



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting**

June 17, 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	Tonja Stewart	Stantec Consulting Services, Inc.

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

meadowpointe3CDD.org

Board of Supervisors
Meadow Pointe III Community
Development District

June 9, 2020

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, June 17, 2020 at 6:30 p.m.** to be conducted by means of communications media technology telephone# 929-205-6099 Meeting ID# 946 1138 4839 pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-123 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and May 14, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ITEMS**
 - A. Consideration of Yellowstone Landscape Proposal(s) (if any)
 - B. Discussion Regarding Status of Street Tree Project
 - C. Continued Discussion Regarding Amenity Staffing
5. **STAFF REPORTS**
 - A. Community Deputy
 - B. Aquatics Update
 1. Presentation of Waterway Inspection Report
 - C. Landscape Update
 1. Review of Field Inspection Report & Responses
 - D. Amenity Management
 1. Presentation of Monthly Report
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 1. Presentation of Monthly Financial Summary
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 14 & May 20, 2020.....Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for May 2020.....*Under Separate Cover*

7. **AUDIENCE COMMENTS ON OTHER CDD ITEMS**
8. **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](#)
District Manager

Tab 1

1
2 **MINUTES OF MEETING**
3

4 Each person who decides to appeal any decision made by the Board with respect to any
5 matter considered at the meeting is advised that person may need to ensure that a
6 verbatim record of the proceedings is made, including the testimony and evidence upon
7 which such appeal is to be based.
8

9 **MEADOW POINTE III**
10 **COMMUNITY DEVELOPMENT DISTRICT**
11

12 The regular meeting of the Board of Supervisors' of the Meadow Pointe III
13 Community Development District was held on **Thursday, May 14, 2020 at 2:00 p.m.** was
14 conducted by means of communications media technology telephone pursuant to
15 Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and
16 March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

17 Present and constituting a quorum:

18		
19	Michael Hall	Board Supervisor, Chairman
20	Paul Carlucci	Board Supervisor, Vice Chairman
21	John Johnson	Board Supervisor, Assistant Secretary
22	Rick Daddio	Board Supervisor, Assistant Secretary
23	Glen Aleo	Board Supervisor, Assistant Secretary
24		

25 Also present via conference call were:

26		
27	Matt Huber	District Manager, Rizzetta & Co
28	Susan Cali	Amenity Services Manager, Rizzetta & Co
29	Vivek Babbar	District Counsel, Straley Robin & Vericker
30		

31 **FIRST ORDER OF BUSINESS** **Call to Order**
32

33 Mr. Huber called the meeting to order and performed roll call confirming a quorum
34 for the meeting.
35

36 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**
37

38 There were no audience comments at this time.
39

40 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
41 **Supervisors' Meeting held on February 5,**
42 **2020**
43

44

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 February 5, 2020, as presented, for Meadow Pointe III Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for March
2020**

Mr. Johnson mentioned that Ms. Lesniak sent him a copy of the plans for the tree project. He also requested an inventory of sales from the Clubhouse Manager.

The BOS requested that Ron Litts provide a full detailed report for the invoice he submitted totaling \$6,000.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2020 in the amount of \$113,831.62, for Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Re-Opening of
Clubhouse**

A lengthy discussion was held regarding re-opening the clubhouse with the Board entertaining audience comments throughout. Recommendations for compliance with CDC guidelines were put forward to include, only allowing Meadow Pointe III residents at this time and temporarily suspending the joint use-agreement, reducing capacity to 50%, requiring masks be worn, moving pool furniture to ensure social distancing, and requiring a thorough cleaning every 25 minutes. It was noted that re-opening of other District amenities would be discussed during the May 20th meeting at 6:30 p.m. and a notice sent to residents regarding the reopening of the pool and clubhouse.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with 4 in favor and 1 opposed (Paul Carlucci), the Board of Supervisors approved the Re-Opening of the Clubhouse, as discussed, for Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Community Deputy
No Report

