

**Meadow Pointe III
Community Development District**

**Board of Supervisors' Special
Meeting
November 20, 2019**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

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	Michael Hall Paul Carlucci John Johnson Rick Daddio Glen Aleo	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matt Huber	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ 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

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

www.meadowpointe3.org

**Board of Supervisors
Meadow Pointe III Community
Development District**

November 13, 2019

FINAL AGENDA

Dear Board Members:

The workshop and regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, November 20, 2019 at 6:00 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the final agenda for this meeting:

Community Workshop:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLIEGANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **DISCUSSION ITEMS**
 - A. Precision Sidewalk Safety Inspection..... Tab 1
 - B. Review of Community Sidewalks and Proposal for sidewalk gutter repairs at 1920 Folkstone Tab 2
5. **ADJOURNMENT**

BOS Meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLIEGANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **NEW BUSINESS ITEMS**
 - A. Consideration of Landscape Services Proposals (previously distributed)
 - B. Discussion Regarding Status of Street Tree Project
 - C. LMP Landscape Proposals Tab 3
 - D. Consideration of Tennis Courts Cameras..... Tab 4
 - E. Consideration of Fitness 320 renewal..... Tab 5
 - F. Consideration of Books & Basketball vendor Tab 6
 - G. Consideration of Pool Doctor Coping Repair Tab 7
 - H. Consideration of Pool Doctor Drain repair..... Tab 8
5. **STAFF REPORTS**
 - A. Landscape Update
 1. Review of Field Inspection Report
 2. Review of LMP Field Inspection Response
 - B. Aquatics Update
 1. Presentation of Waterway Inspection Report
 - C. Community Deputy
 - D. District Counsel
 - E. District Engineer
 - F. Amenity Management

- 1. Presentation of Monthly Report
- G. District Manager
 - 1. Presentation of Monthly Financial Summary
- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting Held on October 16, 2019..... Tab 9
 - B. Consideration of Operation and Maintenance Expenditures for October 2019 Tab 10
- 7. **AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. **SUPERVISOR REQUESTS**
- 9. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,
Matt Huber
Matt Huber
District Manager

Tab 1

October 13, 2017

***Meadow Pointe III
Sidewalk Trip Hazard Removal
Survey and Proposal***

Precision Sidewalk Safety Corp
1202 SW 17th Street, #201-122
Ocala, Florida 34471
877-799-6783
www.precisionsidewalksafety.com

This estimate has been prepared for:

Meadow Pointe III Community Development District
Mr. Tyree Brown, Field Services Manager
Mr. Dan Richardson, Clubhouse Manager

Precision Sidewalk Safety Corp (PSSC) uses proprietary and patented cutting technology to repair trip hazards created by changes in level on sidewalk panels. Our horizontal saw cut equipment and technique allow us to reach both ends of the sidewalk without damaging the adjacent slabs, retaining walls, sprinkler heads, landscaping, or anything else surrounding the walkway, resulting in a very high-quality repair. This unique approach has afforded Florida and South Carolina communities the ability to minimize liability and improve safety and aesthetics in their neighborhoods at more reasonable rates than conventional alternatives.

Survey Summary:

As requested, PSSC visited Meadow Pointe III in October 2017 and surveyed the sidewalks throughout the Community Development District to identify hazards that create trip and fall liabilities. The surveyed areas include the common areas of the Clubhouse and Beardsley Drive along with the Beaconsfield, Heatherstone, Claridge Place, Nesslewood, Sheringham, Larkenheath, Alchester Place, Broughton Place, Hillhurst Crossing, Ammanford, Whitlock, Wrencrest, and Rensselaer neighborhoods. An inventory estimate was conducted using the specifications of the Americans with Disabilities Act (ADA) (see Exhibit A), to approximate both the number and size of the hazards present. As directed by Mr. Brown and Mr. Richardson, all hazards from 3/8" – 2" in height were surveyed during our estimate.

Previous repairs utilizing a grinder have been attempted in some of the neighborhoods at Meadow Pointe III (see Figure 4 in Photo Examples below). Many of those locations are included in this proposal since they will need to be repaired again by PSSC in order to remove remaining portions of the hazard and provide the proper slope. To meet slope requirements for each repair, PSSC must take into account both the past measurements of concrete that has been removed and the new amount that must be removed in order to eliminate the hazard. As requested, only hazards on the main sidewalks in the townhome neighborhoods of Claridge Place and Hillhurst Crossing were assessed and hazards on the individual walkways to the front doorways were **excluded** from the survey. As directed by Mr. Brown and Mr. Richardson, hazards on driveway aprons where they intersect with the sidewalk panels in the single-family home neighborhoods were **excluded** from the survey since driveway aprons are the responsibility of the homeowners (see Figure 5 in Photo Examples below). A total of **1,284 hazards** meeting the specifications were observed and marked with an X with temporary blue lumber crayon for identification purposes.

This location is an ideal application for our precision concrete cutting repair method. The service will allow the Meadow Pointe III CDD to mitigate risk and liability before an accident occurs, and to do it at a minimal cost. Our service includes a detailed, auditable report of every hazard repaired, so efforts to maintain safe sidewalks are well documented (see Repair Specifications section). This can be submitted to the insurance company, which will often provide lower rates or "credits" for properties with proactive programs in place to reduce liabilities.

When repair work is initiated, our experienced trip hazard removal specialists will conduct a detailed inspection to precisely identify and record the exact quantity, measurements, and location of each specific hazard. This more precise inspection may result in quantities and measurements that vary slightly from this estimate, however the high end of the price range provided is a “not to exceed” estimate.

Methodology – Preparing This Estimate

1. PSSC conducts a census of hazards on the property’s sidewalks; the hazards are then grouped into 3 categories:

CATEGORY	SPECIFICATION
Least Severe	¼ inch
Severe	3/8 inch to 7/8 inch
Most Severe	1 inch to 2 inches

2. In the case of Meadow Pointe III per customer request, only hazards from 3/8” – 2” were surveyed, identified in the map above, and priced in this proposal.
3. An estimate of the volume of concrete requiring removal for each category was prepared based on our experience data base.
4. A “not to exceed” bid was prepared based on the estimated volume of repairs.

Hazards above 2 inches in height are normally not included in PSSC estimates. Since most sidewalks are a total of 3.5 to 4 inches deep, municipal engineers recommend repairs up to 2 inches in height because removing more than that will reduce the structural integrity of the sidewalks if a vehicle or other heavy equipment drives over it. Sidewalks with hazards greater than 2 inches in height are recommended for alternative remediation by the property owner. **Hazards over 2 inches in height were observed at: 2509 Kenchester Drive in Nettlewood and 31215 Alchester Drive and two panels at 1014 Marsalis Place in Alchester Place. A properly sloped repair to a previously repaired panel at 30524 Lanesborough Circle in Ammonford would not allow enough concrete remaining to ensure the structural integrity of the panel. Since demolition and replacement is not a service provided by PSSC, these locations are EXCLUDED from this proposal.**

Severely broken panels and panels hollowed out underneath also need to be alternatively remedied by the property owners. **Panels which are hollowed out underneath were observed at Beardsley Drive outside of Whitlock, 31816 Blythewood Way in Larkenheath, 31217 Alchester Drive in Alchester Place, 1021 Helmsdale Drive, 1153 Helmsdale Drive, and 30610 Piercefield Court in Broughton Place, 31020 Whitlock Drive in Whitlock, 1227 Atticus Court in Wrencrest, and 2000 Folkstone Place and 1843 Rensselaer Drive in Rensselaer. These locations are also EXCLUDED from this proposal since PSSC does not provide demolition and replacement.**

Prior to repair, all panels will also be assessed by our on-site trip hazard removal specialists to determine the viability of the repairs. If it is determined that any additional locations should be

replaced instead of repaired using our horizontal saw cut method, PSSC will exclude those repairs from our service. Some sidewalk panels have holes, missing pieces, or hairline cracks which do not result in changes of level. These types of sidewalk imperfections cannot be repaired utilizing our precision concrete cutting method and are also **excluded** from this estimate.

Surveyed Locations – Hazards Identified at Meadow Pointe III

The maps below show the approximate locations of trip hazards in the surveyed neighborhoods. The accuracy of these maps is dependent on the technology available on smart phones and should be relied upon as approximations only. The **purple star** designates hazards previously repaired utilizing a grinder; these locations must be repaired once again by PSSC in order to completely remove the hazard and provide the proper slope. The **blue star** represents locations that are excluded from this proposal.

