
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, December 18, 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
Glen Aleo	Board Supervisor, Assistant Secretary

Also present were:

Matt Huber	District Manager, Rizzetta & Co.
Susan Cali	Clubhouse Manager
Vivek Babbar	District Counsel, Straley Robin & Vericker
Jason Liggett	LMP
Scott Carlson	LMP
Paul Woods	OLM (Via Conference Call) later, in person
Jon Souers	Yellowstone
Deputy Meagher	Community Sheriff
Tonja Stewart	District Engineer, Stantec (joined the meeting in progress via conference call)

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

Audience comments were put forward regarding the trees that were recently installed as part of the tree project.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
Community Workshop and Board of
Supervisors' Meeting held on November
20, 2019**

On a Motion by Mr. Daddio, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved the minutes of the Community Workshop and Board of Supervisors' Meeting held on November 20, 2019, as presented, for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Hall inquired regarding debit charges and the RASI credit. Mr. Huber provided him the justification he was looking for.

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for November 2019 (\$200,614.16) for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-02,
Declaring Boardwalk Closed**

Mr. Babbar presented the history of the boardwalk, and the reasoning behind the Board's decision to close it. Mr. Hall requested the area be blocked off, and "No Trespassing" signs posted. Discussion was held regarding the possibility of installing a 5 to 6 foot fence at either end of the boardwalk to discourage individuals from crossing it and any potential concerns with other related areas. Ms. Cali opined that the Board might want to look at the sections of the trail with fitness equipment on it.

On a Motion by Mr. Carlucci, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved Resolution 2020-02, Declaring Boardwalk Closed for Meadow Pointe III Community Development District.

Mr. Babbar reviewed the draft recreational facilities policies and a brief discussion ensued. Mr. Huber will send the current and proposed rules to the Board of Supervisors for review prior to next month's meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Landscape Services
Proposals**

Discussions were held regarding the proposals received for landscape services. A ranking of the proposals was completed by the Board of Supervisors with Yellowstone Landscaping being selected as the highest ranked vendor with 470.3 points.

On a Motion by Mr. Aleo, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors accepted the ranking of proposals naming Yellowstone Landscaping as the highest ranked bidder for Meadow Pointe III Community Development District.

On a Motion by Mr. Aleo, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors authorized OLM to negotiate a contract with Yellowstone Landscaping the contract for Landscape Maintenance Services for Meadow Pointe III Community Development District.

On a Motion by Mr. Aleo, seconded by Mr. Daddio, with all in favor, the Board of Supervisors authorized Staff to terminate landscaping services with LMP as per the contract for Meadow Pointe III Community Development District.

It was noted that the official start date will be February 1st.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Status of Street
Tree Project**

Mr. Huber reviewed the update provided by Mr. Litts and his recommendations for planting the missing trees. He informed the Board of two requests from residents to have trees planted on their properties. Mr. Hall approved resident requests providing Mr. Litts ensures that the proper species of trees are planted, and underground hazards do not exist. Discussion was held regarding missing gator bags and the lack of ensuring that they remain filled as per the contract. Mr. Hall requested that Mr. Litts physically drive the project to ensure vendor performance. Mr. Hall requested that as-builts consisting of previous and new tree locations, along with current tree health be provided by Mr. Litts. It was noted that this may incur an additional cost and a proposal will be obtained. The tree species in Sheringham was also discussed.

Mr. Huber stated that the trees removed from phase four areas during the phase three removal were gratis.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2020-01,
Amending FY 2018-2019 Budget**

The Board discussed the amended budget and resolution as presented by Mr. Huber.

On a Motion by Mr. Daddio, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved Resolution 2020-01, Amending FY 2018-2019 Budget for Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Systems

It was noted that Ms. Stewart will be providing an update on the status of the damage during the January meeting.

B. Landscape Update

Mr. Liggett provided a brief update regarding the status of landscape related matters. It was noted that removal of the vines on the boundary walls was more involved than originally thought as the roots went under the wall.

C. Amenity Management

Ms. Cali spoke regarding her report, a recent event, and ongoing maintenance matters. A brief discussion was held regarding the project tracking sheet that will be updated weekly and distributed to the Board, replacement of the pressure washer and any reserve study impact, and authorization to increase both debit cards by \$1,000 to assist with the timing of completion of projects. The Board directed Staff to increase the debit cards as discussed.

Mr. Huber confirmed that he would bring a proposal regarding clubhouse staffing levels to the January meeting.

D. District Management

Mr. Huber reminded the Board that the monthly MFS report is never completed for October and the next meeting is scheduled for January 15, 2020.

TENTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding maintaining the gator bags, a potential wetland encroachment issue on Nesselwood and when the traffic light at Heatherstone and Old Woods will be installed. Staff will look into the encroachment issue to determine if it is a CDD or HOA issue. Mr. Hall and Ms. Stewart provided an update on the timing for the installation of the street light, noting that the traffic study has indicated the need, however, there have been significant delays and changes to the plans driving up the cost, along with funding concerns with the Developer of Union Park. It was noted that once the building threshold has been met they will be forced to install the light. In the meantime, expressing concerns to Michael Moore will keep the issue on the County's radar.

A question was raised regarding the tree installation for phase four and the change in species. Mr. Huber confirmed that according to the proposal the only change is the one that Mr. Litts spoke to the Board about the lack of availability of the one species originally planned.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hall spoke regarding residents replacing mailboxes with PVC ones and the possibility of setting a time frame from when they need to be done. Mr. Babbar stated that this is generally an HOA issue and not within the realm of CDD control.

Mr. Hall provided a listing of items that he would like to have addressed, including the condition of various signs, entrance lights on the Whitlock Monument. He asked that a proposal to repair the lighting be included in the next agenda, along with an update on the cutbacks from LMP, Staffing from RASI, and street parking.

TWELFTH ORDER OF BUSINESS

District Engineer's Report

Ms. Stewart informed the Board that there are two areas of pond erosion that she will be obtaining proposals for them, but she is not looking to complete the project until next Spring. She spoke briefly regarding proposals for gutter and sidewalk repairs. Mr. Huber will get with her and authorize the work providing the total is below the \$5,000 threshold.

Ms. Stewart recommended that the Board take some time to review the sidewalk inspection report and consider setting priority areas.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 8:06 p.m. for the Meadow Pointe III Community Development District.



Assistant Secretary



Chairman/Vice Chairman