



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors' Regular
Meeting
August 18, 2021**

**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 Glen Aleo Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Attorney	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

District Office - Wesley Chapel, Florida 33544 - 813-994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
meadowpointe3CDD.org

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

August 11, 2021

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, August 18, 2021 at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **STAFF REPORTS**
 - A. Community Deputy Update
 - B. Aquatics Update
 1. Presentation of August Waterway Inspection Report.....Tab 1
 2. Consideration of Solitude Planting Proposal.....Tab 2
 - C. Landscape Update
 1. Review of July Inspection Report & Responses.....Tab 3
 2. Discussion of Street Trees
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
5. **BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2021/2022 Final Budget
 1. Consideration of Resolution 2021-05, Adopting Fiscal Year 2021/2022 Final Budget.....Tab 4
 - B. Public Hearing on Fiscal Year 2021/2022 Assessments
 1. Consideration of Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 5
 - C. Consideration of Resolution 2021-07, Setting the Meeting Schedule for Fiscal Year 2021/2022.....Tab 6
 - D. Consideration of Decorating Elves Christmas Lights Proposal.....Tab 7
 - E. Discussion of Workshop for Short/Long Term Planning
 - F. Consideration of Resumes for Open Seat.....Tab 8

- 6. **CONTINUED STAFF REPORTS**
 - A. Amenity Management
 - 1. Presentation of July Report.....Tab 9
 - 2. Consideration of DCSI Security Camera Proposal.....Tab 10
- 7. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on July 21, 2021.....Tab 11
 - B. Consideration of the Operations & Maintenance Expenditures
for July 2021.....Tab 12
- 8. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Matthew Huber
Matthew Huber
District Manager

Tab 2

SERVICES CONTRACT

CUSTOMER NAME: Meadow Pointe III CDD - % Aimee Brandon, Rizzetta & Co.

PROPERTY NAME: Meadow Pointe III CDD - Wesley Chapel, FL

CONTRACT DATE: July 9, 2021

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Aquatic Plant Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$19,790.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Pointe III CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

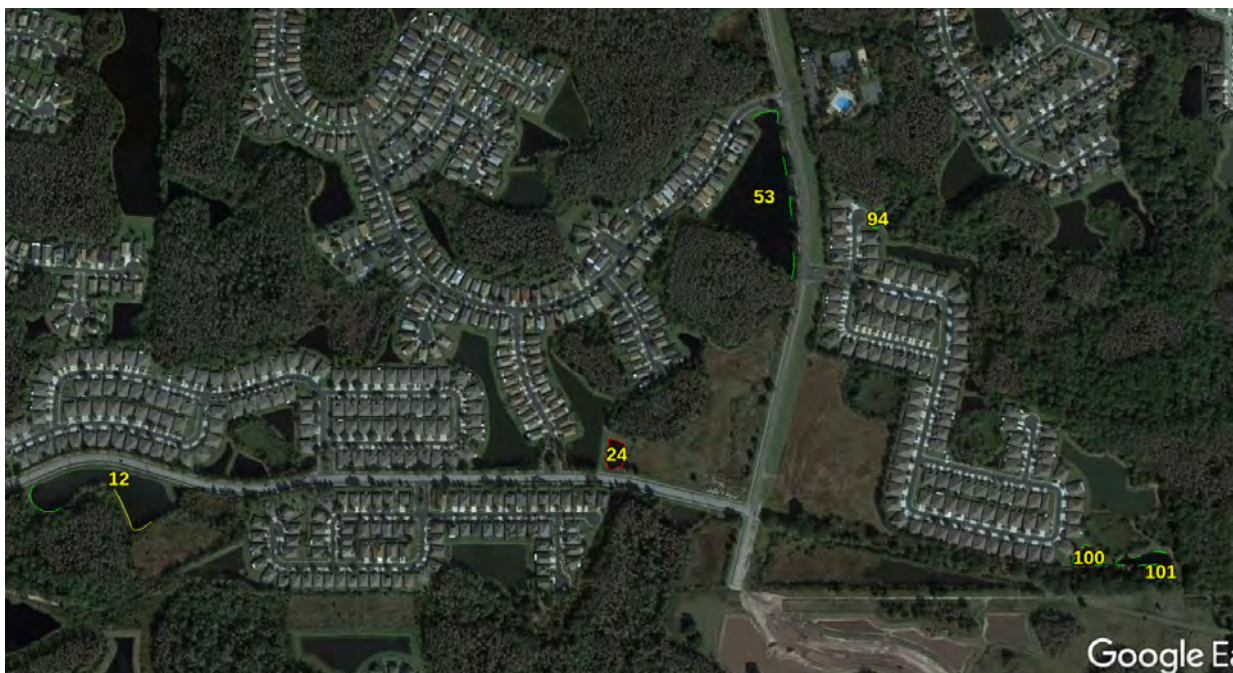
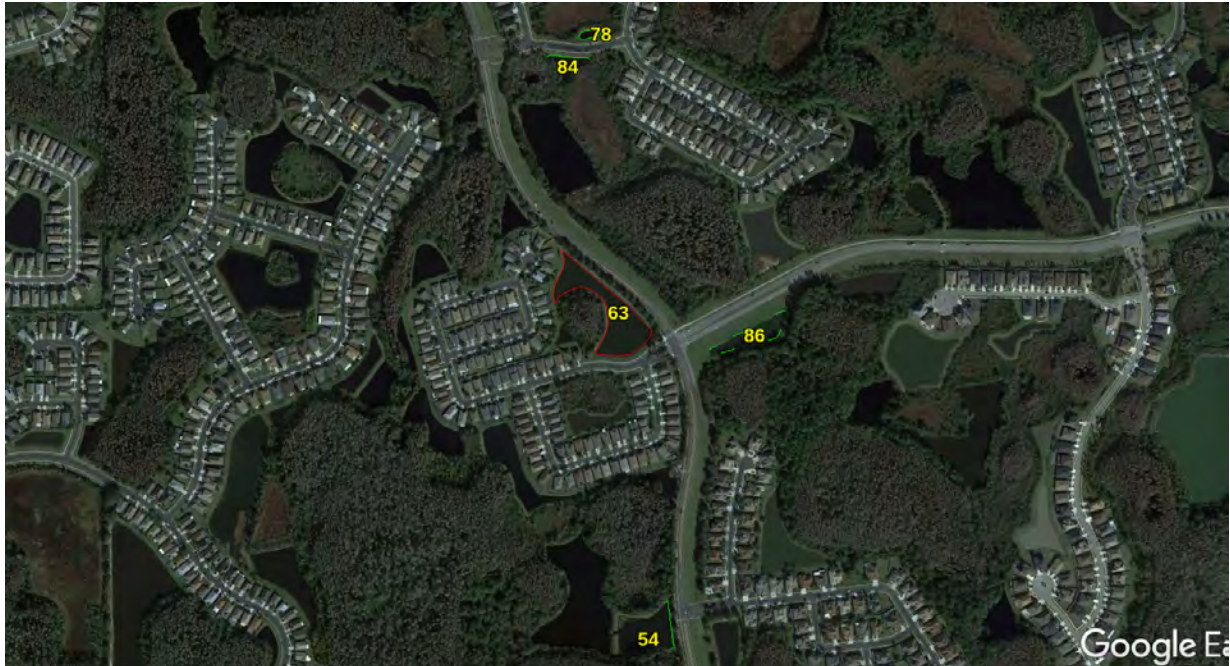
**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - AQUATIC VEGETATION INSTALLATION SERVICES