B. District Counsel
No Report

C. District Engineer
No Reports

D. District Manager

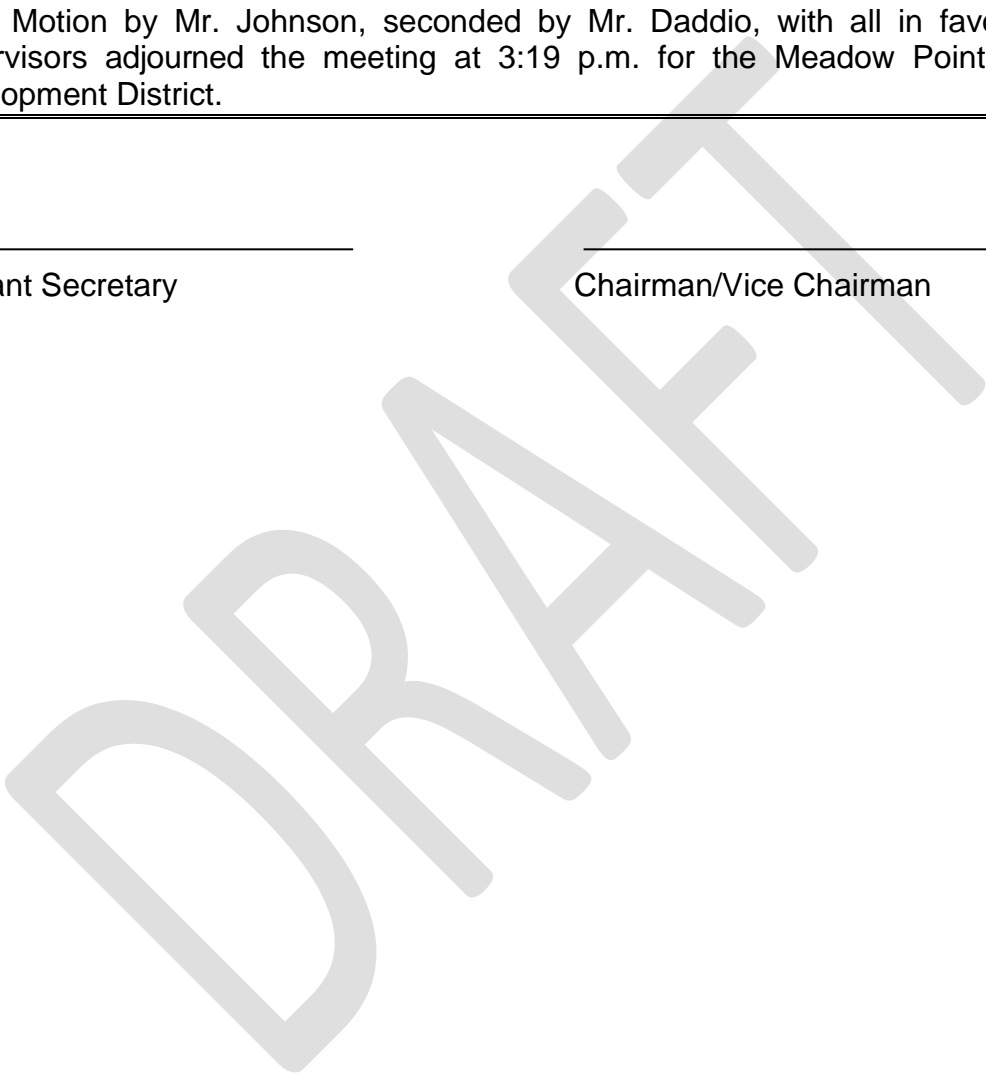
Mr. Huber announced that the next meeting is scheduled for May 20, 2020 at 6:30 p.m.

86
87 **SEVENTH ORDER OF BUSINESS** **Audience Comments**
88
89 Audience comments were discussed earlier in the meeting during the discussion of
90 re-opening the clubhouse.

91 **EIGHTH ORDER OF BUSINESS** **Adjournment**
92
93

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 3:19 p.m. for the Meadow Pointe III Community Development District.

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95
96
97 _____
98 Assistant Secretary Chairman/Vice Chairman



1
2 **MINUTES OF MEETING**
3

4 Each person who decides to appeal any decision made by the Board with respect to any
5 matter considered at the meeting is advised that person may need to ensure that a
6 verbatim record of the proceedings is made, including the testimony and evidence upon
7 which such appeal is to be based.
8

9 **MEADOW POINTE III**
10 **COMMUNITY DEVELOPMENT DISTRICT**
11

12 The special meeting of the Board of Supervisors' of the Meadow Pointe III
13 Community Development District was held on **Thursday, May 20, 2020 at 6:30 p.m.**
14 conducted by means of communications media technology telephone pursuant to
15 Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and
16 March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

17
18 Present and constituting a quorum:

19
20 Michael Hall **Board Supervisor, Chairman**
21 Paul Carlucci **Board Supervisor, Vice Chairman**
22 John Johnson **Board Supervisor, Assistant Secretary**
23 Rick Daddio **Board Supervisor, Assistant Secretary**
24