Clubhouse – Common Area

Beardsley Drive – Common Area

Beaconsfield

Heatherstone

Claridge Place

Nesslewood

Sheringham

Larkenheath

Alchester Place

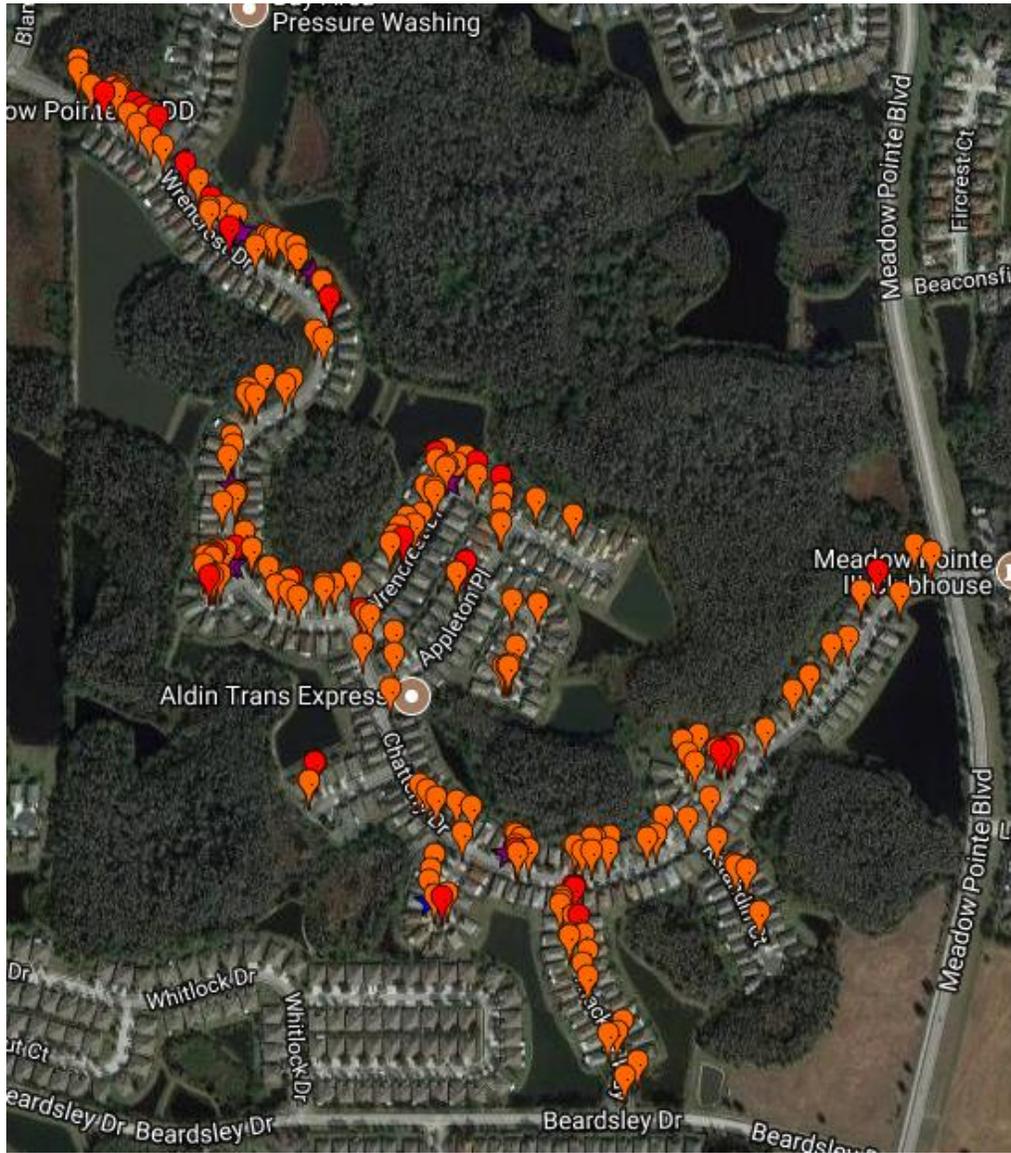
Broughton Place

Hillhurst Crossing

Ammanford

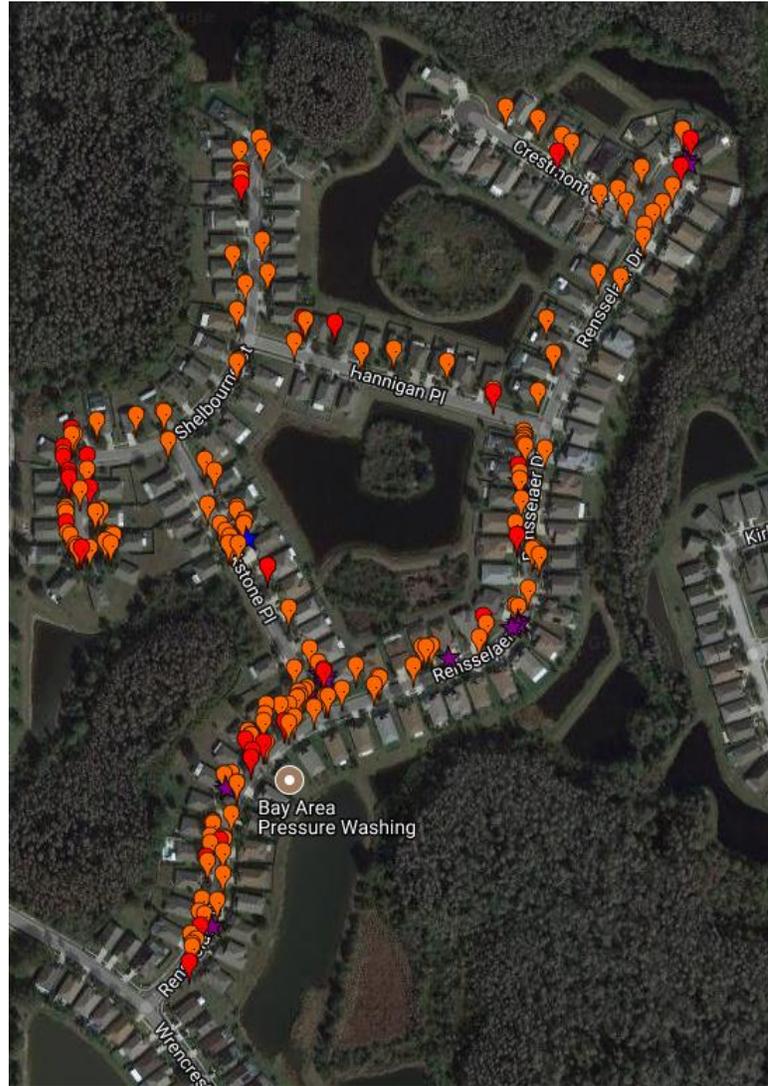
Whitlock

Wrencrest



The information in this proposal is confidential, and is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project. Any copying or unauthorized disclosure of this information is prohibited.

Rensselaer



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Our initial estimate identified **1,284 hazards** at varying heights throughout the CDD (identified in Table 1 below).

Table 1: Meadow Pointe III 1,284 Trip Hazards by Height Category			
Location	Severe	Most Severe	Total
Common Areas			
Clubhouse	20	1	21
Beardsley Drive	110	20	130
Beaconsfield			
Baymont Loop	5	2	7
Salmonberry Street	11	0	11
Crosswinds Way	3	1	4
Beaconsfield Drive	6	0	6
Firecrest Court	4	0	4
Heatherstone			
Heatherstone Drive	23	5	28
Philmar Lane	17	0	17
Kirkshire Court	11	3	14
Leybourne Loop	18	4	22
Claridge Place			
Claridge Place	2	0	2
Gossamere Way	1	0	1
Flannery Court	2	0	2
Williamette Drive	5	0	5
Nesslewood			
Nesslewood Drive	19	5	24
Holcomb Pass	9	1	10
Addington Place	3	0	3
Bearded Oak Drive	4	2	6
Kenchester Drive	13	5	18
Sheringham			
Sheringham Way	7	3	10
Pantucket Drive	31	8	39
Marchester Drive	22	3	25

**Table 1: Meadow Pointe III
1,284 Trip Hazards by Height Category (cont.)**

Location	Severe	Most Severe	Total
<i>Larkenheath</i>			
Larkenheath Drive	14	1	15
Blythewood Way	2	0	2
Bensbrooke Drive	15	1	16
Still Meadow Drive	4	0	4
Wright Swynde Court	0	0	0
Turkey Hill Drive	4	0	4
Ambridge Drive	5	0	5
<i>Alchester Place</i>			
Alchester Drive	33	7	40
Anniston Drive	32	6	38
Millebourne Way	7	2	9
Appian Place	5	0	5
Marsalis Place	6	0	6
<i>Broughton Place</i>			
Broughton Place	7	1	8
Helmsdale Drive	46	7	53
Piercefield Court	21	3	24
Bitsbury Court	21	4	25
<i>Hillhurst Crossing</i>			
Elderwood Drive	7	0	7
Sleepy Oak Drive	6	0	6
Hillhurst Drive	1	0	1
<i>Ammanford</i>			
Ammanford Place	4	0	4
Lanesborough Circle	76	7	83
<i>Whitlock</i>			
Whitlock Drive	30	2	32
Shaker Circle	18	6	24
Proud Court	26	8	34

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**Table 1: Meadow Pointe III
1,284 Trip Hazards by Height Category (cont).**

Location	Severe	Most Severe	Total
<i>Wrencrest</i>			
Chatterly Drive	41	5	46
Stokesley Place	5	2	7
Greely Court	10	0	10
Appleton Place	7	1	8
Wrencrest Drive	84	13	97
Wolfert Place	17	3	20
Harthorn Court	3	1	4
Atticus Court	6	1	7
Thackery Way	18	2	20
Katadin Court	5	0	5
<i>Rensselaer</i>			
Rensselaer Drive	96	15	111
Crestmont Court	6	1	7
Hannigan Place	7	2	9
Shelbourne Court	40	11	51
Folkstone Place	25	3	28
Total	1,106	178	1,284

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Photo Examples

Figure 1



Example of a 3/8" "Severe" hazard on Pantucket Drive in Sheringham. These are often the hazards that people catch their toe on, as they do not notice them.

Figure 2



Example of a 7/8" "Severe" hazard at the Clubhouse at Meadow Pointe III.

Figure 3



Example of a 1½”
“Most Severe” hazard
on Beardsley Drive at
Meadow Pointe III.

Figure 4

Example of a hazard on Folkstone Place in Rensselaer which was previously flattened out by a grinder rather than being repaired with a proper slope. Hazard must be repaired properly by PSSC to remove remaining portions of the hazard and provide proper slope.



Figure 5



Example of a hazard on a driveway apron in Heatherstone. Hazards such as this are **excluded** from this proposal since driveway aprons are the responsibility of the individual homeowners.

Figure 6

Example of a hazard of a hazard over 2" in height in Alchester Place. Hazards such as this are **excluded** from this proposal.



Figure 7



Example of a panel that is hollowed out underneath in Alchester Place. Hazards such as this are **excluded** from this proposal.

Pricing Summary

As requested by Mr. Brown and Mr. Richardson, the cost to repair all hazards from 3/8" – 2" in height is provided along with information on completing repairs in a phased approach.

Table 2 below provides an estimated price range to repair the 1,284 hazards from 3/8" – 2" in height found on the sidewalks throughout the Community Development District as estimated in Table 1.

The high end of the price range provided is a "not to exceed" price.