SPECIFICATIONS: Native aquatic plantings along **5,451 linear feet** of shoreline in Ponds #63, 86, 54, 78, 84, 94, 53, 12, 24, 100 and 101 within Meadow Pointe III located in Wesley Chapel, FL. Bareroot plants to be delivered and planted in accordance to specifications below.



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Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation along the designated shorelines in **three (3) rows** in 4"- 18" of water:
 - **Duck Potato (labeled in green)**
 - **Gulf Spikerush (labeled in red)**
 - **Bulrush (labeled in yellow)**
2. The plant species are suited to live and thrive in water less than 24" in depth.
3. All plants will be spaced 12 inches apart.
4. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. All plants provided and installed under the terms of this Agreement are guaranteed to be of good quality and free of existing disease or defects at the time of installation. A Warranty is provided for survival of 80% of installed plants for a ninety (90) day period following installation or until such time as another company other than SOLitude Lake Management accepts the planted areas for maintenance, whichever is less. If survival is less than 80% at the end of the 90-day period or upon acceptance for maintenance, replanting (to 80% survivorship) shall be performed by SOLitude at no cost to the CUSTOMER. This plant survivorship Warranty does not include the loss or damage of installed plant materials due to acts of God such as flood, fire, drought or other catastrophic events nor does the warranty cover loss or damage due to theft, vandalism, erosion, pestilence, predation by turtles, fish or other animals, or negligence by others. It is the responsibility of the CUSTOMER to maintain water depths at planned levels. Plant loss or damage from high or low levels is not covered by this Warranty.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation that may be required due to weather or other environmental conditions.

General:

