



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting**

February 19, 2020

**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

February 17, 2020

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, February 19, 2020 at 6:30 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the revised final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ITEMS**
 - A. Discussion of MP11/MP13 – Wrencrest Dr. Roadway Closure
5. **STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 15, 2020 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for December 2019 Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures for January 2020 Tab 3
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) 533-2950

Sincerely,
[Matt Huber](#)
District Manager

Tab 1

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2 **MINUTES OF MEETING**

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4 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that
5 person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such
6 appeal is to be based.
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9 **MEADOW POINTE III**
10 **COMMUNITY DEVELOPMENT DISTRICT**

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12 The regular meeting of the Board of Supervisors' of the Meadow Pointe III
13 Community Development District was held on **Wednesday, January 15, 2020 at 6:30 p.m.**
14 at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel,
15 FL 33543.
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17 Present and constituting a quorum:

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19 Michael Hall **Board Supervisor, Chairman**
20 Paul Carlucci **Board Supervisor, Vice Chair**
21 John Johnson **Board Supervisor, Assistant Secretary**
22 Rick Daddio **Board Supervisor, Assistant Secretary**
23 Glen Aleo **Board Supervisor, Assistant Secretary**
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25 Also present were:

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27 Matt Huber **District Manager, Rizzetta & Co**
28 Scott Smith **Regional Community Services Manager, Rizzetta & Co**
29 Gregg Gruhl **Amenity Services Manager, Rizzetta & Co**
30 Susan Cali **Clubhouse Manager**
31 Vivek Babbar **District Counsel, Straley Robin & Vericker**
32 Jon Souers **Yellowstone**
33 Tonja Stewart **District Engineer, Stantec**
34 Patrick Brophy **Solitude**
35 Audience
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37 **FIRST ORDER OF BUSINESS**

Call to Order

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39 Mr. Huber called the meeting to order and performed roll call confirming a quorum
40 for the meeting.
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42 **SECOND ORDER OF BUSINESS**

Audience Comments on Agenda Items

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44 There were no audience comments.
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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 18, 2019

On a Motion by Mr. Daddio, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on December 18, 2019, as presented, for Meadow Pointe III Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2019

The Board noted that the full expenditures with invoices were not available for their review and tabled this discussion until the February 2020 meeting.

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FIFTH ORDER OF BUSINESS

Consideration of Landscape Services Proposals

Discussions were held regarding the proposals received for leveling and reconstructing of the planter beds at the clubhouse. The Board requested that staff provide all encompassing proposals to include electrical and concrete work as needed. The discussion was tabled until those proposals are received.

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SIXTH ORDER OF BUSINESS

Discussion Regarding Status of Street Tree Project

District Counsel presented the Phase 4 Tree and Sod Installation Service Agreement with Aventura, Phase 4 Tree Purchase Agreement with Marshall Tree Farm and Phase 4 Tree Purchase Agreement with Aventura to the Board of Supervisors and answered their questions regarding the agreements.

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On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with four in favor and Mr. Aleo opposed, the Board of Supervisors approved the Phase 4 Tree and Sod Installation Service Agreement with Aventura for Meadow Pointe III Community Development District.

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On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the Phase 4 Tree Purchase Agreement with Marshall Tree Farm for Meadow Pointe III Community Development District.

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On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with four in favor and Mr. Aleo opposed, the Board of Supervisors approved the Phase 4 Tree Purchase Agreement with Aventura for Meadow Pointe III Community Development District.

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79 **SEVENTH ORDER OF BUSINESS** **Discussion of CDD Parking Enforcement**

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81 Discussions were had regarding the parking issues within the community. Mr. Hall
82 requested that management provide a proposal and plan of action at the February meeting.

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84 **EIGHTH ORDER OF BUSINESS** **Consideration of Revised Clubhouse**
85 **Staffing Levels**

86
87 The Board discussed current staffing levels, suggested changes, staff workload, and
88 the expected timeframe to complete tasks. The Amenity Manager suggested 55 hours be
89 added per week. Mr. Hall requested to review data from other comparable communities, and
90 Counsel advised that the expectations of the Board can impact staffing needs. Mr. Hall
91 requested management to provide a proposal for the Board to consider at the next CDD
92 meeting.

