



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Special Meeting**

May 14, 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

May 5, 2020

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

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **May 14, 2020 at 2:00 p.m.** to be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLIEGANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 5, 2020.....Tab 1
 - B. Consideration of the Operation and Maintenance Expenditure for March 2020.....Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Re-Opening Clubhouse
- 6. STAFF REPORTS**
 - A. Community Deputy
 - B. District Counsel
 - C. District Engineer
 - D. Amenity Management
 1. Presentation of Monthly Report
 - E. District Manager
- 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
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 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.

7
8 **MEADOW POINTE III**
9 **COMMUNITY DEVELOPMENT DISTRICT**

10
11 The special meeting of the Board of Supervisors' of the Meadow Pointe III
12 Community Development District was held on **Wednesday, February 5, 2020 at 1:00 p.m.**
13 at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel,
14 FL 33543.

15
16 Present and constituting a quorum:

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

22
23
24 Also present were:

25	Matt Huber	District Manager, Rizzetta & Co
26	Susan Cali	Clubhouse Manager
27	Vivek Babbar	District Counsel, Straley Robin & Vericker
28	Tonja Stewart	District Engineer, Stantec
29	Pasco Deputy Meahager	
30	Audience	

31
32
33 **FIRST ORDER OF BUSINESS**

Call to Order

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

37
38 **SECOND ORDER OF BUSINESS**

Audience Comments on Agenda Items

39
40 Audience comments were entertained regarding concerns with actions taken by the
41 Meadow Pointe II Board pertaining to access to the community via the Wrencrest gate.

42
43 **THIRD ORDER OF BUSINESS**

**Discussion of MPII / MPIII – Wrencrest Dr
Roadway Closure**

44
45
46 A lengthy discussion was held regarding the road closure with Board members and
47 Staff outlining steps that have been taken to address resident concerns. It was noted that
48 while the Meadow Pointe II Board cannot be forced to issue clickers for Meadow Pointe III
49 residents, residents do have the ability to contact the Meadow Pointe II Clubhouse via the call
50 box and request access.

52
53 Mr. Babbar confirmed that he would reach out to Meadow Pointe II, the County, School
54 Board, Fire and EMS and express the Districts concern with the proposed action Plan and
55 recommended that the Board and residents to the same.
56

On a Motion by Assistant Secretary Aleo, seconded by Assistant Secretary Daddio, with all in favor, the Board of Supervisors directed Staff to arrange a joint sitdown meeting at the convenience of the Meadow Pointe II Board for Meadow Pointe III Community Development District.

57
58 **FOURTH ORDER OF BUSINESS** **Discussion of Additional HA-5 Treatment**
59 **on Certain Roadways**
60

61 Discussion was held regarding the HA-5 treatments that were applied throughout the
62 community and the need for additional work to be completed in Ammanford, Alchester, and
63 Broughton Place. Ms. Stewart stated that Whitaker has agreed to apply 26,000 yards of the
64 treatment for free. She confirmed that they would be placing notices on individual resident's
65 doors notifying them of the dates and times of the road closures.
66

67 It was noted that Meadow Pointe Boulevard is scheduled of be paved in May of 2020.
68

On a Motion by Assistant Secretary Aleo, seconded by Vice Chairman Carlluci, with all in favor, the Board of Supervisors approved the HA-5 Treatment as described by the District Engineer for Meadow Pointe III Community Development District.

69
70
71 **FIFTH ORDER OF BUSINESS** **Staff Reports**
72

- 73 A. **District Engineer**
74 No report
75
76 B. **District Counsel**
77 No report
78
79 C. **District Manager**
80 Mr. Huber discussed an email from the Senior Asset Manger of Wesley Chapels
81 DRI requesting authorization to complete a traffic study count inside the
82 Wrencrest Rensselear subdivision.
83

84 **SIXTH ORDER OF BUSINESS** **Adjournment**
85

On a Motion by Vice Chairman Carlucci, seconded by Assistant Secretary Johnson, with all in favor, the Board of Supervisors adjourned the meeting at 2:31 p.m. for the Meadow Pointe III Community Development District.

86
87
88 _____
89 Assistant Secretary Chairman/Vice Chairman

Exhibit A

Stewart, Tonja

From: Lenn Morris <lmorris@whitaker-contracting.com>
Sent: Thursday, January 30, 2020 5:40 PM
To: Stewart, Tonja
Cc: Vivek K. Babbar
Subject: Re: Goodwill work performed by Whitaker

Excellent-Steven and Kris are working on those now.

