
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, November 20, 2019 at 6:30 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Hall	Board Supervisor, Chairman
Paul Carlucci	Board Supervisor, Vice 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, Rizzetta & 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
Deputy Mahager	Community Sheriff
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

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Johnson and Mr. Hall provided a brief summary of their reviews and rankings of the proposals received. Following a brief discussion, it was decided to table this matter until the December meeting.

FOURTH ORDER OF BUSINESS

Discussion Regarding Status of Street Tree Project

Mr. Huber reviewed the email sent from Mr. Litts providing an update on phases 2, 3, & 4 of the project and discussion ensued regarding concerns with missing trees, fees for work completed, more clarification on certain areas, water bags not being filled, replacement of a tree ring as well as the need to obtain a proposal and contract for phase four. Mr. Hall noted that there is a tree in the median in Broughton Place with holiday lights on it. The Board indicated that it would like to proceed with phase four, as soon as the proposals are received.

FIFTH ORDER OF BUSINESS

Consideration of LMP Annuals Proposal

Mr. Huber presented a proposal from LMP to install the seasonal annuals.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal from LMP for seasonal annuals in the amount of \$6,400 for Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Tennis Court Cameras

The Board tabled this item and asked that Staff work on an overall bid to be included in budget discussions next Spring.

SEVENTH ORDER OF BUSINESS

Consideration of Fitness 320 Renewal

Ms. Cali reviewed the request from Fitness 320 to renew their vendor application. Mr. Johnson requested that Amenity and Vendor policies be updated. Mr. Babbar will provide these at the next meeting.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved renewing the Fitness 320 Agreement for Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Books and Basketball Vendor

The Board tabled discussion on this matter.

NINTH ORDER OF BUSINESS

Consideration of Pool Doctor Coping Repair

A brief discussion was held regarding the need to only repair 75 feet of the coping at this time.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the Pool Doctor Proposal for 75 feet of coping repairs at a cost of \$2,175 for Meadow Pointe III Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Pool Doctor Drain Repair Proposal

A brief discussion was held regarding the proposal and work needed. The following Board action was taken.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Pool Doctor Proposal for drain repairs a cost of \$11,400 for Meadow Pointe III Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Update

Mr. Mortillaro informed the Board that the annuals have been installed, grasses cut, the woodline project will be completed by January 2020 and the fig removed on November 22nd. He stated that crews are seeing evidence of off-roading in the fields.

Mr. Hall noted that the edging on the path was not done and the cell tower looks bad. It was noted that the cell tower work is currently scheduled for the first week of December. A request was made to ensure that the correct size flag is installed.

B. Aquatic Systems

Ms. Stewart noted that the aquatic plants were sprayed and killed in some of the ponds. The Board asked that the vendor be notified that any erosion that occurs as a result of the loss of aquatic plants will be their responsibility.

Mr. Johnson asked that Ms. Stewart look at ponds #56 and #59 for evidence of erosion issues.

C. Community Deputy

Deputy Meahger presented safety tips for the holiday season.

D. District Counsel

Mr. Babbar explained that he anticipates having a resolution for the Boardwalk at the December meeting.

Mr. Babbar briefed the Board on a notice letter received from Meadow Pointe II cancelling the Road Agreement with the District. He explained that card access to the Mansfield gate will be deactivated as of February 6, 2020, but the call box will still be available. Exiting the gate will not be an issue. Mr. Aleo and Ms. Stewart reviewed the history of the agreement.

Mr. Johnson asked that Ms. Cali go through the data base and make sure that there are no remotes assigned to Meadow Pointe II residents and none are sold to Meadow Pointe II residents.

Ms. Cali inquired about the process to notify residents of the closure and Mr. Aleo recommended that an Olive Branch be extended to the Meadow Pointe II Board by inviting them to an annual meeting.

E. District Engineer

Ms. Stewart informed the Board that there are currently four locations in need of gutter replacement and erosion repairs. She stated that she will be obtaining proposals for the December meeting.

F. Amenity Management

Ms. Cali stated that the Heatherstone gate was installed this week and the rust removal project for the PVC fencing along the Boulevard has begun.

Mr. Hall expressed his frustration and dissatisfaction with the appearance of the community and level of service being provided by Rizzetta. He cited several examples of ongoing issues that are not being addressed and the need for additional staffing.

Other Board Supervisors presented additional items that need to be addressed, such as; numerous traffic sign issues, entrance walls, missing fencing sections and white caps. A brief discussion was held regarding the process for having repairs, scheduled, assigned, and tracked. A recommendation was made that Susan stay at the clubhouse to manage operations and Michael be the one to drive the community completing inspections, monitoring parking, and following up on vendors.

G. District Management

Mr. Huber discussed the monthly financial summary.

Mr. Huber presented the Engagement letter for the 2019 Audit from CRI and asked that the Board execute it. A brief discussion was held regarding an error to the minutes naming another firm as being the highest ranked bidder instead of CRI.

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors the audit engagement letter from CRI for Meadow Pointe III Community Development District.

Mr. Huber reminded the Board that the next meeting will be held December 18, 2019 at 6:30 p.m.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting
Held on October 16, 2019**

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

THIRTEENTH ORDER OF BUSINESS

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

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 October 2019 (\$13,434.90) for Meadow Pointe III Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding the condition of the clubhouse, appearance of the newly installed annuals, various maintenance and pond concerns. Ms. Stewart was asked to obtain proposals for necessary repairs to skimmers, etc. A discussion was held regarding the possibility or outsourcing pressure washing and other similar projects.

Staff confirmed that meetings will continue to be held on the third Wednesday of each month.

Representatives from LMP expressed their thoughts on the landscape services bid process.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Cali inquired about who should be taking an inventory of the signs in the community.

A brief discussion was held regarding the upcoming adult event on December 14th.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 8:58 p.m. for the Meadow Pointe III Community Development District.



Assistant Secretary



Chairman/Vice Chairman