93
94 **NINTH ORDER OF BUSINESS** **Consideration of Proposal for Lighting**
95 **Repairs at Whitlock Entrance Monument**

96
97 Discussions were had regarding the status of the light repairs. Staff will confirm that all
98 lights are in working order.

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100 **TENTH ORDER OF BUSINESS** **Consideration of Rust Prevention**
101 **Proposal**

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103 The District Manager presented quotes from Suncoast Rust (at \$795.00 per month or
104 \$9,540 annually), and from Rust off (at \$995.00 per month or \$11,940.00 annually).
105 Discussions ensued concerning the time it takes for onsite staff to remove the rust. The
106 Board tabled the topic until the Budget discussions occur.

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108 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

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110 **A. District Counsel**

111 The Board continued discussions regarding amending amenity policies and fees.
112 Counsel reviewed the updates to the rules for the Board, noting that ages were
113 changed based on the Fair Housing Act and upon advice from the District's
114 Insurance Carrier's recommendation. The Board authorized and directed Staff to
115 place an advertisement for the Public Hearing on the Amended Amenity Rules &
116 Rates for the February CDD meeting.

117
118 **B. District Engineer**

119 The Engineer updated the Board on erosion repairs, the recent downturn in
120 aquatic vegetation and that it is not associated with any spraying that the
121 Aquatic Company performed. She mentioned that Solitude's contract needs to
122 be updated with BMP language, as drainage structures are their responsibility.
123 She also advised she has requested proposals for several needed small erosion
124 repairs (due to washouts), and that aquatic plants can be added to prevent this

125 into the future. The Board was also advised that proposals for sidewalk repairs
126 will be presented once the tree project has been completed.

127
128 **C. Aquatics Update**
129 Mr. Brophy provided updates to the Board on several sites, discussed frost
130 warnings and advised placing the new landscaper on notice regarding the buffer
131 area around the ponds for the protection of the aquatic plants.

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133 **D. Landscape Update**
134 The field inspection report and responses were reviewed. The District Manager
135 presented an email from Paul Woods of OLM and read it for the record. The
136 Yellowstone contract will be prepared by Counsel, sent to Yellowstone for
137 signature before 2-1-2020. Mr. Huber advised that no updated had been
138 provided by LMP on the status of the cutback project. The Board requested that
139 they provide a wetland marker map. Mr. Huber mentioned that OLM has
140 requested approval of their monthly inspection agreement, noting that he wasn't
141 sure if the Board had discussed this in the past. The Board approved the OLM
142 Monthly Inspection agreement, subject to review by District Counsel.

143
On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of
Supervisors approved the OLM Monthly Inspection agreement, subject to review by
District Counsel, for the Meadow Pointe III Community Development District.

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145 **E. Amenity Management**
146 The Amenity Manager presented the weekly project tracker to the Board, and
147 discussions ensued regarding project timing, special and future projects, and the
148 operations report. Discussions were had regarding Meadow Pointe II access
149 closure at Wrencrest Drive, bus route changes, gate codes, gate clickers and the
150 tracking list for them. The Board discussed getting information from Meadow
151 Pointe IV in regards their barcode system reasoning and costs. A motion was
152 made to install a recessed fence across the boardwalk (with signs indicating the
153 boardwalk is closed) and extend it to the sides of the boardwalk (by 1 or 2 feet
154 into the vegetation) removing the first 5-10 planks if needed.

155
On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of
Supervisors approved to install a recessed fence across the boardwalk (with signs
indicating the boardwalk is closed) and extend it to the sides of the boardwalk (by 1 or 2
feet into the vegetation) removing the first 5-10 planks if needed, for the Meadow Pointe III
Community Development District.

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157 **F. District Manager**
158 Mr. Huber presented the Monthly Financial Statements to the Board of
159 Supervisor, and there were no questions or comments on this item. He also
160 discussed the increase of the bandwidth for the clubhouse Wi-Fi to 100mbs. The
161 Chairman recommended that Staff call Spectrum and request them to close the
162 BrightHouse account and transfer to the Spectrum account, which will give the
163 clubhouse the speed of 100mbs.