Get [Outlook for iOS](#)

From: Stewart, Tonja <Tonja.Stewart@stantec.com>
Sent: Thursday, January 30, 2020 2:27:43 PM
To: Lenn Morris <lmorris@whitaker-contracting.com>
Cc: Vivek K. Babbar <VBabbar@srvlegal.com>
Subject: RE: Goodwill work performed by Whitaker

Thank you very much, Lenn. I am absolutely sure that the communities will be very appreciative. I'm initiating communication with both communities to coordinate parking. Can you send me your work schedules when convenient so we can include that in our communication? Our goal is to allow you to start work on Monday, February 10th at Meadow Pointe III.

Tonja

From: Lenn Morris <lmorris@whitaker-contracting.com>
Sent: Thursday, January 30, 2020 2:46 PM
To: Stewart, Tonja <Tonja.Stewart@stantec.com>
Cc: Vivek K. Babbar <VBabbar@srvlegal.com>
Subject: Goodwill work performed by Whitaker

Tonja good afternoon, as per our conversation Whitaker Contracting Co. will perform at no charge 2 projects.

1. Meadow Point 3 26,000 square yards one coat of HA 5
2. Meadow Point 4 36,000 square yards one coat of HA 5

This work to be performed prior to February 29th 2020

Let me know if you have any questions – as always thanks.

Thank You,
Lenn Morris

Whitaker Contracting Corp./Madison Materials Inc.
P O Box 306
Guntersville, AL 35976
Office Phone (256) 582-2636
Cell 205 602 4103
Email: lmorris@whitaker-contracting.com



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 March 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2020 through March 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$113,831.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameritech Pressure Cleaning Systems, Inc.	003843	207003	Pressure Washing Building & Concrete 12/19	\$ 49.45
Anderson Lesniak Limited, Inc.	003830	19177-1	Revised Landscape Construction Plan For Permitting 01/20	\$ 1,500.00
Arthur R Daddio	003817	RD021920	Board of Supervisors Meeting 02/19/20	\$ 200.00
Arthur R Daddio	003847	RD031820	Board of Supervisors Meeting 03/18/20	\$ 200.00
Atlas Specialty Lighting	003814	4000068369	Miscellaneous Lighting Supplies 02/20	\$ 65.54
Bright House Networks	003844	0034120094-01 03/20	1500 Meadow Pointe Blvd 03/20	\$ 48.60
CINTAS Corporation #074	003846	4041549685	Cleaning Supplies 01/20	\$ 103.89
CINTAS Corporation #074	003816	4042764953	Cleaning Supplies 02/20	\$ 25.34
CINTAS Corporation #074	003846	4044029871	Cleaning Supplies 02/20	\$ 103.89
CINTAS Corporation #074	003846	4045311005	Cleaning Supplies 03/20	\$ 25.34
DCSI Inc.	003818	26773	System Repairs/ Adjustments 02/20	\$ 395.88
Egis Insurance Advisors LLC	003831	10481	Egis Insurance 10/01/2019-10/01/2020	\$ 1,295.00
Florida Department of Revenue	003832	61-8015577967-4 02/20	Sales & Use Tax 02/20	\$ 282.22
Frontier Communications of Florida	003848	Phone Summary 03/20	239-188-0915-091913-5 Phone Summary 03/20	\$ 638.91
Gladiator Pressure Cleaning, Inc.	003819	15309	Pressure Cleaned PVC Fencing 12/19	\$ 1,208.50
Glen Richard Aleo	003813	GA021920	Board of Supervisors Meeting 02/19/20	\$ 200.00
Glen Richard Aleo	003842	GA031820	Board of Supervisors Meeting 03/18/20	\$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Home Depot Credit Services	003850	xxxx xxxx xxxx 3880 02/20	Supplies 02/20	\$ 464.48
Jerry Richardson	003859	1348	Removal Fee 03/20	\$ 350.00
John A. Johnson	003821	JJ021920	Board of Supervisors Meeting 02/19/20	\$ 200.00
John A. Johnson	003851	JJ031820	Board of Supervisors Meeting 03/18/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	003822	150109	Irrigation Repair 01/20	\$ 432.93
Landscape Maintenance Professionals, Inc.	003822	150172	Pest Control 01/20	\$ 510.00
Lowe's	003852	9900 321527 6 02/20	Clubhouse Supplies 02/20	\$ 116.75
Meadow Pointe III CDD	CD514	CD514	DC Replenishment- Mike	\$ 655.94
Meadow Pointe III CDD	CD515	CD515	DC Replenishment -Susan	\$ 249.72
Michael J Hall	003820	MH021920	Board of Supervisors Meeting 02/19/20	\$ 200.00
Michael J Hall	003849	MH031820	Board of Supervisors Meeting 03/18/20	\$ 200.00
Netix Solutions, LLC	003839	0432	Community Website 02/20	\$ 200.00
Netix Solutions, LLC	003853	0436	Community Website 03/20	\$ 200.00
OLM, Inc.	003823	35852	Monthly Landscape Inspection 02/20	\$ 750.00
Outsmart Pest Management, Inc.	003854	26321	Monthly Pest Control 03/20	\$ 51.00
Pasco County Sheriff's Office	003825	030120	Law Enforcement Services Installment #06 - 03/20	\$ 8,732.25
Pasco County Utilities	003824	13088702	1500 Meadow Pointe Blvd 01/20	\$ 344.42