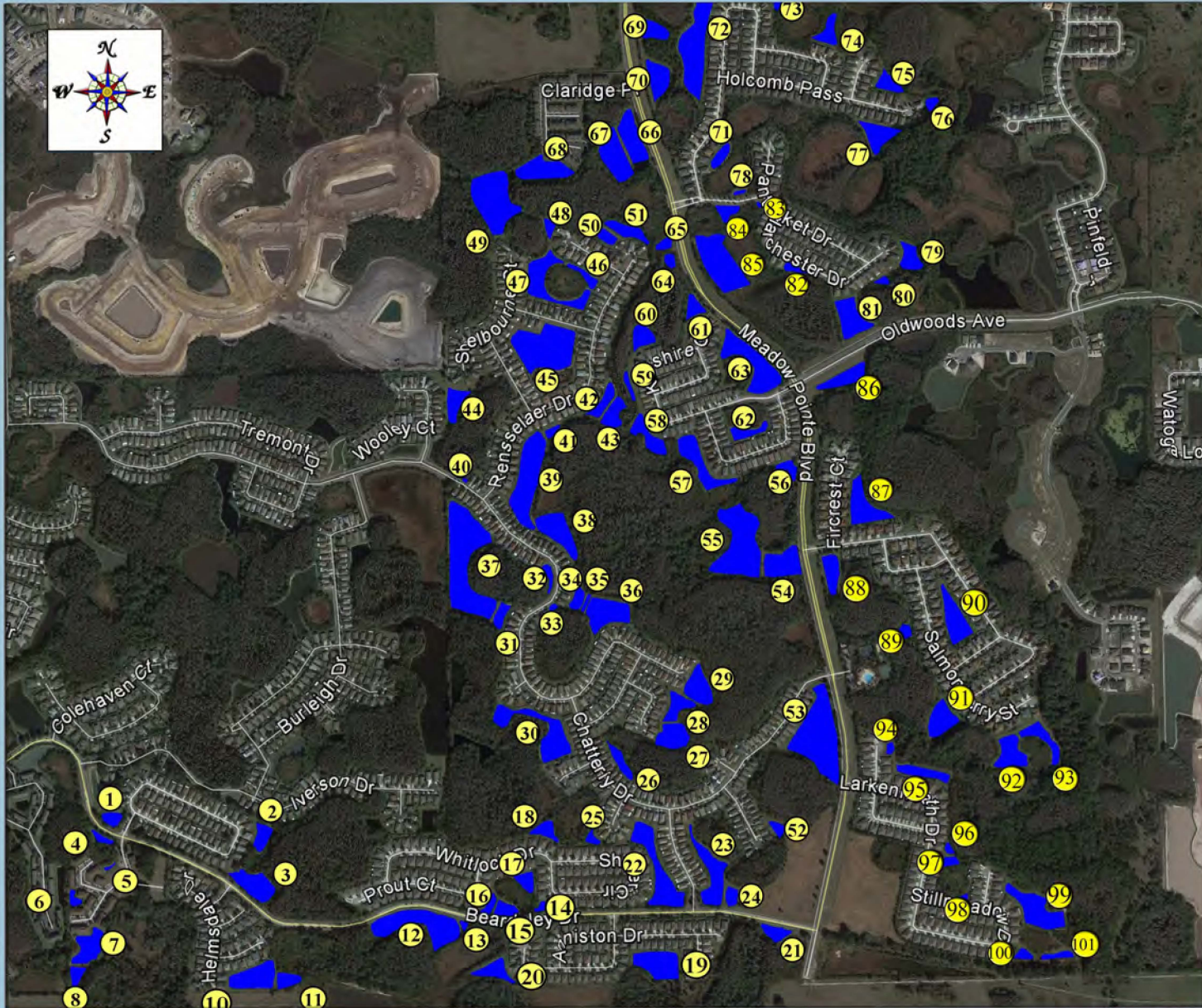
1. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.

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2. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
3. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
4. Contractor will maintain general liability and workman's compensation insurance.
5. While SŌLitude Lake Management[®] makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SŌLitude Lake Management[®] of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

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Tab 3



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

July 21, 2021

ATTENDING:

BRIAN MAHAR – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 92%

**NEXT INSPECTION
AUGUST 18TH, 2021 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. East side of pool seating area: Remove viney growth.
2. Perimeter of clubhouse project: Line trim Cogongrass and invasive growth.
3. During pruning rotations, create rounded forms. Avoid flat top and a box sheared appearance.

BEARDSLEY DRIVE AND COMMONS

4. Wrencrest village entrance: Continue fertilizing Loropetalum to improve vigor.
5. Gate island: Reduce nonproductive Gold Mound Duranta to 6 inches, promoting a flush of new growth.
6. Adjacent to the inbound private gate at Wrencrest: Remove weedeater line hanging in the tree.
7. Across from 1822 Rensselaer Drive: The eastern pond shore is overgrown; prune vegetation off the mowable.
8. Along exit side gate: Prune and elevate Crape Myrtles extending into the travel lane.
9. Ammanford: Control disease in Asiatic Jasmine.

WHITLOCK

10. Prune Walters Viburnum to 6 inches. Fertilize and fungicide plants to improve plant vigor.
11. Gate island: Re-tuck mulch along curb lines, keeping mulch contained within beds.
12. Complete pond mowables.

HILLHURST CROSSING

13. Use selective herbicides to control grassy weeds in Asiatic Jasmine.
14. Remove turf duff. Maintain a uniform mow level in common lawn area. Stagger mow patterns to avoid rutting or striping of turf.

BROUGHTON PLACE

15. **Control weeds in beds on the inside of the gate. I recommend using pre and post-emergent herbicides to control weeds in mulch beds.**
16. Remove dead plant material along village frontage wall.

LARKENHEATH

17. Village monument: Control palm sprouts.
18. Village monument: Rejuvenate prune Ilex 'Schillings' by 1/3 and treat with systemic fungicides.

MEADOW POINTE BOULEVARD

19. Northeast extension of the boulevard: Prune back wood line overgrowth. I recommend establishing a nongrowth band at the white vinyl fence so invasive growth does not grow through.
20. Adjacent to the wood line at the Sheringham entrance: Prune overgrowth obstructing access to the south side of the village monument.
21. Along boulevard north of Sheringham: Line trim along asphalt edge, eliminating runners extending onto the roadway.

HEATHERSTONE

22. Deadhead Knockout Roses. I recommend treating Roses with granular fungicides.
23. Entrance: Remove palm volunteers from Juniper planting.
24. Maintain the southeast pond shore mowable across from 1727 Leybourne Loop. Recent high water has made this area impassable, but it should be accessible now.
25. Entrance center island: Control viney growth.

CATEGORY III: IMPROVEMENTS – PRICING

1. Front of the clubhouse: Provide a price to remove declining River Birch.
2. Backside of 1333 Stokesley Place: Provide a price to remove dead Wax Myrtle along pond shoreline.
3. Beardsley Drive westbound right-of-way: Provide a price for arbor care services, pruning downward growth in street trees outside of the maintenance scope for service

vehicle clearance. I recommend any additional arbor care needed to restore utility line clearance pruning be conjunction with this service.