25 Also present via conference call were:

26
27 Matt Huber **District Manager, Rizzetta & Co**
28 Michael Rodriguez **District Manager, Rizzetta & Co**
29 Susan Cali **Amenity Services Manager, Rizzetta & Co**
30 Vivek Babbar **District Counsel, Straley Robin & Vericker**
31 Tonja Stewart **District Engineer, Stantec**
32 Brian Mahr **Yellowstone**
33

34 **FIRST ORDER OF BUSINESS** **Call to Order**
35

36 Mr. Huber called the meeting to order and performed roll call confirming a quorum
37 for the meeting.
38

39 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**
40

41 Several audience comments were entertained, including gate issues, lawsuits, pool
42 use for classes and tree removal.
43

44 **THIRD ORDER OF BUSINESS** **Discussion of MPII/MPIII – Wrencrest**
45 **Drive Roadway Closure**
46

47 No real update. The Board discussed the lack of a call box at Chatterly as well as the
48 budget for planning a permanent call box across from the clubhouse. Mr. Rodriguez and Ms.
49 Stewart will get proposals for the installation of the call box at the entrance.

91 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-05,**
92 **Approving Fiscal Year 2020-2021**
93 **Proposed Budget**
94

95 Mr. Huber presented Resolution 2020-05 to the Board which approves the proposed
96 budget for Fiscal Year 2020-2021. The Board will reconvene at the next meeting on June 3rd.
97

98 **TWELFTH ORDER OF BUSINESS** **Staff Reports**
99

100 **A. Community Deputy**

101 No Report
102

103 **B. Aquatic Update**

104 **i. Presentation of Waterway Inspection Report**
105

106 Mr. Huber presented the latest Waterway Inspection Report to the Board. Mr.
107 Huber asked if the Board was receiving reports.
108

109 **C. Amenity Management**
110

111 **i. Presentation of Monthly Report**
112

113 Ms. Cali presented the monthly report to the Board. A discussion ensued
114 regarding the plan to open the gymnasium. Mr. Johnson will work with Mr. Huber
115 and Ms. Cali on verbiage for a reservation system for the gymnasium. Mr.
116 Rodriguez wants Ms. Cali to clean monuments. Ms. Stewart will get proposals to
117 repair/replace monument at Rensselaer.
118

119 **D. District Engineer**
120

121 The Board discussed prioritizing sidewalk repairs, proposals for milling and
122 speed limit signs in Wrencrest.
123

124 **E. District Counsel**
125

126 No Report.
127

128 **F. District Manager**
129

130 Mr. Huber announced that the next regularly scheduled meeting will be held on
131 June 17th, 2020 at 6:30 p.m.
132

133 **i. Announcement Regarding Number of Registered Voters**
134

135 Mr. Huber announced that there are 3,247 registered voters in the District.
136
137
138
139

140 **ii. Presentation of Monthly Financial Summary**

141
142 Mr. Huber presented the Monthly Financial Summary to the Board.

143
144 **iii. Review of Insurance Inspection Report & Playground Safety Flyer**

145
146 Mr. Huber presented the Insurance Inspection Report & Playground Safety Flyer
147 to the Board.

148
149 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
150 **Supervisors' Meeting held on March 18**

151
152 Mr. Huber presented the minutes of the Board of Supervisors' Meeting held on March
153 18, 2020 to the Board.

154
On a Motion by Mr. Johnson seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on March 18, 2020, for the Meadow Pointe III Community Development District.

155
156 **FOURTEENTH ORDER OF BUSINESS** **Consideration of the Operation & Maintenance**
157 **Expenditures for April 2020**

158
159 Mr. Huber presented the Operation & Maintenance Expenditures for April 2020 to
160 the Board for ratification. Mr. Johnson asked a question about gate charges.

161
On a Motion by Mr. Aleo seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2020 in the amount of \$210,121.40, for the Meadow Pointe III Community Development District.

162
163 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**

164
165 Questions were raised regarding the Rensselaer monument.

166
167 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

168
169 Mr. Rodriguez spoke on several topics such as Mansfield under construction, pressure
170 washing safety concerns, unkept lawns and monument signs.

171
172 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

173
On a Motion by Mr. Carlucci seconded by Mr. Johnson, with all in favor, the Board of Supervisors continued the meeting at 8:46 p.m. to June 3rd, 2020 at 6:30 p.m., for the Meadow Pointe III Community Development District.

174
175
176 _____
177 Assistant Secretary

174
175
176 _____
177 Chairman/Vice Chairman