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TWELFTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding speeding on Nesslewood Dr, and the chairman directed staff to have the community Deputy monitor speeding in this area from 7:30am-9:00am.

An issue was raised regarding clogged storm drains, and the engineer advised she will investigate.

Additional comments ensued regarding parking and speeding in other areas.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

FOURTEENTH 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 9:37 p.m. for the Meadow Pointe III Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

Tab 2



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 December 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 01, 2019 through December 30, 2019. This does not include expenditures previously approved by the Board.

The total items being
presented: **\$329,133.65**

Approval of
Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A-Team Portable Welding, LLC	003684	3860	Replaced Pickets Heather Stone Entrance 11/19	\$ 300.00
A-Team Portable Welding, LLC	003684	3861	Replaced Pickets Sheringham Gate 11/19	\$ 500.00
A-Team Portable Welding, LLC	003684	3862	Replaced Four Hinges 11/19	\$ 800.00
ACPLM Inc.	003705	1900452	Asphalt Repairs 12/19	\$ 2,529.00
Amelia Island Catering, Inc	003685	102319-Vesh Catering	Adult Jingle Mingle Catering Deposit 12/19	\$ 407.25
Amelia Island Catering, Inc	003685	120319-Vesh Catering	Adult Jingle Mingle Catering Balance 12/19	\$ 950.25
Amelia Island Catering, Inc	003685	121019 Vesh	Adult Jingle Mingle Catering Balance 12/19	\$ 177.50
Ameritech Pressure Cleaning Systems, Inc.	003687	206436	Supplies 12/19	\$ 160.15
Arthur R Daddio	003659	RD112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Aventura Nursery & Landscape, Inc.	003688	40488	Removal And Disposal Tree Grindings 12/19	\$ 82,200.00
Aventura Nursery & Landscape, Inc.	003688	40503	Tree Installation Phase 3 12/19	\$ 120,145.50
Bright House Networks	003656	0034120094-01 11/19	Service at 1500 Meadow Pointe Blvd 11/19	\$ 46.88
CINTAS Corporation #074	003658	4035767974	Supplies 11/19	\$ 25.34
CINTAS Corporation #074	003689	4036858625	Supplies 12/19	\$ 103.89
CINTAS Corporation #074	003672	74030187444	Supplies 09/19	\$ 98.60

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Commercial Controls, Inc.	003673	4491	LED Clubhouse Fixtures 11/19	\$ 478.00
DCSI Inc.	003660	26396	Clubhouse Camera Warranty 11/19	\$ 88.89
DCSI Inc.	003674	26411	Gate CCTV Warranty/License Plate Camera 11/19	\$ 395.88
Fitness Logic	003690	93194	Lat Bar 12/19	\$ 95.00
Florida Department of Revenue	003686	61-8015577967-4 11/19	Sales & Use Tax 11/19	\$ 223.67
Frontier Communications of Florida	003661	813 907 9657 11/19	Account 813-907-9657-070613-5 11/19	\$ 69.81
Frontier Communications of Florida	003701	813 907 9657 12/19	Account 813-907-9657-070613-5 12/19	\$ 81.22
Frontier Communications of Florida	003701	Phone Summary 12/19	239-188-0915-091913-5 Phone Summary 12/19	\$ 577.92
Glen Richard Aleo	003655	GA112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Home Depot Credit Services	003675	xxxx xxxx xxxx 3880 10/19	Supplies 10/19	\$ 1,470.07
Howard Anthony Frostman	003671	120219	Balloon Artist and Facepainter Children Holiday Party 12/19	\$ 375.00
John A. Johnson	003663	JJ112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Landscape Maintenance Professionals, Inc.	003693	148513	Monthly Ground Maintenance 12/19	\$ 18,034.00
Landscape Maintenance Professionals, Inc.	003676	148591	Install Fall Annuals 11/19	\$ 6,400.00
Landscape Maintenance Professionals, Inc.	003693	148645	Repaired Irrigation Zones 11/19	\$ 273.40