Slope Option Requirement		Total Price
1:8 Slope	OR	\$82,347 - \$86,462
1:12 Slope		\$102,931 - \$108,078

PSSC understands that due to budget considerations, it is not always possible for a community to complete all of the necessary repairs to attain compliance with the Americans with Disabilities Act at one time. Precision Sidewalk Safety is happy to work with our customers to complete the repairs in phases to accommodate this situation. Based upon our experience working with cities, colleges, and private communities all over the state of Florida, we have found that the best way to accomplish a phased approach is to divide the community into sections. All repairs can be completed in one section at a time, beginning with high risk areas or areas that experience the heaviest foot traffic. Customers using this approach try to complete all repairs in 2 or 3 budget cycles. **PSSC has a repair fee minimum of \$2,600 required in order to dispatch a trip hazard removal specialist to complete any repairs.**

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If the Meadow Pointe III CDD decides on a phased approach, PSSC is happy to complete the selected amount of work on areas prioritized by the community. However, since the size and number of trip hazards will possibly change over time, the pricing associated with the hazards will also change over time. The CDD can either:

1. Stipulate a “not to exceed” price and highlight priority areas for PSSC, in which case our company will work until the price is met, or
2. Request a new estimate for the remaining phase when the CDD is ready to make additional repairs. PSSC will inspect the area, providing an updated priced estimate.

The price range shown for the 1,284 hazards present today will no longer be valid for the remaining phases. This estimate (FLP1135) is valid for 90 days.

Table 3 below provides the current price range for each neighborhood at the 1:8 slope, and Table 4 below provides the current price range for each neighborhood at the 1:12 slope. The Meadow Pointe III CDD can use this information to determine which areas will be included in the first phase of repairs.

Table 3: Price Range at 1:8 Slope by Neighborhood at Meadow Pointe III	
Location	Price Range
Common Areas (Clubhouse & Beardsley Drive)	\$8,142 - \$8,549
Beaconsfield	\$1,993 - \$2,093
Heatherstone	\$5,230 - \$5,491
Claridge Place	\$546 - \$573
Nesslewood	\$3,572 - \$3,751
Sheringham	\$4,698 - \$4,933
Larkenheath	\$2,761 - \$2,898
Alchester Place	\$6,911 - \$7,257
Broughton Place	\$7,676- \$8,060
Hillhurst Crossing	\$741 - \$778
Ammanford	\$4,887 - \$5,131
Whitlock	\$6,641 - \$6,973
Wrencrest	\$15,691 - \$16,476
Rensselaer	\$12,858 - \$13,499
Total	\$82,347 - \$86,462

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Table 4: Price Range at 1:12 Slope by Neighborhood at Meadow Pointe III	
Location	Price Range
Common Areas (Clubhouse & Beardsley Drive)	\$10,177- \$10,686
Beaconsfield	\$2,491 - \$2,615
Heatherstone	\$6,538 - \$6,865
Claridge Place	\$682 - \$716
Nesslewood	\$4,465 - \$4,689
Sheringham	\$5,872 - \$6,166
Larkenheath	\$3,451 - \$3,623
Alchester Place	\$8,639 - \$9,071
Broughton Place	\$9,595 - \$10,075
Hillhurst Crossing	\$926 - \$973
Ammanford	\$6,109 - \$6,414
Whitlock	\$8,301 - \$8,716
Wrencrest	\$19,614 - \$20,595
Rensselaer	\$16,071 - \$16,874
Total	\$102,931 - \$108,078

Precision Sidewalk Safety estimates that the work can be completed in 12 – 13 days with the note that wet weather will delay our operations. During our repairs, we will re-route pedestrian traffic on small sections of sidewalk (10'-15') for periods that range from 3 minutes to 20 minutes while those sections are being repaired. No assistance will be required from the community; however, we do require that a representative of the community review and accept the work (or request adjustments) prior to the crew's estimated departure. While the sidewalk restoration project is underway, we will:

- keep the sidewalks in service
- require no heavy equipment or traffic control
- remove all debris and recycle the concrete waste materials
- leave the proposed areas clean and trip hazard-free

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Figure 8: Precision Sidewalk Safety Work Example



Savings Summary

Precision Sidewalk Safety provides a professional service to hundreds of municipalities and private communities throughout Florida and South Carolina. Based on data shared by many of these customers, the comparative analysis in Table 5 shows the differences between available methods for sidewalk trip hazard repair.

Table 5: Repair Method Comparison for Meadow Pointe III			
Method	ADA Compliant	Time Requirement	Possible Incidental Damages
Precision	Yes	12 – 13 Days	None
Grinding	No	64 – 66 Days	Adjacent sidewalk panels, landscaping, and sprinkler heads
Replacement	Yes	214 - 218 Days	Broken sidewalk panels from weight of trucks, damage to landscaping

Grinding

Although grinding has previously been used for the removal of trip hazards in Meadow Pointe III, it is not an ideal method for sidewalk repair as the equipment is not specifically designed for this use. Grinding often leaves unpleasant pitting and grooves on the surface of the concrete. Because it is very inflexible equipment, these markings occur not only on the panels with hazards, but also on the sidewalk panels adjacent to those panels. In addition, a grinder often leaves a hazard in place where someone could still trip and fall, because operators are forced to choose from either damaging something adjacent to the affected panel (landscaping, sprinkler heads, etc.) or leaving the repair with upturned edges. This repair method literally scrapes and pulverizes the concrete surface to take off some of the height differential, but it cannot meet the specified ADA requirements for proper slope.

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In addition, grinding causes considerable dust and mess. If the dust is managed with water, the property risks slurry and runoff into storm drains or local water. In most cases, grinding cannot be compared to the Precision method, since grinding cannot achieve like results. Still, in a comparison of the same number and size hazards, Precision Sidewalk Safety is comparable in cost. Figure 9 shows results from a typical grind.

Figure 9: Typical Results from a Grinder



Demolition and Replacement

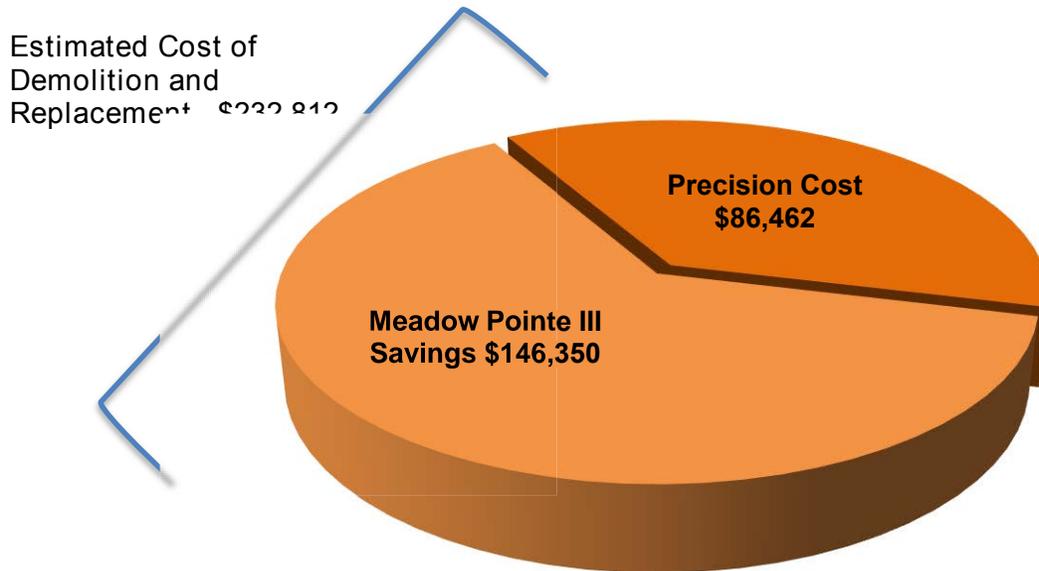
The conventional approach to fully eliminating trip hazard liability is to demolish and replace hazardous panels. Done correctly to ensure a zero point of differential between existing and new sections, this method meets ADA specifications, and is the most comparable alternative to the PSSC method. However, the number of hazards that can be repaired on a fixed budget is very limited. Demolition and replacement can also be very obtrusive to a property. Sidewalks are often closed for days and cars sometimes need to be moved. Incidental damages to landscaping can occur.

Based upon various panel sizes totaling approximately 25,868 square feet and an estimated replacement cost of roughly \$9.00 per square foot, we estimate the cost to demolish and replace panels is \$232,812. This takes into account:

- Cost of concrete
- Labor to break up and remove existing concrete
- Labor to pour, form, level, finish, float & cut control joints
- Fuel for multiple site visits to repair or break-up, remove, pour, remove forms, and restore adjacent items
- Equipment such as a backhoe, vehicle to transport backhoe, utility vehicle, and dump truck to remove debris
- Miscellaneous materials to prepare concrete

Based upon the “not to exceed” price to repair all hazards 3/8” – 2”, the cost using Precision Sidewalk Safety is \$86,462, which is an **estimated savings of \$146,350 or 63%**, shown in Figure 10.

Figure 10: Cost Savings compared to Demolition and Replacement



Environment Savings

As a member of several “green” building associations, Precision Sidewalk Safety tracks savings from the use of our service, which is a green building practice. We utilize a dust containment system to minimize dust and portable equipment that consumes minimal energy. The small sections of concrete we remove are recycled. By using Precision Sidewalk Safety instead of demolition and replacement, Meadow Pointe III CDD would achieve the following environmental savings:

Natural Resources Saved:

- approximately **581 tons** of waste concrete from removal and placement in landfills (est. **8,551 cubic feet** of concrete at an average weight of 132 lbs. per cubic foot)
- approximately same amount of materials and resources to replace the concrete that was removed

Fossil fuels saved: estimated **1,083 gallons**

- hauling equipment to and from the site to remove sidewalks
- operating backhoe equipment to break up and remove concrete
- round trip transportation of estimated 581 tons of debris to the landfill
- round trip transportation of new materials to replace the removed sidewalks

Prevented release of Carbon Dioxide gas: estimated **9.6 Metric Tons**



Repair Specifications

Precision Sidewalk Safety will submit a summary itemizing each trip hazard repaired. This summary will include the following, which serves as a detailed, auditable invoice for each repair:

- a. The physical location (address, light pole #, etc.) of each repair
- b. The specific hazard height - high side and low side measurement – in 8ths of an inch
- c. The total width of actual repair in inches
- d. The resulting surface area of the “treated” or repaired portion of the slab in square feet. For reporting and payment purposes, the treated or repaired surface area will in all cases be the minimum square feet necessary to precisely meet all other conditions of the repair including required slope.

