<i>via phone</i>)</b>
Vivek Babbar	<b>District Counsel, Straley, Robin &amp; Vericker</b>
Susan Cali	<b>Clubhouse Manager</b>
Ron Litts	<b>Arborist (<i>via phone</i>)</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 February 20<sup>th</sup>, 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 February 20<sup>th</sup>, 2019, as presented, for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for January 2019**

Mr. Johnson asked for verification on hogs trapped. There were various questions on other invoices.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for January 2019 (\$144,928.63) 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, including annual rotations and other landscape enhancements. A discussion ensued. Mr. Carlucci volunteered to select the type of flowers for the annual rotation.

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the proposals from LMP for annual rotation and plant replacements at a total cost of \$14,665.80 for Meadow Pointe III Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review of Amenities Management Agreement**

Mr. Roethke presented the Amenity Management agreement as well as several comments from Board Supervisors regarding the scope of work to this agreement.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors updated the scope of work on amenity management agreement to include supervisor comments for Meadow Pointe III Community Development District.

*(Mr. Litts arrived via phone at 6:51 p.m.)*

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fence Removal Proposals**

Mr. Roethke presented proposals for fence removal to the Board.

On a Motion by Mr. Hall, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the proposal from LMP for fence removal at a cost of not-to-exceed \$2,000.00 Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Status of Street Tree Project**

The Board discussed the current status of the street tree project and it was noted that phase 2 installations are nearly complete and phase 3 removals are just underway. The Board requested a set schedule for the remainder of phase 3 removals. Mr. Litts will follow up on this. Mr. Litts updated the Board on any issues he has encountered in the current process of street tree removals and replacements. A discussion ensued regarding future tree replacements. Mr. Carlucci volunteered to be the Board liaison for selecting tree install locations with Mr. Litts.

*(Mr. Litts left at 7:17 p.m.)*

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Boardwalk Inspection**

Mr. Roethke presented a proposal for a boardwalk inspection to the Board.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved proposal from Stirling & Wilbur for boardwalk inspection at a cost of \$6,000.00 for Meadow Pointe III Community Development District.

**TENTH ORDER OF BUSINESS**

**Review of Reserve Study**

Mr. Roethke presented the updated reserve study to the Board, which now includes the new utility vehicle and truck.

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors accepted the reserve study for Meadow Pointe III Community Development District.

---

---

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Drinking Fountain Proposals**

Mr. Roethke presented pricing for drinking fountains to the Board. The Board will discuss this further at the budget workshop.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Drinking Fountain Proposals**

Mr. Roethke presented a proposal for Hillhurst parking lot pavement and Ms. Stewart reviewed the details of this proposal with the Board. Mr. Babbar discussed obligations of the District regarding this resurfacing. A discussion ensued.

On a Motion by Mr. Johnson, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved the proposal from ACPLM for Hillhurst Parking lot paving at a cost of \$116,372 pending District Staff working with the HOA on an agreement for Meadow Pointe III Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Community Deputy**

No report.

**B. District Counsel**

Mr. Babbar discussed the legislative session and potential impacts to CDDs.

**C. District Engineer**

Ms. Stewart discussed an ADA Handicap parking space issue in Hillhurst Crossing. Ms. Stewart informed the Board that the HA5 road maintenance will be taking place shortly.

**D. Field Operations Manager**

Mr. Roethke presented the Waterway Inspection report to the Board. Mr. Brown reviewed the Field Inspection report with the Board.

**E. Amenity Management**

Ms. Cali reviewed the monthly management report with the Board. Ms. Johnson requested the rental calendar be included with the management report each month. A discussion ensued regarding sidewalk repair & replacement. Ms. Cali distributed a tentative event calendar to the Board.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the event calendar for Meadow Pointe III Community Development District.

**F. District Management**

Mr. Roethke presented the Monthly Financial Summary to the Board. Mr. Roethke asked the Board if they had any opposition to allowing a scout troop to use the CDD pool for their yearly swim test on Tuesday, April 16<sup>th</sup>. They will only use the two back swim lanes. The Board had no issues with this. Mr. Roethke asked the Board if they would like to authorize a \$500.00 limit for the maintenance supervisor's debit card.

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the \$500.00 limit for maintenance supervisor debit card for Meadow Pointe III Community Development District.

Mr. Roethke reminded the Board that the next meeting will be held April 17<sup>th</sup>, 2019 at 6:30 p.m.

**FOURTEENTH ORDER OF BUSINESS**

**Audience/ Supervisor Comments**

- A resident asked a question about tree pruning & pressure washing at Broughton Place.
- A resident asked a question about the pond behind Pierce field not being cut.
- A resident had a question about street tree issues.
- A resident asked a question about pond bank maintenance in Nesselwood.
- A resident asked a question about the pressure washing schedule.
- A resident asked a question about various landscaping issues.
- A resident asked for a letter to be sent to Whitlock HOA regarding CDD maintenance of street trees.
- A resident asked a question about reports from the Sheriff's Deputy.

**FIFTEENTH 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 8:24 p.m. for the Meadow Pointe III Community Development District.

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



\_\_\_\_\_  
Chairman/Vice Chairman