4. Whitlock: Provide a price to restore the 2 dead Hollies adjacent to the utility cabinet in the 30900 block of Whitlock Drive.
5. Southwest corner of the Whitlock pond along Beardsley Drive: Provide a price to remove the dead tree.
6. Broughton Place keypad island: Provide a price to remove and replace dead Sabal Palm.
7. 31600 block of Holcomb Pass: Provide a price to restore the District easement to the wood line, eliminating the encroachment. This area was omitted from the maintenance map during bid.

CATEGORY IV: NOTES TO OWNER

1. Contractor reports a change in mow schedule to Wednesday/Thursday with Friday for any additional work needed.
2. Contractor reports palm pruning will start July 26.

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:ml

cc: Matthew Huber mhuber@rizzetta.com
Aimee Brandon abrandon@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brett Perez brettperez@yellowstonelandscape.com
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Pond shore Whitlock
TURF FERTILITY	15		
TURF EDGING	5		Runners
WEED CONTROL – TURF AREAS	10		Grassy and broadleaf
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Village entry
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-3	Beardsley wall trees, Moss
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5		Moss
CARRY OVER	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10	-1	Fungi in Angelonia
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 7-21-21 Score: 92 Performance Payment™ 100 %

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 



Tab 4

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Meadow Pointe III Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe III Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2021.

Attested By:

**Meadow Pointe III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget

Exhibit A



Rizzetta & Company

Meadow Pointe III Community Development District

Meadowpointe3.org

**Approved Proposed Budget for Fiscal Year
2021/2022**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001**

rizzetta.com

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Rizzetta & Company

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording

and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Approved Proposed Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Interest Earnings	\$ 85	\$ 85	\$ -	\$ 85	0	\$ -	
Special Assessments							
Tax Roll*	\$ 1,691,705	\$ 1,691,705	\$ 1,683,119	\$ 8,586	\$ 1,715,750	\$ 32,631	
Other Miscellaneous Revenues							
Miscellaneous Revenues		\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Resident Annual Fees		\$ -	\$ -	\$ -	\$ -	\$ -	
Key Fobs	\$ 1,612	\$ 3,224		\$ 3,224		\$ -	
Remotes	\$ 3,449	\$ 4,227	\$ 2,000	\$ 2,227	\$ 2,000	\$ -	
Rentals	\$ 246	\$ 492		\$ 492		\$ -	
Vending Machines	\$ -	\$ 257	\$ 200	\$ 57	\$ 200	\$ -	
Cell Tower Lease	\$ 16,957	\$ 28,414	\$ 28,262	\$ 152	\$ 28,262	\$ -	
TOTAL REVENUES	\$ 1,714,054	\$ 1,728,319	\$ 1,713,581	\$ 14,738	\$ 1,746,212	\$ 32,631	
Balance Forward from Prior Year	\$ -	\$ 226,665		\$ 226,665	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,714,054	\$ 1,954,984	\$ 1,713,581	\$ 241,403	\$ 1,746,212	\$ 32,631	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 6,200	\$ 12,400	\$ 16,000	\$ 3,600	\$ 13,000	\$ (3,000)	
Financial & Administrative							
Administrative Services	\$ 2,987	\$ 5,800	\$ 5,974	\$ 174	\$ 5,974	\$ -	
District Management	\$ 16,737	\$ 32,500	\$ 33,475	\$ 975	\$ 33,475	\$ -	
District Engineer	\$ 6,984	\$ 13,968	\$ 22,500	\$ 8,532	\$ 22,500	\$ -	
Disclosure Report	\$ -	\$ -	\$ 3,100	\$ 3,100	\$ 1,000	\$ (2,100)	
Trustees Fees	\$ 8,647	\$ 8,647	\$ 10,000	\$ 1,353	\$ 10,000	\$ -	
Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	
Financial & Revenue Collections	\$ 2,575	\$ 5,000	\$ 5,150	\$ 150	\$ 5,150	\$ -	
Accounting Services	\$ 10,815	\$ 21,630	\$ 21,630	\$ -	\$ 21,630	\$ -	
Auditing Services	\$ 6,000	\$ 6,000	\$ 3,675	\$ (2,325)	\$ 3,675	\$ -	
Arbitrage Rebate Calculation	\$ -	\$ 1,950	\$ 1,950	\$ -	\$ 1,950	\$ -	
Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ -	
Miscellaneous Mailings	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Square Account Fees	\$ 152	\$ 283	\$ 300	\$ 17	\$ 300	\$ -	
Public Officials Liability Insurance	\$ 3,101	\$ 3,101	\$ 3,675	\$ 574	\$ 3,411	\$ (264)	
Legal Advertising	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 450	\$ 275	\$ 450	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 3,200	\$ 6,400	\$ 6,750	\$ 350	\$ 6,500	\$ (250)	
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Counsel							
District Counsel	\$ 9,361	\$ 18,722	\$ 25,000	\$ 6,278	\$ 25,000	\$ -	
Administrative Subtotal	\$ 82,084	\$ 141,726	\$ 168,429	\$ 26,703	\$ 162,815	\$ (5,614)	
EXPENDITURES - FIELD OPERATIONS							
Law Enforcement							
Deputy	\$ 52,680	\$ 105,360	\$ 105,360	\$ -	\$ 105,933	\$ 573	
Electric Utility Services							
Utility Services	\$ 12,239	\$ 30,978	\$ 31,000	\$ 22	\$ 31,000	\$ -	
Street Lights	\$ 49,566	\$ 100,832	\$ 98,000	\$ (2,832)	\$ 98,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Residential	\$ 89,467	\$ 193,934	\$ 192,246	\$ (1,688)	\$ 193,935	\$ 1,689	
Garbage - Recreation Facility	\$ 396	\$ 817	\$ 905	\$ 88	\$ 905	\$ -	
Solid Waste Assessment	\$ 1,157	\$ 1,157	\$ 2,075	\$ 918	\$ 2,075	\$ -	
Water-Sewer Combination Services							
Utility Services - Recreation Facility	\$ 7,712	\$ 15,424	\$ 4,000	\$ (11,424)	\$ 7,500	\$ 3,500	
Stormwater Control							
Mitigation Area Monitoring & Maintenance	\$ 345	\$ 690	\$ 4,810	\$ 4,120	\$ 3,600	\$ (1,210)	
Aquatic Plant Replacement	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	
Aquatic Maintenance	\$ 32,459	\$ 66,480	\$ 66,480	\$ -	\$ 66,480	\$ -	
Stormwater Assessment	\$ 3,751	\$ 3,751	\$ 3,800	\$ 49	\$ 3,800	\$ -	
Stormwater System Maintenance	\$ 6,200	\$ 7,000	\$ 5,000	\$ (2,000)	\$ 7,000	\$ 2,000	
Other Physical Environment							
Landscape inspections	\$ 3,750	\$ 7,500	\$ 9,000	\$ 1,500	\$ 9,000	\$ -	
Property Insurance	\$ 9,525	\$ 9,525	\$ 6,500	\$ (3,025)	\$ 9,857	\$ 3,357	
General Liability Insurance	\$ 3,383	\$ 3,383	\$ 3,750	\$ 367	\$ 4,736	\$ 986	