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Paul Carlucci	003815	PC021920	Board of Supervisors Meeting 02/19/20	\$ 200.00
Paul Carlucci	003845	PC031820	Board of Supervisors Meeting 03/18/20	\$ 200.00
Rizzetta & Company, Inc.	003826	INV0000047409	District Management Fees 03/20	\$ 5,358.33
Rizzetta Amenity Services, Inc.	003834	INV00000000007147	Amenity Management Services 02/20	\$ 7,121.05
Rizzetta Amenity Services, Inc.	003834	INV00000000007211	Amenity Management Services 03/20	\$ 8,838.48
Rizzetta Amenity Services, Inc.	003855	INV00000000007268	Out Of Pocket Expenses 02/20	\$ 135.11
Rizzetta Amenity Services, Inc.	003855	INV00000000007295	Amenity Management Services 03/20	\$ 7,175.89
Ron Litts	003833	030420	Facilitate Tree Removal 03/20	\$ 6,000.00
Solitude Lake Management	003856	PI-A00371622	Lake & Pond Management Services 03/20	\$ 5,544.00
Southern Automated Access Services LLC	003835	7380	Repair Bad Motor In Island Operator 01/20	\$ 542.62
Southern Automated Access Services LLC	003827	7427	Replaced Circuit Boards 02/20	\$ 935.00
Southern Automated Access Services LLC	003857	7511	Installed Steel Bollard With Yellow PVC 03/20	\$ 600.00
Southern Automated Access Services LLC	003835	7526	Gate Repair Broughton 03/20	\$ 95.00
Southern Automated Access Services LLC	003857	7557	Installed Temporary Call Box Northside Of Entrance 03/20	\$ 4,717.00
Stantec Consulting Services Inc.	003858	1629427	Engineering Services 02/20	\$ 4,060.93
Straley Robin Vericker	003828	18061	General Legal Services 02/20	\$ 4,323.00
Suncoast Pool Service	003860	6055	Monthly Pool Service 03/20	\$ 1,145.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	003840	311000030198 02/20	Summary Bill 02/20	\$ 8,671.83
The Pampering Plumber	003829	19411-72279	General Plumbing 02/20	\$ 2,068.00
The Pool Doctor	003836	142653	Deck Renovation 02/20	\$ 9,050.00
Times Publishing Company	003861	0000069069 03/06/20	Account #119369 Legal Advertising 03/20	\$ 184.00
U.S. Water Services Corporation	003837	S102832	Monthly Lift Station Inspection 01/20	\$ 78.74
Verizon	003841	9849752209	Cell Service Monthly 03/20	\$ 60.31
Waste Connections Of Florida	003862	4492600	Waste Disposal 02/20	\$ 14,658.56
Waste Connections Of Florida	003862	707999	Waste Disposal Services 03/20	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	003838	1353910 02/20	Street Lights 02/20	\$ 1,335.28
Withlacoochee River Electric Cooperative, Inc.	003863	Electric Summary 02/20	Electric Summary 02/20	\$ <u>267.44</u>
Report Total				\$ <u>113,831.62</u>

Tab 2