Debris from repaired areas will be collected and removed and a dust abatement system will be used during all repair operations. All resulting repairs will be smooth and uniform with a coefficient of friction exceeding OSHA requirements for public walkways.

This estimate is based upon a repair slope of 1:8 or 1:12, as determined by Meadow Pointe III CDD, removing all hazards from 3/8” - 2” in height throughout the community.

The following special conditions **are** included in this proposal price:

- Panels which are intact, stable, and not cracked, fractured, or settled
- Panels with hairline, spider, or multiple cracks(s) which are otherwise “stable” and “intact”
- Panels with surface imperfections or missing/sunken partial sections that are 90% useable
- Access ramps that transition sidewalks to crosswalks

The following special conditions **are not** currently included in or relevant to this proposal:

- Over-sized driveway panels which connect normal sidewalk(s) on one/both sides
- Panels that run through the driveway panel
- Secondary walkways, e.g. connecting primary walkway to building front, side, or rear entry
- Rear sidewalks not on primary street walkways
- Storm drain or similar sidewalk incursions when directly in sidewalk right-of-way
- Curbing that is perpendicular to flow of traffic at access ramps. Repairs on curbs will be made to the best slope that the width of the curb surface allows
- Hazards caused by parallel “side by side” panels poured to increase sidewalk width
- Hazards adjacent to brick pavers which are not grouted into place
- Panels with “fill” material such as asphalt or Quikrete; fill must be removed prior to PSSC repair completion.
- Repair to building entry slab, foundation slab, or under building roofline
- Panels having painted concrete – slabs will need to be repainted
- Panels having utility boxes wholly, or partially intruding in sidewalk right-of-way



Safety:

Precision Sidewalk Safety Corp has a perfect safety record; we use OSHA approved equipment, certify all employees who work directly in trip hazard repair, and have outstanding safety practices for both employees and the public who may be using the walkways we are repairing. We have worked in dense urban, high pedestrian traffic areas, as well as residential neighborhoods and historic districts to complete projects without incident. Our clients often receive unsolicited compliments for the work we have performed.

Insurance and Incorporation:

Precision Sidewalk Safety Corp is a corporation registered in the state of Florida. Proof of liability, workers compensation, and auto insurance will be provided as requested.

Protection Under U.S. Patent and Trademark Laws:

The work provided by Precision Sidewalk Safety reveals equipment and processes, which are protected under United States patent laws. It is the use of these patents that enables us to provide the best available trip hazard removal service to our clients. Due to the nature of our business and in lieu of the ability to receive competitive bids for like services, our company provides documentation and reference to the patents that have been issued to our corporate office. Precision Concrete Cutting of Utah and its affiliates, along with The United States Patent and Trademark Office, takes an active and exacting role to protect and enforce intellectual property rights.

U.S. Pat. No. 6,896,604	U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,143,760	U.S. Pat. No. 7,402,095
U.S. Pat. No. 7,000,606	U.S. Pat. No. 7,201,644

About Precision Sidewalk Safety Corporation:

Wendy and Alan MacMurray, the founders of Precision Sidewalk Safety Corp, have over 50 years combined experience in customer management, service delivery and project implementation and have been respected executives for global Fortune 500 companies as well as start-up companies. They introduced the Precision technology to Florida in late 2006 and South Carolina in 2007 and they now support hundreds of customers. The company has used its unique, patented technique to make over 240,000 repairs on sidewalks in the two states, saving communities an estimated \$34 million on sidewalk repairs.

The information in this proposal is confidential, and is to be used only by the intended recipient and Precision Sidewalk Safety Corp in evaluating the project. Any copying or unauthorized disclosure of this information is prohibited.

EXHIBIT A

Federal Register / Vol. 56, No. 144 / Friday, July 26, 1991 / Rules and Regulations

Federal Regulations on Trip Hazard Removal

Part III

Department of Justice

Office of the Attorney General

28 CFR Part 36
Nondiscrimination on the Basis of
Disability Public Accommodations and in
Commercial Facilities; Final rule

4.5 Ground and Floor Surfaces Excerpts from Federal Register

4.5.2 Changes in Level. Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6mm and 13mm) shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing building or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

3 – a – 1. A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

3 – a – 1. A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

AUTHORIZATION TO PROCEED

FAX TO: 866-669-1175

SCOPE OF PROJECT

Repair of trip hazards in areas identified in Estimate FLP1135. **Please fill in the authorized slope, neighborhoods, and price range in the cost box below.**

COMMUNITY

Meadow Pointe III

COST

Date:

This proposal provides a price which will not be exceeded given the scope of work specified and is based on: 1) an estimated number of repairs we anticipate our technician(s) will complete and 2) the resulting amount of concrete material our technician(s) will remove to render repairs compliant with approved customer specifications. Your final inventory of repairs may vary from this estimate. PSSC repairs only those uneven sidewalks specifically requested by you, our customer, and therefore makes no guarantee that the property is free of uneven sidewalk hazards. PSSC may not complete a repair(s) because; 1. a hazard's actual measurement at the time of repair exceeds approved customer specifications, and/or 2. in the crew leader's judgment, our repair attempt would cause further damage to the concrete slab or be insufficient to satisfactorily remove the existing hazard and/or mitigate its potential liability. Such excluded hazards, if any, will be left "as found" and will require customer's alternative remedy. After the project is completed, new trip hazards will occur due to tree roots, water, settling, and other natural and man-made causes outside of PSSC's control. Upon completion of the project, PSSC is not liable for any related claims, losses, or damages. At least 30 minutes prior to the crew's scheduled departure, customer (or designee) agrees to have inspected and either accepted all repairs as completed, or determined suitable adjustment(s) (if any) as may be required, such that the crew's departure will not be delayed. PSSC will not be held responsible for cracks or defects in poured concrete that may exist due to materials or methods used by original installer.

The undersigned acknowledges the above explanation of our estimate of work as well as the exclusions set forth in the "Repair Specifications" Section of this Proposal, that he/she is legally authorized to engage Precision Sidewalk Safety Corp to deliver designated work, has seen a sample – photo or actual – of the resulting repair, and agrees to notify or mediate affected property owners.

APPROVED BY

Name	
Signature:	
Title	
Phone:	Alt. Phone:
E-Mail:	
Invoice to Name:	
Address:	

BILLING

Upon receipt of this signed acceptance, Precision Sidewalk Safety Corp will schedule the requested repairs. Every effort will be made to accommodate the requested start date.

Tab 2







Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Meadow Point III

Folkstone Place - Curb Repair

9/5/2019

Remove and replace sections of curb elevated by tree roots

1920 Folkstone Place 4 sections - 40 feet total

Includes removal and replacement of 1' wide strip asphalt adjacent to curb.

TOTAL \$4,000

Tab 3



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Meadow Pointe III CDD 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544

Date	9/9/2019
Estimate #	61865
LMP REPRESENTATIVE	
JB	
PO #	
Work Order #	

--

ITEM	DESCRIPTION	QTY	COST	TOTAL
	Install Fall Annuals			
Annuals	Seasonal Annuals	3,200	2.00	6,400.00

TOTAL	\$6,400.00
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

Tab 4



DCS Inc "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548
 (813) 949-6590
 info@dcsecurity.com
 http://DCSecurity.com

Estimate

ADDRESS
 Meadow Brook II CDD
 5844 Old Pass Rd. Suite 100
 Wesley Chapel, FL 33544

ESTIMATE #	DATE	EXPIRATION DATE
11800	10/04/2019	12/31/2019

SALES REP
DC

ACCT#11077BLK
Tennis Court Camera

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/04/2019	This estimate gives three options to add a camera to the tennis courts light pole for viewing activity on both courts.			
10/04/2019	Camera installation Option #1 (Upgrades existing DVR to a Hybrid 5MP/4K machine and adds 2MP IP PTZ camera to tennis courts) (1) 2MP 22X zoom IP PTZ with long range IR night vision (1) Wireless internet bridge (1) Pole mounted outdoor enclosure (1) POE injector (1) 16CH 5MP/4K Hybrid recorder with remote access (use existing HDD) *Requires electrician to install 110v outlet in outdoor enclosure	0	4,025.00	0.00
10/04/2019	Camera installation Option #2 (Upgrades existing DVR to a Hybrid 5MP/4K machine and adds a 4K IP Bullet camera to the tennis courts) (1) 4K wide angle Bullet IP camera with IR night vision (1) Wireless internet bridge (1) Pole mounted outdoor enclosure (1) POE injector (1) 16CH 5MP/4K Hybrid recorder with remote access (use existing HDD) *Requires electrician to install 110v outlet in outdoor enclosure	0	3,237.50	0.00
10/04/2019	Camera installation Option #3 (Uses existing analog DVR and adds an 960H analog IPPTZ camera to the tennis courts) (1) Analog 10X zoom PTZ with IR night vision (1) Wireless Analog Bridge with video and RS232 data (1) Pole mounted outdoor enclosure (1) 12V 5amp power supply *Requires electrician to install 110v outlet in outdoor enclosure	0	3,150.00	0.00

Thank you for your time and this opportunity to do business with you!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$0.00

Accepted By

Accepted Date

COMMERCIAL CONTROLS, INC.

17316 RABBY LANE * LUTZ, FLORIDA 33558 * PHONE (813) 363-2701 * EC-1905415
License # * B00011 * L1150011

October 8, 2019

Meadow Pointe III CDD
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33548

(813) 333-8490

RE: Add receptacles to base of tennis pole & GFCI protect

Mike,

We propose to add new conduit, wiring and a new two gang box with receptacles and "in-use" cover directly to the base of the tennis lighting pole as discussed. We will tie in to the existing power in the previously located hand hole at the base of the pole and run a conduit out for the new receptacles. We will add a new GFCI protected circuit breaker in the panel so that the entire circuit is GFCI protected. We will re-wire the lighting panel so that the power to the shuffle board time clock is not on the same power as the field receptacles. The total cost for this work is \$475.