**Approved Proposed Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Flood Insurance	\$ 3,226	\$ 3,226	\$ 3,000	\$ (226)	\$ 3,300	\$ 300	
Street Light Deposit Bond	\$ 566	\$ 566	\$ 650	\$ 84	\$ 650	\$ -	
Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Landscape Maintenance	\$ 145,704	\$ 277,408	\$ 269,476	\$ (7,932)	\$ 272,677	\$ 3,201	
Irrigation Maintenance & Repair	\$ 8,607	\$ 17,214	\$ 20,000	\$ 2,786	\$ 20,000	\$ -	
Annual Color Rotation	\$ 3,364	\$ 6,728	\$ 20,000	\$ 13,272	\$ 20,000	\$ -	
Holiday Decorations	\$ 1,845	\$ 1,845	\$ 2,000	\$ 155	\$ 26,000	\$ 24,000	
Landscape Replacement Plants, Shrubs, Trees	\$ 1,857	\$ 3,714	\$ 40,000	\$ 36,286	\$ 20,000	\$ (20,000)	
Landscape - Mulch	\$ 31,500	\$ 31,500	\$ 63,000	\$ 31,500	\$ 63,000	\$ -	
Landscape - Fertilizer Applications	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	
Tree Trimming Services	\$ 3,527	\$ 7,054	\$ 10,800	\$ 3,746	\$ 10,800	\$ -	
Fire Ant Treatment	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
Landscape - Pest Control	\$ -	\$ -	\$ 5,300	\$ 5,300	\$ 5,300	\$ -	
Well Maintenance	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
Lift Station Maintenance	\$ 951	\$ 1,902	\$ 10,000	\$ 8,098	\$ 10,000	\$ -	
Wildlife Management Services	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 4,000	\$ (2,000)	
Miscellaneous Expense	\$ 320	\$ 320	\$ 18,000	\$ 18,000	\$ 10,000	\$ (8,000)	
Road & Street Facilities							
Gate Maintenance	\$ 8,519	\$ 17,038	\$ 30,000	\$ 12,962	\$ 30,000	\$ -	
Gate Phone	\$ 5,045	\$ 10,090	\$ 8,700	\$ (1,390)	\$ 8,700	\$ -	
Sidewalk Repair & Maintenance	\$ 11,125	\$ 22,250	\$ 11,500	\$ (10,750)	\$ 11,500	\$ -	
Street Sign Repair & Replacement	\$ 2,125	\$ 4,250	\$ 1,000	\$ (3,250)	\$ 5,000	\$ 4,000	
Roadway Repair & Maintenance	\$ 2,260	\$ 2,920	\$ 5,000	\$ 2,080	\$ 5,000	\$ -	
Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ (2,000)	
Parking Lot Repair & Maintenance	\$ 5,200	\$ 10,400	\$ 5,000	\$ (5,400)	\$ 5,000	\$ -	
Parks & Recreation							
Management Contract	\$ 138,044	\$ 285,000	\$ 285,000	\$ -	\$ 285,000	\$ -	
Staff cellphone & mileage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 15,000	\$ 10,000	
Splash Pad & Drinking Fountain Maintenance	\$ 18,308	\$ 36,616	\$ 13,740	\$ (22,876)	\$ 13,740	\$ -	
Facilities - Pest Control	\$ 306	\$ 612	\$ 750	\$ 138	\$ 750	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ 386	\$ 772	\$ 1,500	\$ 728	\$ 1,500	\$ -	
Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
Operating Supplies	\$ 7,494	\$ 9,988	\$ 15,000	\$ 5,012	\$ 15,000	\$ -	
Dog Waste Station Supplies	\$ 997	\$ 1,994	\$ 1,900	\$ (94)	\$ 1,900	\$ -	
Vehicle Maintenance	\$ 2,066	\$ 4,132	\$ 3,000	\$ (1,132)	\$ 3,000	\$ -	
Clubhouse repairs/Maintenance	\$ 3,978	\$ 7,956	\$ 18,000	\$ 10,044	\$ 15,000	\$ (3,000)	
Security System Monitoring & Maintenance	\$ 3,496	\$ 6,992	\$ 8,000	\$ 1,408	\$ 8,000	\$ -	
Clubhouse Internet, Cable & Phone	\$ 421	\$ 842	\$ 2,500	\$ 1,658	\$ 2,500	\$ -	
Athletic/Park Court/Field Repairs	\$ 5,400	\$ 10,800	\$ 5,000	\$ (5,800)	\$ 5,000	\$ -	
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ (1,500)	
Computer Support, Maintenance & Repair	\$ 410	\$ 820	\$ 1,000	\$ 180	\$ 1,000	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 227	\$ 454	\$ 2,000	\$ 1,546	\$ 2,000	\$ -	
Special Events							
Special Events	\$ 2,936	\$ 5,872	\$ 10,000	\$ 4,128	\$ 10,000	\$ -	
Street Tree Removal Program Phase 4							
Tree purchase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Street Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Street Tree Install	\$ 15,784	\$ 15,784	\$ 25,000	\$ 9,216	\$ -	\$ (25,000)	
Contingency							
Capital Outlay	\$ -	\$ -	\$ 21,910	\$ 21,910	\$ 69,259	\$ 47,349	
Field Operations Subtotal	\$ 708,624	\$ 1,353,490	\$ 1,545,152	\$ 191,982	\$ 1,583,397	\$ 38,245	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 790,708	\$ 1,495,216	\$ 1,713,581	\$ 218,685	\$ 1,746,212	\$ 32,631	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 923,346	\$ 459,768	\$ -	\$ 460,088	\$ -	\$ -	