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LLS Tax Solutions Inc.	003692	001816	Rebate Arbitrage Series 2007 PE 08/31/2019	\$ 500.00
Lowe's	003694	XXXXXX1527 6 11/19	Clubhouse Supplies 11/19	\$ 9.94
Marshall Tree Farm	003664	29860	Eagleston Holly 11/19	\$ 8,350.00
Marshall Tree Farm	003677	29882	Muskogee Crape 11/19	\$ 6,300.00
Marshall Tree Farm	003677	29895	Natchez Crape 11/19	\$ 2,675.00
Meadow Pointe III CDD	CD504	CD504	DC Replenishment -Susan	\$ 518.31
Meadow Pointe III CDD	CD505	CD505	DC Replenishment- Mike	\$ 316.51
Meadow Pointe III CDD	CD506	CD506	DC Replenishment- Mike	\$ 433.45
Meadow Pointe III CDD	CD507	CD507	DC Replenishment -Susan	\$ 620.86
Michael J Hall	003662	MH112019	Board of Supervisors Meeting 11/20/19	\$ 200.00
Netix Solutions, LLC	003678	0409	Community Website 12/19	\$ 200.00
Outsmart Pest Management, Inc.	003696	25611	Monthly Pest Control 12/19	\$ 51.00
Pasco County Sheriff's Office	003679	120119	Law Enforcement Services Installment #03 - 12/19	\$ 8,732.25
Pasco County Utilities	003665	12724243	1500 Meadow Pointe Blvd 10/19	\$ 385.13
Paul Carlucci	003657	PC112019	Board of Supervisors Meeting 11/20/19	\$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	003666	INV0000045220	District Management Fees 12/19	\$ 5,358.33
Rizzetta Amenity Services, Inc.	003667	INV00000000006858	Amenity Management Services 11/19	\$ 9,194.00
Rizzetta Amenity Services, Inc.	003680	INV00000000006888	Amenity Management Services 11/19	\$ 5,839.10
Ron Litts	003691	111319	Meeting AT Meadow Pointe III 11/19	\$ 2,625.00
Southern Automated Access Services LLC	003668	7114	Cellular Usage Gate 813-482-2049 11/19	\$ 69.95
Southern Automated Access Services LLC	003668	7134	Pull New Wire Maglock 11/19	\$ 110.00
Southern Automated Access Services LLC	003668	7135	Reconnected Maglock 11/19	\$ 95.00
Southern Automated Access Services LLC	003681	7138	Need New 1835 Chip 11/19	\$ 95.00
Southern Automated Access Services LLC	003681	7157	Replaced Tele Entry Unit 11/19	\$ 3,080.50
Stantec Consulting Services Inc.	003683	1591890	Engineering Services 11/19	\$ 1,050.00
Straley Robin Vericker	003682	17753	General Legal Services 10/19	\$ 1,780.00
Suncoast Pool Service	003697	5820	Monthly Pool Service 12/19	\$ 1,145.00
TECO	003698	311000030198 1119	Summary Bill 11/19	\$ 8,863.36
The Pool Doctor	003699	142105	Remove Old Brick Coping 12/19	\$ 4,525.00
Times Publishing Company	003669	0000029116 11/08/19	Account #119369 Legal Advertising 11/19	\$ 76.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2019 Through December 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Verizon	003702	9843525056	Cell Service Monthly 11/19	\$ 123.96
Waste Connections Of Florida	003703	4328092	Waste Disposal 11/19	\$ 14,658.56
Waste Connections Of Florida	003703	653797	Waste Disposal 10/19	\$ 439.00
Waste Connections Of Florida	003703	656905	Waste Disposal 11/19	\$ 439.00
Waste Connections Of Florida	003700	659999	Waste Disposal Services 12/19	\$ 66.00
Waste Connections Of Florida	003703	660228	Waste Disposal 12/19	\$ 439.00
Withlacoochee River Electric Cooperative, Inc.	003670	1353910 11/19	Street Lights 11/19	\$ 1,342.07
Withlacoochee River Electric Cooperative, Inc.	003670	Electric Summary 10/19	Electric Summary 10/19	\$ 301.50
Withlacoochee River Electric Cooperative, Inc.	003704	Electric Summary 11/19	Electric Summary 11/19	\$ 318.65
Report Total				<u>\$ 329,133.65</u>

Tab 3



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 January 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 01,2020 through January 31, 2020. This does not include expenditures previously approved by the Board.