Thanks,

Wesley Burchardt
Commercial Controls, Inc.
813-263-2701
wesmailbox@gmail.com

Tab 5

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
RECREATION PROGRAM AGREEMENT**

This Meadow Pointe III Community Development District Recreation Program Agreement dated as of the 25 day October of (the "Agreement") is entered into by and between the Meadow Pointe III Community Development District (the "District") and Barb Ladimir dba Fitness 320

RECITALS

- A. The District, owns and operates certain recreational facilities located in the Meadow Pointe III residential development, in Pasco County, Florida (the "Community"), which includes a gym, play courts and pool for the use and benefit of the community's residents (the "Recreation Facilities"); and
- B. the District desires to provide residents and nonresidents with access to recreational programs;
- C. Barb Ladimir dba Fitness 320 its subcontractors offer fitness/boot camp, (group and private), and events. Barb Ladimir dba Fitness 320 petitioned the District for permission to conduct such classes at the Recreation Facilities;
- D. The District has approved Barb Ladimir dba Fitness 320 request to conduct the classes on the terms and conditions set forth below.

OPERATIVE PROVISIONS

The mutual covenants and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the District covenant and agree as follows:

- 1. **License:** The District hereby grants and conveys to non-exclusive license to operate Barb Ladimir dba Fitness 320 for residents and non-residents at the Recreation Facilities. The District reserves the right to allow other parties to offer lessons at the Recreation Facilities.
- 2. **Term:** The term of this License shall begin on October 25, 2019 and end on October 25, 2020. Either party may terminate this Agreement without cause with thirty (30) days written notice to the other party..
- 3. **Hours:** Fitness 320 can conduct the classes in the area of the Recreation Facilities designated by the District for conducting classes during the days and times to be mutually agreed upon by the parties.
- 4. **Use of Recreational Facilities:** Barb Ladimir dba Fitness 320 has exclusive use of the portion or area of the Recreation Facilities, designated by the District for such purposes during the times that they are conducting lessons.
- 5. **Maintenance of District Facilities:** The District shall maintain the event room or pool in a clean and functionally safe working condition.
- 6. **Payment to the District and Programming Fees:** Barb Ladimir dba Fitness 320 is to pay the District a ten (10%) commission on all fees it receives from classes, lessons or programs that it conducts at the Recreation Facilities.

against any claims, demands, losses, damages, liabilities, expenses, suits, actions or judicial decrees (including, without limitation, costs and reasonable attorneys' fees) for personal injury, death or property damage resulting in any manner whatsoever from the acts, inactions or conduct, whether negligent, intentional or unintentional, of the District, its agents, servants or employees, including, but not limited to, claims, demands, losses, damages, liabilities, expenses, suits or actions arising from, or as a result of, the District's failure to maintain the Recreation Facilities in a reasonably safe condition, and the District's failure to warn of hidden, latent and/or unknown conditions at the pool or recreational facilities.

14. **Notices:** Any notice, request, demand or other communication ("**Notice**") given by either party to the other shall be deemed to have been properly sent or given when delivered by hand or when sent by certified mail, return receipt requested, or by overnight courier service. Barb Ladimir 20819 Orchardtown Dr Land O Lakes FL 34638. If to Meadow Pointe III Community Development District, c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Wesley Chapel, Florida 33544, Attn. District Manager.

15. **Attorney's Fees:** It is mutually agreed and understood that in the event it becomes necessary for either of the parties to enforce this agreement through an attorney, that the unprevailing party agrees to pay all costs, including reasonable attorney's fees, whether collected by suit or otherwise to the prevailing party.

16. **Severability:** If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limit in such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

17. **No Transfer:** The License shall be for sole and exclusive use of Leigh Carter shall not be assigned or transferred without the prior written consent of the District. A transfer or assignment of all or any part of the License shall cause the License to become voidable, at the sole option of the District.

18. **Entire Agreement:** This is the entire agreement of the parties and may not be altered or amended except in a writing signed by both parties.

Barb Ladimir dba Fitness 320

By: 
Name: BARB LADIMIR
Title: OWNER

**Meadow Pointe III
Community Development District**

By: _____
Michael Hall
Chairman, Board of Supervisors

Tab 6

Meadow Pointe III Clubhouse

From: Books and Basketball <info@booksandbball.com>
Sent: Wednesday, October 23, 2019 3:42 PM
To: mpiiiclub@tampabay.rr.com
Subject: Attention: Ms. Susan
Attachments: Meadowpointe3_proposal.pdf; Books and Basketball-5.pdf; insurance bellalago.pdf

Hi Ms. Susan,

It was such a pleasure connecting with you today! I really am thrilled to see all the changes you are making in the Meadow Pointe 3 Community! We would love to be a part of enhancing your community by providing this awesome program directly to your youth.

I have attached our general proposal as well as our current flyer. We would be happy to personalize this flyer once we are contracted. I have also attached a sample insurance policy that we have been using throughout the year. Of course, we would be happy to add Meadow Pointe as a certificate holder once contracted.

In short:

- Basketball training with Tutoring
- 2 hour court rental
- Once a week
- 20 students max
- Proposing ages 4-13 (Can change based on signups)
- Proposing every Saturdays 3pm (Due to early sunset in Fall)
- Students will pay \$130 monthly flat rate
- Start date: We are available to start at any time, please allow two weeks for marketing

We are super flexible and ready to get the ball rolling 😊 Let me know if I can provide you with anything else!

Personal cell: 404-247-0910

Regards,
Rashay Hudson

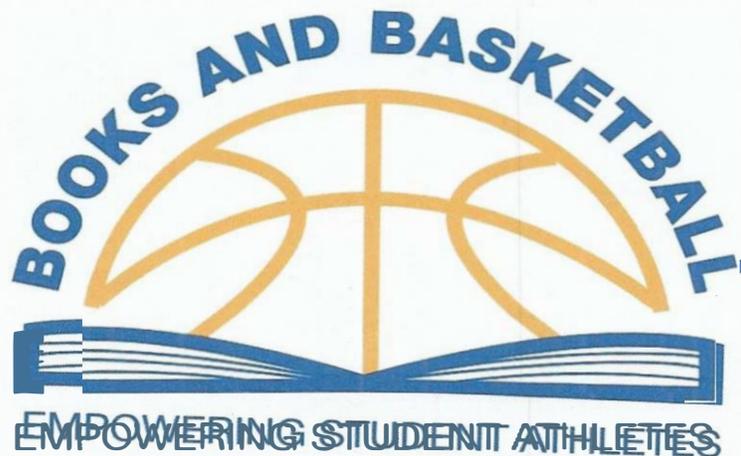
CEO, Books and Basketball LLC
"Empowering Student Athletes!"

Phone: 813-503-2613

Email: info@booksandbball.com

Website: www.booksandbball.com





Overview

Books and Basketball LLC is pleased to submit this proposal for services to support The Meadow Pointe III Community. Our mission is to empower student athletes by providing unique basketball training and tutoring. Our goal is to give residents satisfaction by providing youth basketball training and academic tutoring to their student athletes.

Research and information

With a passion for basketball and academics, we were surprised by the amount of student athletes struggling in school across the USA.

- 60% of the 183 UNE Chapel Hill athletes who played football or basketball from 2004-2012 read between a fourth and eighth grade level. About 8%-10% of the athletes read below a third-grade level:
- Basketball training provides the student with essential skills needed to play at the next level. The goal is to provide confidence on and off the basketball court. Basketball training includes but is not limited to the following: Offensive skills, defensive skills, shooting, dribbling. We will also be talking about key, challenging areas that will provide our Books and Basketball athletes with a unique edge.
- Peer tutoring provides the student with analytical thinking skills, critical thinking, and social development. Peer tutoring allows students to bond and learn skills not necessarily learned in a classroom environment.

Recent Statistics from Books and Basketball 2018-2019

- 100% of students said they enjoy Books and Basketball!
- 100% of students said they were better at basketball after completing this program.
- 90% of students said they were better at Math and Language arts after completing this program.
- 77% of students said they felt like a leader after completing this program

- 100% of students said they are good at helping others after completing this program.

Our Proposal

The Meadow Pointe III Community has a well deserved reputation in Wesley Chapel, Florida. As previous Wesley Chapel residents of 100 years, we'd like to be able to service this community. We would like to contribute to the community by providing easy, accessible tutoring and basketball training. We are interested in providing positive motivation, basketball training, and guiding children academically and socially without tutoring.

Breakdown:

- Price per Athlete \$130 per month
- Tutoring in reading/writing/ math
- Basketball training
- 2 hour program
- 20 students maximum (Ages 4-13)
- Once a week

Court Rental: Proposing Every Saturday 3pm-5pm

Conclusion

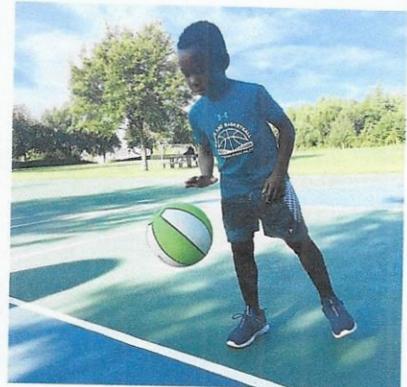
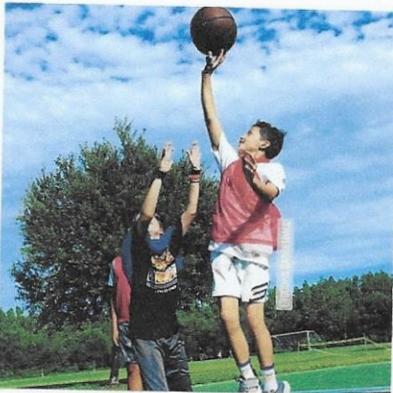
We are looking forward to working with The Meadow Pointe III Community in supporting your efforts to improve your community. We are confident that we can meet these children's needs, and we stand ready to partner with you in delivering an effective basketball and tutoring program.

If you have any questions, feel free to contact us directly at 404-247-0910.