Approved Proposed Budget
Meadow Pointe III Community Development District
Reserve Fund
Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 302,348	\$ 302,348	\$ 302,348	\$ -	\$ 302,348	\$ -	
Other Miscellaneous Revenues							
TOTAL REVENUES	\$ 302,348	\$ 302,348	\$ 302,348	\$ -	\$ 302,348	\$ -	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 302,348	\$ 302,348	\$ 302,348	\$ -	\$ 302,348	\$ -	
EXPENDITURES							
Contingency							
Capital Reserves- Road Reserve	\$ -	\$ -	\$ 117,561	\$ 117,561	\$ 117,561	\$ -	
Capital Reserves- Asset Replacement	\$ 3,076	\$ 3,076	\$ 184,787	\$ 181,711	\$ 184,787	\$ -	
TOTAL EXPENDITURES	\$ 3,076	\$ 3,076	\$ 302,348	\$ 299,272	\$ 302,348	\$ -	
EXCESS OF REVENUES OVER	\$ 299,272	\$ 299,272	\$ -	\$ 299,272	\$ -	\$ -	

**Meadow Pointe III Community Development District
Debt Service
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2013	Series 2015A	Series 2007	Budget for 2021/2022
REVENUES				
Special Assessments				
Net Special Assessments ⁽¹⁾	\$ 363,934.62	\$ 223,525.17	\$ 353,623.04	\$ 941,082.83
TOTAL REVENUES	\$ 363,934.62	\$ 223,525.17	\$ 353,623.04	\$ 941,082.83
EXPENDITURES				
Administrative				
Financial & Administrative				0
Debt Service Obligation	\$ 363,934.62	\$ 223,525.17	\$ 353,623.04	\$ 941,082.83
Administrative Subtotal	\$ 363,934.62	\$ 223,525.17	\$ 353,623.04	\$ 941,082.83
TOTAL EXPENDITURES	\$ 363,934.62	\$ 223,525.17	\$ 353,623.04	\$ 941,082.83
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$ 1,000,949.74

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessment. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Collection Cost	\$40,436.96
Early Payment Discount	\$80,873.91
2021/2022 Total:	<u>\$2,146,912.77</u>

2020/2021 Operations & Maintenance and Road Reserves Budget	\$1,985,467.00
2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Total Difference:	<u>\$32,631.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022		
Villa (2013) Larkenheath				
Debt Service	\$267.12	\$267.12	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,424.86	\$1,444.28	\$19.42	1.36%
SF 50' (2013) Heatherstone				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$62.37	\$62.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,707.18	\$1,726.60	\$19.42	1.14%
SF 50' (2013) Wrencrest				
Debt Service	\$533.44	\$533.44	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,708.18	\$1,727.60	\$19.42	1.14%
SF 60' (2013) Wrencrest				
Debt Service	\$640.29	\$640.29	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,815.03	\$1,834.45	\$19.42	1.07%
SF 65' (2013) Nesslewood				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,916.45	\$1,935.87	\$19.42	1.01%
SF 65' (2013) Broughton				
Debt Service	\$693.71	\$693.71	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,886.45	\$1,905.87	\$19.42	1.03%
SF 80' (2013) Beaconsfield				
Debt Service	\$853.99	\$853.99	\$0.00	0.00%
Road Reserve	\$76.37	\$76.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$2,041.73	\$2,061.15	\$19.42	0.95%
Villa (2015A) Whitlock				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Collection Cost	\$40,436.96
Early Payment Discount	\$80,873.91
2021/2022 Total:	\$2,146,912.77