The total items being
presented: **\$115,277.87**

Approval of
Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	003727	743616871	Quarterly Security Monitoring 01/01/20-03/31/20	\$ 189.06
All Florida Mechanical Services, Inc	003707	18389	Qrtyl Preventative Maintenance 10/19	\$ 193.12
Ameritech Pressure Cleaning Systems, Inc.	003745	202547	Repair Recoil and Replaced Rope 12/19	\$ 18.65
Ameritech Pressure Cleaning Systems, Inc.	003708	206907	Repair Pressure Washer 12/19	\$ 42.75
Ameritech Pressure Cleaning Systems, Inc.	003708	207004	Repair Pressure Washer 12/19	\$ 57.05
Arthur R Daddio	003749	RD011520	Board of Supervisors Meeting 01/15/20	\$ 200.00
Arthur R Daddio	003713	RD121819	Board of Supervisors Meeting 12/18/19	\$ 200.00
Big Dog Fence, Inc.	003709	232420	Replace Picket Vinyl Fence Panel 12/19	\$ 660.00
Bright House Networks	003747	0034120094-01 01/20	1500 Meadow Pointe Blvd 01/20	\$ 46.50
Bright House Networks	003710	0034120094-01 12/19	1500 Meadow Pointe Blvd 12/19	\$ 46.88
CINTAS Corporation #074	003712	4030187444	Cleaning Supplies 09/19	\$ 98.60
CINTAS Corporation #074	003728	4037992088	Cleaning Supplies 12/19	\$ 25.34
CINTAS Corporation #074	003738	4039094684	Cleaning Supplies 1/20	\$ 103.89
CINTAS Corporation #074	003761	4040331527	Cleaning Supplies 01/20	\$ 25.34
DCSI Inc.	003714	26517	Clubhouse Camera Warranty 12/19	\$ 88.89