Thank you for your consideration,

Rashay Hudson
 NaDorian Hudson
 CEO, Books and Basketball LLC
 Business: 813-593-2673
 Personal cell: 404-247-0910

Books and Basketball



**A UNIQUE PROGRAM DESIGNED TO
EMPOWER STUDENT ATHLETES**

**Education
Basketball
Inspiration**

- **Basketball skills training ages 4-13**
- **Peer tutoring Reading/Writing/Math**
- **Homework help**
- **Analytical thinking skills**
- **Providing motivation and confidence**
- **Providing opportunities to thrive**

INFO@BOOKSANDBBALL.COM

813-503-2613



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 520 Madison Avenue 32nd Floor New York, NY 10022	CONTACT NAME: PHONE (A/C, No. Ext): (888) 202-3007	FAX (A/C, No):	
	E-MAIL ADDRESS: contact@hiscox.com		
INSURED Books and Basketball LLC 2653 Bruce Downs Suite 108-103 Wesley Chapel, FL 33544	INSURER(S) AFFORDING COVERAGE		NAIC#
	INSURER A: Hiscox Insurance Company Inc		10200
	INSURER B:		
	INSURER C:		
	INSURER E:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR Y/N/D	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N		UDC-2235296-CGL-19	04/19/2019	04/19/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIME <input type="checkbox"/> OCCUR EXCESS LIME <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Bella Lago Club/Evergreen Lifestyles Management 1200 Lago Vista Ct Kissimmee FL, 34746	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
RECREATION PROGRAM AGREEMENT**

This Meadow Pointe III Community Development District Recreation Program Agreement dated as of the 20th day November of 2019 (the "Agreement") is entered into by and between the Meadow Pointe III Community Development District (the "District") and Books and Basketball, LLC.

RECITALS

- A. The District owns and operates certain recreational facilities located in the Meadow Pointe III residential development, in Pasco County, Florida (the "Community"), which includes a gym, play courts and pool for the use and benefit of the community's residents (the "Recreation Facilities"); and
- B. the District desires to provide residents and nonresidents with access to recreational programs;
- C. Books and Basketball, LLC, that offers educational tutoring and basketball training services has petitioned the District for permission to conduct such classes at the Recreation Facilities;
- D. The District has approved Books and Basketball LLC's request to conduct the classes on the terms and conditions set forth below.

OPERATIVE PROVISIONS

The mutual covenants and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the District covenant and agree as follows:

1. **License:** The District hereby grants and conveys to non-exclusive license to operate Books and Basketball, LLC. for residents and non-residents at the Recreation Facilities. The District reserves the right to allow other parties to offer lessons at the Recreation Facilities.
2. **Term:** The term of this License shall begin on November 20, 2019 and end on November 20, 2020. Either party may terminate this Agreement without cause with thirty (30) days written notice to the other party.
3. **Hours:** Books and Basketball, LLC. can conduct the classes in the area of the Recreation Facilities designated by the District for conducting classes during the days and times to be mutually agreed upon by the parties.
4. **Use of Recreational Facilities:** Books and Basketball, LLC. has exclusive use of the portion of area of the Recreation Facilities, designated by the District for such purposes during the times that they are conducting lessons.
5. **Maintenance of District Facilities:** The District shall maintain the event room or pool in a clean and functionally safe working condition.
6. **Payment to the District and Programming Fees:** Books and Basketball, LLC. is to pay the District a ten (10%) commission on all fees it receives from classes, lessons or programs that it conducts at the Recreation Facilities.

7. Recreation Facilities: Books and Basketball, LLC. acknowledges that the Recreation Facilities are community recreation facilities that are open at all times to use by members of the community, and agrees to abide by the District's rules and regulations governing use of the Recreation Facilities.

8. Participant List: Books and Basketball, LLC. provides the District with a list of participants at the beginning of each new class. Books and Basketball, LLC. acknowledges that the District is a local unit of special purpose government established pursuant to Chapter, 190, Florida Statutes, and that all records of the District are public records in accordance with Chapter 119, Florida Statutes and will be available for inspection by the public.

9. Registration Priority, Discounts and Non Resident Use of the Recreation Facilities: Books and Basketball, LLC. only allows participants enrolled in a class to use the Recreation Facilities during lessons. Residents shall receive priority registration in the classes, lessons and programs and shall receive a \$2.00 per class resident discount. Non-resident usage of the Recreation Facilities is limited to the areas used during a class.

10. Waiver of Liability: Books and Basketball, LLC. is to provide the District a completed waiver of liability provided by the District signed by the participants, or the parent or legal guardian of a minor child, prior to the start of any classes.

11. Background Screening: Books and Basketball, LLC. provides the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "Screening") for all staff conducting lessons at the Recreation Facilities, and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that Books and Basketball, LLC. unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. Instructor Certifications: Books and Basketball, LLC. that all instructors that conduct classes at the Recreation Facilities shall be certified by an independent, reputable organization in teaching such classes and shall provide the District with copies of certifications upon start date of classes. Abide by all applicable laws Books and Basketball, LLC. at all times, and obtain all necessary permits and licenses Books and Basketball, LLC. for conducting the classes.

13. Insurance and Indemnity: Prior to beginning any classes, Books and Basketball, LLC. will acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000, per occurrence, which shall include coverage for all claims and losses that may relate in any manner whatsoever to Books and Basketball, LLC. use of the Recreation Facilities. Provide continuous proof of such insurance coverage to the District. Such proof shall include the District as a named insured. Books and Basketball, LLC. agrees to indemnify and hold the District harmless from and against any and all Books and Basketball, LLC. claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel), arising from personal injury, death, or property damage resulting in any manner whatsoever from Books and Basketball, LLC. use of the Recreation Facilities by its employees, agents or invitees. It is expressly understood and agreed that Books and Basketball, LLC. not agree to indemnify or hold the District harmless from and against any claims, demands, losses, damages, liabilities, expenses, suits, actions or judicial decrees (including, without

limitation, costs and reasonable attorneys' fees) of personal injury, death or property damage resulting in any manner whatsoever from the acts, omissions or conduct, whether negligent, intentional or unintentional, of the District, its agents, servants or employees, including but not limited to, claims, demands, losses, damages, disabilities, expenses, suits or actions arising from, or as a result of, the District's failure to maintain the Recreation Facilities in a reasonably safe condition, and the District's failure to warn of hidden, latent and/or unknown conditions at the pool or recreational facilities.

14.4. **Notices:** Any notice, request, demand or other communication ("Notice") given by either party to the other shall be deemed to have been properly given when delivered by hand or when sent by certified mail, return receipt requested, by overnight courier service. Books and Basketball, 2653 Bruce Downs Street, Wesley Chapel, FL 33544. If to Meadow Pointe III Community Development District, c/o Rizzuto & Company, Inc., 5844 Old Pasco Road, Wesley Chapel, Florida 33544, Attention: District Manager.

15. **Attorney's Fees:** It is mutually agreed and understood that in the event it becomes necessary for either of the parties to enforce this agreement through an attorney, that the unprevailing party agrees to pay all costs, including reasonable attorney's fees, whether collected by suit or otherwise, to the prevailing party.

16. **Severability:** If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this agreement is invalid or unenforceable, but that by limit in such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

17. **No Transfer:** The License shall be for sole and exclusive use of Books and Basketball, LLC. shall not be assigned or transferred without the prior written consent of the District. A transfer or assignment of all or any part of the License shall cause the License to become voidable, at the sole option of the District.

18. **Entire Agreement:** This is the entire agreement of the parties and may not be altered or amended except in a writing signed by both parties.

Books and Basketball, LLC.

By: Rashay Hudson
Name: Rashay Hudson
Title: CEO

**Meadow Pointe III
Community Development District**

By: Michael Hall
Chairman, Board of Supervisors

Tab 7

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



PROPOSAL

MEADOW POINT 3
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543
(813) 991-6391

REMOVE OLD BRICK COPING AND RE-INSTALL BRICK COPING 75 FT

- A. REMOVE OLD BRICK COPING
 - B. CHLORINE WASH AREA
 - C. ACID WASH AREA
 - D. PREP AREA
 - E. SET BRICK COPING
 - F. GROUT BRICK COPING
- TOTAL RUNNING FEET 75 FT

TOTAL \$ 2,175.00

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



REMOVE OLD BRICK COPING AND INSTALL NEW BRICK COPING AROUND POOL

- A. REMOVE OLD BRICK COPING
 - B. CHLORINE WASH AREA
 - C. ACID WASH AREA
 - D. BLOCK IN AREA (IF NEEDED)
 - E. SET BRICK COPING
 - F. GROUT BRICK COPING
 - G. PRESSURE WASH DECKING AREA
 - H. CLEANING POOL AS JOB MOVES
- TOTAL RUNNING FEET 240

TOTAL \$ 9,800.00

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



Warranty does not cover discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. Warranty is non-transferrable. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. This proposal subject to acceptance within 15 days and is void thereafter at the option of the owner of THE POOL DOCTOR.

In any dispute arising out of this contract including breach enforcement or interpretation, the prevailing party of such dispute shall be entitled to recover from the non-prevailing party, reasonable attorney's fees, cost and expenses whether or not suit is filed. If suit is filed it is agreed that Pinellas County shall be the venue for such proceedings. Accounts past due will be subject to a 12 % per month interest charge (18% A.P.R.). THE POOL DOCTOR OF CENTRAL FLORIDA INC. hereby proposes to furnish labor and materials - complete in accordance with the above specifications, with payment to be made as follows. **One-third down with acceptance of proposal. Two-thirds paid while pool is filling.**

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. The Pool Doctor of Central Florida Inc. are authorized to do the work as specified. Payment will be made as outlined above.