2020/2021 Operations & Maintenance and Road Reserves Budget	\$1,985,467.00
2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Total Difference:	\$32,631.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022		
Total	\$1,679.57	\$1,698.99	\$19.42	1.16%
Villa (2015A) Larkenheath				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$46.37	\$46.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,673.57	\$1,692.99	\$19.42	1.16%
TH (2015A) Claridge Place				
Debt Service	\$515.83	\$515.83	\$0.00	0.00%
Road Reserve	\$84.37	\$84.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,711.57	\$1,730.99	\$19.42	1.13%
SF 50' (2015A) Wrencrest				
Debt Service	\$687.77	\$687.77	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,862.51	\$1,881.93	\$19.42	1.04%
SF 60' (2015A) Wrencrest				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$2,000.06	\$2,019.48	\$19.42	0.97%
SF 60' (2015A) Nettlewood				
Debt Service	\$825.32	\$825.32	\$0.00	0.00%
Road Reserve	\$111.37	\$111.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$2,048.06	\$2,067.48	\$19.42	0.95%
Villa (2007) Whitlock				
Debt Service	\$280.60	\$280.60	\$0.00	0.00%
Road Reserve	\$52.37	\$52.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,444.34	\$1,463.76	\$19.42	1.34%
TH (2007) Hillhurst Crossing				
Debt Service	\$420.89	\$420.89	\$0.00	0.00%
Road Reserve	\$102.82	\$102.82	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,635.08	\$1,654.50	\$19.42	1.19%
SF 50' (2007) Wrencrest				
Debt Service	\$561.19	\$561.19	\$0.00	0.00%

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Collection Cost	\$40,436.96
Early Payment Discount	\$80,873.91
2021/2022 Total:	\$2,146,912.77

2020/2021 Operations & Maintenance and Road Reserves Budget	\$1,985,467.00
2021/2022 Operations & Maintenance and Road Reserves Budget	\$2,018,098.00
Total Difference:	\$32,631.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022		
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,735.93	\$1,755.35	\$19.42	1.12%
SF 60' (2007) Alchester				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$58.37	\$58.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,843.17	\$1,862.59	\$19.42	1.05%
SF 60' (2007) Ammanford				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$56.37	\$56.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,841.17	\$1,860.59	\$19.42	1.05%
SF 60' (2007) Wrencrest				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$63.37	\$63.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,848.17	\$1,867.59	\$19.42	1.05%
SF 65' (2007) Broughton				
Debt Service	\$673.43	\$673.43	\$0.00	0.00%
Road Reserve	\$81.37	\$81.37	\$0.00	0.00%
Operations/Maintenance	\$1,111.37	\$1,130.79	\$19.42	1.75%
Total	\$1,866.17	\$1,885.59	\$19.42	1.04%

MEADOW POINTE III

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,900,537.00
COLLECTION COSTS @ 2.0%	\$40,436.96
EARLY PAYMENT DISCOUNT 4.0%	\$80,873.91
TOTAL O&M ASSESSMENT	\$2,021,847.87

ANNUAL ROAD RESERVES BUDGET	\$117,561.00
------------------------------------	---------------------

LOT SIZE	O&M	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL ROAD RESERVES	PER LOT ANNUAL ASSESSMENT					
		DEBT ⁽¹⁾⁽²⁾			EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M ⁽³⁾	ROAD RESERVES	2013 DEBT SERVICE ⁽⁴⁾	2015A DEBT SERVICE ⁽⁴⁾	2007 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁴⁾
Villa (2013) Larkenheath	146	145			1.00	146.00	8.17%	\$165,094.96	\$6,770.22	\$1,130.79	\$46.37	\$267.12			\$1,444.28
SF 50' (2013) Heatherstone	121	119			1.00	121.00	6.77%	\$136,825.28	\$7,546.94	\$1,130.79	\$62.37	\$533.44			\$1,726.60
SF 50' (2013) Wrencrest	146	146			1.00	146.00	8.17%	\$165,094.96	\$9,252.22	\$1,130.79	\$63.37	\$533.44			\$1,727.60
SF 60' (2013) Wrencrest	13	13			1.00	13.00	0.73%	\$14,700.24	\$823.83	\$1,130.79	\$63.37	\$640.29			\$1,834.45
SF 65' (2013) Nesslewood	123	122			1.00	123.00	6.88%	\$139,086.85	\$13,698.68	\$1,130.79	\$111.37	\$693.71			\$1,935.87
SF 65' (2013) Broughton	2	2			1.00	2.00	0.11%	\$2,261.57	\$162.74	\$1,130.79	\$81.37	\$693.71			\$1,905.87
SF 80' (2013) Beaconsfield	133	132			1.00	133.00	7.44%	\$150,394.72	\$10,157.39	\$1,130.79	\$76.37	\$853.99			\$2,061.15
Villa (2015A) Whitlock	92		92		1.00	92.00	5.15%	\$104,032.44	\$4,818.17	\$1,130.79	\$52.37		\$515.83		\$1,698.99
Villa (2015A) Larkenheath	63		63		1.00	63.00	3.52%	\$71,239.61	\$2,921.40	\$1,130.79	\$46.37		\$515.83		\$1,692.99
TH (2015A) Claridge Place	136		136		1.00	136.00	7.61%	\$153,787.09	\$11,474.51	\$1,130.79	\$84.37		\$515.83		\$1,730.99
SF 50' (2015A) Wrencrest	24		24		1.00	24.00	1.34%	\$27,138.90	\$1,520.91	\$1,130.79	\$63.37		\$687.77		\$1,881.93
SF 60' (2015A) Wrencrest	16		16		1.00	16.00	0.89%	\$18,092.60	\$1,013.94	\$1,130.79	\$63.37		\$825.32		\$2,019.48
SF 60' (2015A) Nesslewood	70		70		1.00	70.00	3.91%	\$79,155.12	\$7,796.00	\$1,130.79	\$111.37		\$825.32		\$2,067.48
Villa (2007) Whitlock	130			128	1.00	130.00	7.27%	\$147,002.36	\$6,808.28	\$1,130.79	\$52.37			\$280.60	\$1,463.76
TH (2007) Hillhurst Crossing	105			105	1.00	105.00	5.87%	\$118,732.68	\$10,796.57	\$1,130.79	\$102.82		\$420.89		\$1,654.50
SF 50' (2007) Wrencrest	152			152	1.00	152.00	8.50%	\$171,879.68	\$9,632.45	\$1,130.79	\$63.37		\$561.19		\$1,755.35
SF 60' (2007) Alchester	82			81	1.00	82.00	4.59%	\$92,724.57	\$4,786.45	\$1,130.79	\$58.37		\$673.43		\$1,862.59
SF 60' (2007) Ammanford	69			68	1.00	69.00	3.86%	\$78,024.33	\$3,889.62	\$1,130.79	\$56.37		\$673.43		\$1,860.59
SF 60' (2007) Wrencrest	124			123	1.00	124.00	6.94%	\$140,217.64	\$7,858.05	\$1,130.79	\$63.37		\$673.43		\$1,867.59
SF 65' (2007) Broughton	41			41	1.00	41.00	2.29%	\$46,362.28	\$3,336.23	\$1,130.79	\$81.37		\$673.43		\$1,885.59
	<u>1788</u>	<u>679</u>	<u>401</u>	<u>698</u>		<u>1788.00</u>	<u>100.00%</u>	<u>\$2,021,847.87</u>	<u>\$125,064.57</u>						
LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):									<u>(\$121,310.87)</u>	<u>(\$7,503.87)</u>					
Net Revenue to be Collected									<u>\$1,900,537.00</u>	<u>\$117,560.70</u>					