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DCSI Inc.	003729	26527	Gate CCTV Warranty/License Plate Camera 12/19	\$ 395.88
DCSI Inc.	003750	26645	Clubhouse Camera Warranty 01/20	\$ 88.89
Decorating Elves, Inc	003726	108841	Balance Due Holiday Lights 12/19	\$ 1,199.25
Florida Department of Revenue	003739	61-8015577967-4 12/19	Sales & Use Tax 12/19	\$ 225.96
Frontier Communications of Florida	003751	Phone Summary 01/20	239-188-0915-091913-5 Phone Summary 01/20	\$ 570.99
Funez Drywall and Painting LLC	003762	001	Install New Panel Wall And Door In Mens Bathrooms 01/20	\$ 500.00
Funez Drywall and Painting LLC	003762	002	Pressure Washing/ Repair Walls 01/20	\$ 1,800.00
Glen Richard Aleo	003744	GA011520	Board of Supervisors Meeting 01/15/20	\$ 200.00
Glen Richard Aleo	003706	GA121819	Board of Supervisors Meeting 12/18/19	\$ 200.00
Home Depot Credit Services	003730	xxxx xxxx xxxx 3880 11/19	Supplies 11/19	\$ 132.29
Home Depot Credit Services	003731	xxxx xxxx xxxx 3880 12/19	Supplies 12/19	\$ 629.41
John A. Johnson	003753	JJ011520	Board of Supervisors Meeting 01/15/20	\$ 200.00
Landmark Engineering & Surveying Corporation	003716	21950085	Record Permanent Control Points - Resurfacing Project 10/19	\$ 1,500.00
Landscape Maintenance Professionals, Inc.	003763	148646	Repair Irrigation Valves 11/19	\$ 273.00
Landscape Maintenance Professionals, Inc.	003717	148751	Palm Fertilization 11/19	\$ 450.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	003717	148752	Pest Control 11/19	\$ 445.00
Landscape Maintenance Professionals, Inc.	003763	148854	Removal Of Fig Vine From Whitlock Wall 12/19	\$ 640.00
Landscape Maintenance Professionals, Inc.	003763	149213	Monthly Ground Maintenance 01/20	\$ 18,034.00
Landscape Maintenance Professionals, Inc.	003740	149507	Pest Control 12/19	\$ 520.00
Lowe's	003741	9900 321527 6 12/19	Clubhouse Supplies 12/19	\$ 235.36
Meadow Pointe III CDD	CD509	CD509	DC Replenishment- Mike	\$ 281.32
Meadow Pointe III CDD	CD510	CD510	DC Replenishment -Susan	\$ 140.79
Michael J Hall	003752	MH011520	Board of Supervisors Meeting 01/15/20	\$ 200.00
Michael J Hall	003715	MH121819	Board of Supervisors Meeting 12/18/19	\$ 200.00
Netix Solutions, LLC	003734	0422	Community Website 01/20	\$ 200.00
Outsmart Pest Management, Inc.	003764	25830	Monthly Pest Control 1/20	\$ 51.00
Pasco County BOCC	003746	010620	010620 CDD Tree Removal	\$ 1,025.00
Pasco County Sheriff's Office	003719	010120	Law Enforcement Services Installment #04 - 01/20	\$ 8,732.25
Pasco County Utilities	003718	12835612	1500 Meadow Pointe Blvd 11/19	\$ 490.37
Paul Carlucci	003748	PC011520	Board of Supervisors Meeting 01/15/20	\$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2020 Through January 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Paul Carlucci	003711	PC121819	Board of Supervisors Meeting 12/18/19	\$ 200.00
Rizzetta & Company, Inc.	003720	INV0000045884	District Management Fees 01/20	\$ 5,358.33
Rizzetta & Company, Inc.	003755	INV0000046424	Dissemination Agent Fee FY 19/20	\$ 3,000.00
Rizzetta Amenity Services, Inc.	003721	INV00000000006974	Amenity Management Services 12/19	\$ 7,258.67
Rizzetta Amenity Services, Inc.	003742	INV00000000007005	Amenity Management Services 01/20	\$ 7,714.36
Rizzetta Amenity Services, Inc.	003756	INV00000000007034	Out of Pocket Expenses 12/19	\$ 74.35
Ron Litts	003732	120619	Meeting AT Meadow Pointe III 12/19	\$ 3,900.00
Site Masters of Florida, LLC	003735	123019-1	Constructed Underdrain on Beardsley 12/19	\$ 4,250.00
Solitude Lake Management	003765	PI-A00343993	Lake & Pond Management Services 01/20	\$ 5,383.00
Southern Automated Access Services LLC	003722	7175	Gate Repair - Sheringham 12/19	\$ 95.00
Southern Automated Access Services LLC	003722	7219	Gate Phone 813-482-2049 12/19	\$ 49.95
Southern Automated Access Services LLC	003722	7243	Gate Repair-Replaced Keypad at Heatherstone 12/19	\$ 229.60
Southern Automated Access Services LLC	003736	7250	No Power Reset Breaker 12/19	\$ 95.00
Southern Automated Access Services LLC	003766	7337	Gate Phone 813-482-2049 01/20	\$ 49.95
Stahl & Associates	003757	011720	Utility Bond #RSB2004556 Renewal 02/13/20	\$ 566.00

Meadow Pointe III Community Development District

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Stantec Consulting Services Inc.	003758	1607909	Engineering Services 12/19	\$ 2,005.52
Straley Robin Vericker	003737	17850	General Legal Services 12/19	\$ 2,800.00
Straley Robin Vericker	003767	17878	General Legal Services 01/20	\$ 3,935.00
Suncoast Pool Service	003768	5900	Monthly Pool Service 1/20	\$ 1,145.00
TECO	003759	311000030198 12/19	Summary Bill 12/19	\$ 8,761.39
The Pampering Plumber	003723	53318	Repair Mens Pool Bath 12/19	\$ 168.00
U.S. Water Services Corporation	003724	903071	Monthly Lift Station Inspection 12/19	\$ 78.74
Waste Connections Of Florida	003743	4383817	Waste Disposal 12/19	\$ 14,658.56
Waste Connections Of Florida	003743	676520	Waste Disposal Services 01/20	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	003725	1353910 12/19	Street Lights 12/19	\$ 1,342.07
Withlacoochee River Electric Cooperative, Inc.	003760	Electric Summary 12/19	Electric Summary 12/19	<u>\$ 336.55</u>
Report Total				<u>\$ 115,277.87</u>