Authorization M. Higgins

Date 8/1/19

Client

Signature: _____
MEADOW POINT 3

Date: _____

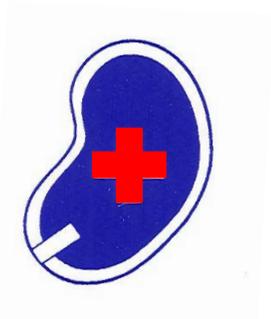
Client

Signature: _____

Specializing in Pool & Spa Service, Repair, Remodeling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



REFERENCES LIC #CPC1458389

Better Business Bureau
5830 142nd Ave North
Clearwater
727-535-5522

Ballantrae Park (1/15)
17611 Mentmore Blvd
Land O Lakes

Champions Club (1/15)
10132 Robert Trent Jones Prkwy
Trinity

Grand Plaza Hotel (12/13)
5250 Gulf Blvd
St. Pete Beach

Innisbrook (4/13)
36750 US 19 N
Palm Harbor

Park Royale (4/13)
10611 66TH Street
Pinellas Park

Vista Verde West (6/14)
6000 Bahia Del Mar Circle
St. Petersburg

Pinellas County
Construction
Licensing Board
727-536-4720

Bent Tree (7/13)
8290 100th Ave
Largo

Club Renaissance (6/15)
2121 S Pebble Beach Blvd
Sun City Center

Harrison Ranch (11/14)
5755 Harrison Ranch Blvd
Parrish

Marina Tower (6/13)
12530 Gary Circle
Dunedin

Pasadena Cove (8/13)
1326 South Pasadena Ave
South Pasadena

Vinoy Place Condo (9/13)
555 5th Ave NE
St. Petersburg

Consumer Affairs
Consumer Protection
727-464-6200

Caribbean Isles MHP (5/15)
12100 Seminole Blvd
Largo

Fish Hawk (12/13)
5721 Osprey Ridge Drive
Lithia

Hilton Carillon Park (7/15)
950 Lake Carillon Drive
St. Petersburg

Meadow Pointe 3 (1/14)
1500 Meadow Pointe Blvd
Wesley Chapel

Stones Throw Condo (1/15)
6930 Stones Throw Circle N.
St. Petersburg

West Meadows (3/13)
8401 New Tampa Blvd
Tampa

Specializing in Pool & Spa Service, Repair, Remodeling

Tab 8

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



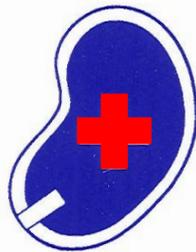
REMOVE OLD WATERHOG DRAIN AND INSTALL NEW WATERHOG DRAIN

- A. CUT DECK
 - B. JACK HAMMER DECK UP
 - C. HAUL AWAY
 - D. INSTALL DRAIN
 - E. CONCRETE INTO PLACE
- TOTAL FEET 300

TOTAL \$ 11,400.00

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



Warranty does not cover discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. Warranty is non-transferrable. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. This proposal subject to acceptance within 15 days and is void thereafter at the option of the owner of THE POOL DOCTOR.

In any dispute arising out of this contract including breach enforcement or interpretation, the prevailing party of such dispute shall be entitled to recover from the non-prevailing party, reasonable attorney's fees, cost and expenses whether or not suit is filed. If suit is filed it is agreed that Pinellas County shall be the venue for such proceedings. Accounts past due will be subject to a 12 % per month interest charge (18% A.P.R.). THE POOL DOCTOR OF CENTRAL FLORIDA INC. hereby proposes to furnish labor and materials - complete in accordance with the above specifications, with payment to be made as follows. **One-third down with acceptance of proposal. Two-thirds paid while pool is filling.**

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. The Pool Doctor of Central Florida Inc. are authorized to do the work as specified. Payment will be made as outlined above.

Authorization M. Higgins

Date 6/12/19

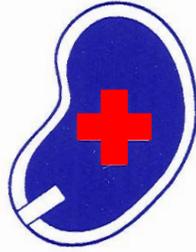
Client
Signature: _____
MEADOW POINT 3

Date: _____

Client
Signature: _____

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



REFERENCES LIC #CPC1458389

Better Business Bureau
5830 142nd Ave North
Clearwater
727-535-5522

Ballantrae Park (1/15)
17611 Mentmore Blvd
Land O Lakes

Champions Club (1/15)
10132 Robert Trent Jones Prkwy
Trinity

Grand Plaza Hotel (12/13)
5250 Gulf Blvd
St. Pete Beach

Innisbrook (4/13)
36750 US 19 N
Palm Harbor

Park Royale (4/13)
10611 66TH Street
Pinellas Park

Vista Verde West (6/14)
6000 Bahia Del Mar Circle
St. Petersburg

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Construction
Licensing Board
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Bent Tree (7/13)
8290 100th Ave
Largo

Club Renaissance (6/15)
2121 S Pebble Beach Blvd
Sun City Center

Harrison Ranch (11/14)
5755 Harrison Ranch Blvd
Parrish

Marina Tower (6/13)
12530 Gary Circle
Dunedin

Pasadena Cove (8/13)
1326 South Pasadena Ave
South Pasadena

Vinoy Place Condo (9/13)
555 5th Ave NE
St. Petersburg

Consumer Affairs
Consumer Protection
727-464-6200

Caribbean Isles MHP (5/15)
12100 Seminole Blvd
Largo

Fish Hawk (12/13)
5721 Osprey Ridge Drive
Lithia

Hilton Carillon Park (7/15)
950 Lake Carillon Drive
St. Petersburg

Meadow Pointe 3 (1/14)
1500 Meadow Pointe Blvd
Wesley Chapel

Stones Throw Condo (1/15)
6930 Stones Throw Circle N.
St. Petersburg

West Meadows (3/13)
8401 New Tampa Blvd
Tampa

Specializing in Pool & Spa Service, Repair, Remodeling

Tab 9

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 16, 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 Chair
Rick Daddio	Board Supervisor, Assistant Secretary
John Johnson	Board Supervisor, Assistant Secretary
Glen Aleo	Board Supervisor, Assistant Secretary

Also present were:

Matt Huber	District Manager, Ri etta & Co.
Tonja Stewart	District Engineer, Stantec
Susan Cali	Clubhouse Manager
Vivek Babbar	District Counsel, Straley Robin & Vericker
Jason Liggett	LMP
Brian Mortillaro	LMP
Paul Woods	OLM (by phone)
Scott Smith	Ri etta & Co.
Gregg Gruhl	Ri etta & Co.
Ron Litts	Arborist
Patrick Brophy	Aquatic Systems
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The current landscaper noted its failure to respond to the RFP bid and expressed concern with OLM contacting 2 vendors regarding bidding on the project.

48 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the**
49 **Board of Supervisors Meeting**
50 **Held on September 18, 2019**
51

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 September 18, 2019, as presented, for Meadow Pointe III Community Development District.

52 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
53 **Maintenance Expenditures for August**
54 **2019**
55
56

57 Mr. Huber was directed to follow-up on various invoices.
58

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 September 2019 (\$260,992.92), as discussed, for Meadow Pointe III Community Development District.

59 **FIFTH ORDER OF BUSINESS** **Consideration of Landscape Proposals**
60
61

62 Paul Woods presented the Board with the results of the Landscape RFP. A brief
63 discussion was held regarding various landscape proposals to include a resident's request
64 for vine removal in Whitlock. The Board reviewed the 2019/2020 landscape budget,
65 questioned OLM regarding the concerns with solicitation of bids, and the possibility of
66 rebidding the contract. Mr. Babbar opined on the options available to the Board including
67 the fact that the Board does not need to make a decision today. No action was taken at
68 this time.

69 **SIXTH ORDER OF BUSINESS** **Consideration of Contract for**
70 **Professional Amenity Services**
71
72

73 Mr. Smith updated the Board on his meeting with Mr. Johnson and discussion with
74 Mr. Hall. Mr. Hall expressed his concerns with staffing at the clubhouse and Mr. Gruhl
75 distributed a listing of the current Staff for the CDD. A brief discussion ensued regarding
76 the proposed contract and the following Board action taken.
77

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the contract with Rizzetta for Professional Amenity Services, as presented, for Meadow Pointe III Community Development District.

78
79
80
81

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Status of Street
Tree Project**

Mr. Litts provided a brief update on the project including a breakdown of the services he has provided in conjunction with the project. He addressed Board questions regarding the installation of trees in Phase 3 and the removal of trees in the Phase 4 during the Phase 3 removal. Discussion was held regarding Mid Florida's contract for Phase 3 and the fact that they do not currently have a contract for Phase 4. The Board authorized Mr. Litts to negotiate with the vendor on pricing for the tree removals and the cost to proceed with the removal of the rest of Phase 4 trees. He noted that the District has one year from removal to install the new trees.

Additional discussion was held regarding responsibility for tree maintenance of trees that were installed by homeowners, the possibility of redoing the landscaping at the clubhouse, palm trees, making the two trees in Brompton Place a priority, and the need to address the number of trees in Larkenheath. Mr. Litts stated that the trees installed by residents have the wrong size stakes and the Board asked that he install proper stakes. Mr. Litts will get back with Mr. Huber on the matters that he was asked to address.

EIGHTH ORDER OF BUSINESS

Discussion with Field Service Providers

A. LMP

Mr. Liggett spoke regarding irrigation break in Heatherstone and the need to track out zones in Whitley, Beardsley, and Beaconsfield that were out, and fire ants at the clubhouse that have all been addressed. He responded to specific landscaping issues that were presented by the Board.

Mr. Liggett will provide the Board with an updated map of the cutbacks for the conservation areas.

B. Aquatic Systems

A brief discussion was held regarding the aquatic planting proposal as part of the overall pond planting program. It was noted that the proposal is within the budget

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the contract with Aquatic Systems in the amount of \$6,380.00 for littoral shelf plantings for Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Community Deputy

A brief update on the status of activity within the past month, noting that there have been ongoing issues with home burglaries, but to date there have been none in Meadow Pointe III. He stated that he is seeing more instances of mental illnesses with teens.

124
125 The Deputy confirmed that he does occasionally get called out of the community for
126 emergencies, but does reject requests for non-emergency calls. He also
127 recommended that the District contact credit agencies of the credit card situation to
128 prevent additional card fraud.

129
130 **B. District Counsel**
131 Mr. Babbar and Ms. Stewart provided an update on the Boardwalk review and a
132 request was made to post signs on both ends of the Boardwalk stating that it is
133 closed and for Counsel to draft a resolution to formally shut down the Boardwalk.

134
135 Mr. Hall led discussion regarding concerns with the length of time it has taken for the
136 cell tower repairs and equipment that has been left on site outside terms of the
137 contract. The Board directed Counsel to send a letter to the SpectraSite
138 Communication, LLC.

139
140 **C. District Engineer**
141 Ms. Stewart stated she had reached out to Union Park and been informed that the
142 final plans for the traffic signal have been finalized as it has not reached the required
143 traffic count to date. Mr. Hall suggested that the Board and residents reach out to
144 Mr. Moore at the County to express concern with the situation.

145
146 Ms. Stewart recommended that the Board hold a workshop to discuss Precision
147 Sidewalk inspections. It was decided to hold it at 6:00 p.m. just prior to the regular
148 meeting on November 20th.

