
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, May 15, 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.
Tonja Stewart	District Engineer, Stantec (<i>via phone</i>)
Mark Straley	District Counsel, Straley Robin & Vericker
Susan Cali	Clubhouse Manager
James Bennett	LMP
Deputy Frank Pizzuto	Pasco County Sheriff's Office
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 April 17th, 2019

Mr. Johnson requested an update on a sod Replacement invoice from last month. Mr. Roethke will send an update to the Board on this.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on April 17th, 2019, as presented, for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on April 25th, 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 April 25th, 2019, as presented, for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2019

Mr. Carlucci asked for an update on a frontier invoice, and Mr. Johnson asked for further clarifications on a RASI invoice and Ecological Consultants invoice.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for April 2019 (\$118,946.29) for Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

District Engineer Report

Ms. Stewart reviewed several items with the Board, including a change order for the Hillhurst paving contract for \$5,862.00 which will bring the total contract amount to \$122,234.00 there was also a separate proposal for concrete collars at a cost of \$23,455.00. A discussion ensued. The change order was approved but the additional proposal was not.

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the change order #1 from ACPLM for the Hillhurst Paving Project for Meadow Pointe III Community Development District.

Ms. Stewart discussed getting a proposal for aerial photographs of all the District roadways, which will assist with the monitoring and reporting of roadway maintenance. Ms. Stewart will move forward with this. Mr. Hall Distributed examples of monuments for potential installation near the intersection of SR56 and Meadow Pointe Blvd. A discussion ensued. Ms. Stewart will continue to research options for this.

(Ms. Stewart left at 7:08 p.m.)

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from OLM

Mr. Roethke presented a proposal from OLM for landscape inspection & oversight services a discussion ensued.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the proposal from OLM for landscape inspection & oversight services at a cost of \$7,500.00 one time for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Roethke presented several landscape proposals to the Board.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal from LMP for cattle fence removal at a cost of \$6,000.00 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 proposal from LMP for crape myrtle install at a cost of \$1,691.72.00 for Meadow Pointe III Community Development District.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal from LMP for bermuda turf install at a cost of \$4,900.00 for Meadow Pointe III Community Development District.

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the proposal from LMP for plant installs at the clubhouse parking lot at a cost of \$1,661.25 for Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

Review of Field Inspection Report

Mr. Roethke presented the field inspection report to the Board. A discussion ensued regarding several maintenance items. Mr. Bennett provided responses to several items within the report. Ms. Cali will follow up on a claim for a tree that was knocked down in a traffic accident.

TENTH ORDER OF BUSINESS

**Consideration of Landscape
Maintenance Addendum**

Mr. Roethke presented addendum #4 to the landscape maintenance contract with LMP.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approve addendum #4 to LMP's landscape maintenance contract at a cost of \$1,125.00 per month for Meadow Pointe III Community Development District.

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

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Status of Street Tree Project

The Board discussed ongoing issues with the current street tree project, including issues with the wrong sod being installed. Mr. Roethke informed the Board that Ron Litts will be on site on Friday or Saturday this week to review the project. All supervisors should send any specific issues that Mr. Litts will need to review while on site.

TWELFTH ORDER OF BUSINESS

Review of Series 2013 Current Arbitrage Report

Mr. Roethke Presented the Series 2013 Arbitrage report to the Board. It was noted that there is no arbitrage liability at this time.

THIRTEENTH ORDER OF BUSINESS

Consideration of Sam's Club Business Master Card Application

Mr. Roethke presented a Sam's Club Business Master Card application to the Board. The Board would not like to move forward with this at this time.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Room Rental Policy

Mr. Roethke presented the current room rental policy to the Board. A discussion ensued regarding several items within the policy however, no changes were made at this time.

FIFTEENTH ORDER OF BUSINESS

Consideration of Tennis Camp Proposal

Mr. Roethke presented a vendor agreement for a tennis camp to the Board. Ms. Cali entertained various questions from the Board.

<p>On a Motion by Mr. Hall, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approve the tennis camp vendor agreement for Meadow Pointe III Community Development District.</p>

SIXTEENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2019/2020

Mr. Roethke presented the Proposed Budget for Fiscal Year 2019/2020 to the Board.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Approving Proposed Budget and Setting the Public Hearing

Mr. Roethke presented Resolution 2019-02 to the Board, which will approve the proposed budget for Fiscal Year 2019/2020 and set the date, time, and location for the final budget public hearing.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors adopted Resolution 2019-02 for Meadow Pointe III Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of ADA Compliance Proposals

Mr. Roethke presented proposals to the Board for an ADA compliant CDD website. A discussion ensued. The Board tabled this item until the next meeting.

NINETEENTH ORDER OF BUSINESS

Review of Wood Board Walk Inspection and Report

Mr. Roethke presented an inspection report from Stirling & Wilbur for the wooden Boardwalk. A discussion ensued. The Board requested District Engineer and District Counsel to research the CDD's requirements for maintaining this Boardwalk system with the county.

TWENTIETH ORDER OF BUSINESS

Staff Reports

A. Community Deputy

Mr. Pizzuto discussed current issues within the community. The Board confirmed that there should be no after-hours loitering in the clubhouse or clubhouse area parking, so Mr. Pizzuto will keep an eye on this. A discussion ensued regarding speeding & traffic issues.

B. District Counsel

Mr. Straley will look into addressing the boardwalk issue with the District Engineer.

C. District Engineer

Discussed during the sixth order of business.

D. Field Operations Manager

Mr. Roethke presented the Waterway Inspection report to the Board. The Board would like some follow-up from the District Engineer regarding erosion issues.

E. Amenity Management

Ms. Cali reviewed the Clubhouse Manager report with the Board. A discussion ensued regarding several maintenance items. Ms. Cali updated the Board on the status of the new vending machines. Mr. Hall requested that the vendors servicing the cell tower move their service vehicles ASAP. Mr. Carlucci asked for an update on the cell tower lease agreement.

F. District Management

Mr. Roethke presented the monthly financial summary to the Board. Mr. Roethke informed the Board that a resident at 2453 Addington place is having significant hog damage issues at their property and they would like the District to re-hire the hog trapper to come back out on site and trap hogs in this area. Mr. Hall responded to this request and was not in favor of bringing back the hog trapper at this time.

Mr. Roethke informed the Board that a resident at 30645 Lanesborough Circle is requesting that the CDD replace his driveway due to spots that were previously shaved down by the District when repairs were completed in the past. A discussion ensued. The Board is not interested in addressing this issue.

Mr. Roethke reminded the Board that the next meeting will be held June 19th, 2019 at 6:30 p.m.

TWELFTH ORDER OF BUSINESS

Audience/ Supervisor Comments

A resident asked about reimbursement from Rizzetta for employee theft.

A resident asked about tree project issues and landscaping.

A resident asked about street tree placement.

A resident asked about pooling water issues.

A resident requested maintenance of landscaping on the Whitlock wall.

A resident asked about trash in storm drains.

Mr. Johnson asked about the Meadow Pointe III and Meadow Pointe II gate access agreement.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors adjourned the meeting at 9:14 p.m. for the Meadow Pointe III Community Development District.



Assistant Secretary



Chairman/Vice Chairman