149
150 Mr. Hall requested that Ms. Stewart address the needed pot hole repairs on
151 Beaconsfield and expressed concern with a section along Heatherstone that is
152 creating a standing water hazard.

153
154 Ms. Stewart stated that she is doing additional research on the curb drain at 1920
155 Folkstone and does not have a recommendation on repairs at this time.

156
157
158 **D. Amenity Management**
159 Ms. Cali presented a proposal from Home Depot to replace the 29 lights at the pool
160 that is less than the cost of replacing the 14 lights that are currently out. A brief
161 discussion ensued regarding the choice of either red lights (\$956) or bronze lights
162 (\$1159.13). Staff would complete the work.

163
On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of
Supervisors approved the purchase of the 29 bronze outside lights form Home Depot
for Meadow Pointe III Community Development District.

164

165 Ms. Cali discussed the Larkenheath HOA request to remove the vines on the
166 entrance wall and the proposal from LMP in the amount of \$640 to complete the
167 project. A discussion ensued regarding the possibility of additional work that might
168 need to be completed once the vines are removed.
169

On a Motion by Mr. Daddio, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal from LMP to remove the vines and set a not-to-exceed amount of \$1,500 for wall restoration following the removal for Meadow Pointe III Community Development District.

170
171 Ms. Cali spoke regarding the ongoing issues on the Home Depot credit card, noting
172 that police are still looking into the matter and no new charges have occurred.
173

174 Ms. Cali confirmed that the December event is still a go and she will provide the
175 Board with details.
176

177 Mr. Hall requested and received an update on pending maintenance items that he
178 noted last month. He informed Ms. Cali of additional items that need to be
179 addressed and asked that she work with Ms. Stewart on some of them and that she
180 obtain proposals from LMP to update the landscaping at the clubhouse.
181

182 A brief discussion was held regarding the possibility of adding weekly recycle pickup
183 into the contract with Waste Services. Mr. Babbar stated that they will be contacting
184 the Board to schedule a presentation to discuss the service and additional fees.
185

186 Ms. Cali updated the Board on the status of instructor surveys. Explaining that there
187 are two residents that won't complete the forms and the possibility of cutting off their
188 fob access cards. The Board indicated that she should go ahead and deactivate the
189 fobs.
190

191 **E. District Management**

192 Mr. Huber discussed the monthly financial statement and the need to do an
193 amended budget for Fiscal Year 2018/2019. He will present the resolution at the
194 November meeting.
195

196 Mr. Huber stated that he is working on making improvements to the agenda dropbox
197 procedures.
198

199 Mr. Huber presented the updated agreement of Law Enforcement service from the
200 Sheriff's office (\$104,787) or roughly a 5% increase and is more than what was
201 budgeted. A brief discussion ensued.
202

On a Motion by Mr. Carlucci, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved renewing the Sheriff's Agreement for fiscal year 2019/2020 for Meadow Pointe III Community Development District.

203
204 Mr. Huber reminded the Board that the next meeting will be held November 20, 2019
205 at 6:30 p.m. with a workshop at 6:00 p.m.
206

207 **TENTH ORDER OF BUSINESS** **Audience Comments**

208
209 Audience comments were entertained regarding replanting the front entrance, the
210 pathways running behind Larkenheath, trees cut down in Sheringham, the pond behind
211 Manchester, long distance call boxes, a depression in the sidewalk (manhole) at 31821
212 Larkenheath, and the differences between the HOA and the CDD. Ms. Stewart will do an
213 inspection of the manhole.
214

215 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

216
217 Mr. Aleo spoke regarding missing trees in all Phases and ongoing payments to Mr.
218 Litts. He recommended that the Board hold off on starting on Phase 4.
219

220 **TWELFTH ORDER OF BUSINESS** **Adjournment**

221
222

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 p.m. for the Meadow Pointe III Community Development District.

223
224

225 _____
226 Assistant Secretary Chairman/Vice Chairman

Tab 10



MEADOW
POINTE

MEADOW POINTE III

COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - Meadowpointe3cdd.org

Operations and Maintenance Expenditures October 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 01, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being
presented: **\$103,434.90**

Approval of
Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	003573	716073866	Quarterly Security Monitoring 010/01/19-12/31/19	\$ 189.06
Airite Air Conditioning, Inc	003574	191373	Replace Compressor 09/19	\$ 550.00
Aquatic Systems, Inc.	003610	0000457598	Aquatic Maintenance 10/19	\$ 5,383.00
Arthur R Daddio	003600	RD1016119	Board of Supervisors Meeting 10/16/19	\$ 200.00
Atlas Specialty Lighting	003596	4000067268	Miscellaneous Lighting Supplies 10/19	\$ 33.06
Bright House Networks	003597	0034120094-01 10/19	Service at 1500 Meadow Pointe Blvd 10/19	\$ 46.88
CINTAS Corporation #074	003580	4031233821	Supplies 09/19	\$ 25.34
CINTAS Corporation #074	003599	4032264351	Supplies 10/19	\$ 103.89
Clean Sweep Supply Co., Inc.	003586	00205164	Gymwipes Refills 07/19	\$ 311.48
DCSI Inc.	003575	26151	Gate CCTV Warranty/License Plate Camera 09/19	\$ 395.88
DCSI Inc.	003611	26278	Clubhouse Camera Warranty 10/19	\$ 88.89
Decorating Elves, Inc	003581	108391	Deposit Holiday Lights 10/19	\$ 645.75
Fitness Logic	003587	90658	Replace Cable on Precor Multi Gym 08/19	\$ 185.99
Fitness Logic	003601	92032	Quarterly General Maintenance 10/19	\$ 95.00
Florida Department of Revenue	003585	61-8015577967-4 09/19	Sales & Use Tax 09/19	\$ 283.86
Frontier Communications of Florida	003602	813 907 9657 10/19	Account 813-907-9657-070613-5 10/19	\$ 70.83

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of Florida	003602	Phone Summary 10/19	239-188-0915-091913-5 Phone Summary 10/19	\$ 572.54
Glen Richard Aleo	003595	GA101619	Board of Supervisors Meeting 10/16/19	\$ 200.00
Home Depot Credit Services	003588	xxxx xxxx xxxx 3880 09/19	Supplies 09/19	\$ 357.33
John A. Johnson	003604	JJ101619	Board of Supervisors Meeting 10/16/19	\$ 200.00
Landscape Maintenance Professionals, Inc.	003612	146869	Monthly Ground Maintenance 10/19	\$ 18,034.00
Landscape Maintenance Professionals, Inc.	003589	147274	Palm Fertilization 09/19	\$ 450.00
Landscape Maintenance Professionals, Inc.	003589	147275	Pest Control 09/19	\$ 420.00
Landscape Maintenance Professionals, Inc.	003589	147308	Repair 4 Inch Main Line Leak 10/19	\$ 222.93
Landscape Maintenance Professionals, Inc.	003612	147428	Replaced 2 Faulty Hunter 24V Solenoids 10/19	\$ 70.00
Landscape Maintenance Professionals, Inc.	003612	147456	Replace Faulty Rain Sensor 10/19	\$ 129.00
Meadow Pointe III CDD	CD499	CD499	DC Replenishment- Mike	\$ 207.88
Meadow Pointe III CDD	CD500	CD500	DC Replenishment -Susan	\$ 146.82
Michael J Hall	003603	MH101619	Board of Supervisors Meeting 10/16/19	\$ 200.00
Netix Solutions, LLC	003582	0389	Community Website 10/19	\$ 200.00
OLM, Inc.	003605	35353	Preparation Landscape Maintenance Bid 09/19	\$ 7,500.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Outsmart Pest Management, Inc.	003613	25062	Monthly Pest Control 10/19	\$ 51.00
Pasco County Utilities	003576	12456029	1500 Meadow Pointe Blvd 08/19	\$ 340.33
Paul Carlucci	003598	PC101619	Board of Supervisors Meeting 10/16/19	\$ 200.00
QFC Supply Company	003590	15-10267	Supplies - Dog Waste Bags D021 10/19	\$ 248.00
Rizzetta & Company, Inc.	003583	INV0000043772	Assessment Roll Preparation FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc.	003583	INV0000043900	District Management Fees 10/19	\$ 6,083.33
Rizzetta Amenity Services, Inc.	003584	INV00000000006714	Amenity Management Services 10/19	\$ 17,845.11
Rizzetta Amenity Services, Inc.	003606	INV00000000006770	Employee Insurance Reimbursement 10/19	\$ 598.64
Southern Automated Access Services LLC	003607	6937	Replaced Chips Telephone Entry 10/19	\$ 643.00
Southern Automated Access Services LLC	003607	6956	Repair Exit Island Side 10/19	\$ 95.00
Southern Automated Access Services LLC	003607	6957	Exit island Replaced V-Belt 10/19	\$ 57.50
Southern Automated Access Services LLC	003614	6996	Cellular Usage Gate 813-482-2049 10/19	\$ 59.95
Straley Robin Vericker	003577	17471	General Legal Services 08/19	\$ 1,225.00
Straley Robin Vericker	003615	17562	General Legal Services 09/19	\$ 1,580.00
Suncoast Pool Service	003616	5660	Monthly Pool Service 10/19	\$ 1,145.00
TECO	003591	311000030198 0919	Summary Bill 09/19	\$ 9,059.08

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Pool Doctor	003578	140168	Remove Old Coping, Wash Are, Prep & Set Coping 07/19	\$ 1,195.00
U.S. Water Services Corporation	003593	894347	Monthly Lift Station Inspection 07/19	\$ 78.74
U.S. Water Services Corporation	003593	896425	Monthly Lift Station Inspection 08/19	\$ 78.74
US Bank	003592	5497388	Trustee Fee Series 2013 09/01/19 - 08/31/20	\$ 4,148.38
Verizon	003608	9839418109	Cell Service Monthly 09/19	\$ 100.43
Waste Connections Of Florida	003594	4318291	Waste Disposal 09/19	\$ 14,388.00
Waste Connections Of Florida	003594	653565	Waste Disposal Services 10/19	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	003579	1353910 09/19	Street Lights 09/19	\$ 1,342.07
Withlacoochee River Electric Cooperative, Inc.	003609	Electric Summary 09/19	Electric Summary 09/19	\$ 287.19
Report Total				<u>\$ 103,434.90</u>