- (1) Reflects 5 (five) prepayments for the Series 2013 bond and 5 (five) prepayments on the Series 2007 bond.
- (2) Reflects the number of total lots with Series 2013, Series 2015A and Series 2007 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2013, Series 2015A and Series 2007 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (4) Annual assessment (in addition to the Road Reserve) will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early)
- (5) Reflects an equal per unit O&M assessment approved by the Board of Supervisors

**Meadow Pointe III CDD
Internal Road Reserves**

Parcel ID/Name	Number of Lots	Estimated Total Costs	Net	6% Gross	Gross	ROUNDED
			Per Lot Yearly Costs	Per Lot Yearly Costs	Annual Asst. Per Neighborhood (at the same level as 2011)	Per Lot Yearly Costs (at the same level as 2011)
50' & 60' 1A,2A,1B,2B,1D,1E Wrencrest/Rensselaer	475	\$281,672	\$40	\$41	\$30,101	\$63
1C1, 1C2 - Villa Whitlock	222	\$90,142	\$27	\$30	\$11,626	\$52
TT - 50' Ammanford	69	\$31,954	\$31	\$34	\$3,890	\$56
VV - 65' Broughton	43	\$35,466	\$55	\$59	\$3,499	\$81
SS - 60' Alchester	82	\$40,986	\$33	\$36	\$4,786	\$58
PP/QQ - Villa Larkenheath	209	\$73,092	\$23	\$24	\$9,692	\$46
EE - 50' Heatherstone	121	\$68,848	\$38	\$40	\$7,547	\$62
FF/OO - 80' Beaconsfield	133	\$100,050	\$50	\$54	\$10,157	\$76
UU - Townhomes Hillhurst Crossing	105	\$119,111	\$76	\$80	\$10,797	\$103
CC - Townhomes Claridge Place	136	\$120,024	\$59	\$62	\$11,475	\$84
DD - 60' / Y - 65' Sheringham/Nesslewood	193	\$238,742	\$82	\$89	\$21,495	\$111
Total	1788				\$125,065	
				net	\$117,561	
				variance		

Costs based on 3% inflation and compounded for 15 years.

Based on 1" overlay with no curb or base repair.

Total price is prorated over a 15 year period.

Tab 5

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe III Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2021-2022 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2021.

Attested By:

**Meadow Pointe III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Tab 6

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2021/2022, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Meadow Pointe III Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2017/2019 shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2021.

ATTEST:

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

**EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022**

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The meetings will convene at 6:30 p.m. at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District’s website for the latest information: <https://www.meadowpointe3.org/>*

Tab 7

DECORATING ELVES

Proposal

Make it a Holiday Every Day!

"Avoid the Holiday Hassle"

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762
www.decoratingelves.com office@decoratingelves.com
 Phone 727 418 4127 1-800-MY-LITES

DATE: August 11, 2021

INVOICE #

LIC# ES12000805 - CLVLT #1162

FOR:

Bill To:

MeadowPointe 3&4 Homeowners Associaton
 5844 Old Pasco Road
 Wesley Chapel, Fl 33544
 813-994-1001
Audleymhay@gmail.com

Install:

Schedule will be confirmed when deposit is received
jdisotto@rizzetta.com jdisotto@rizzetta.com
mpiiclub@tampabay.rr.com
warren.merkle@gmail.com

DESCRIPTION	AMOUNT
<u>Ammanford</u> Beardsley & Ammanford (2 sign monuments, flanking)	
2 X 24" Large bows, 1X 48" WW LED clear lit wreath	\$ 646.00
2 9'sections thick garland WW LED clear lit	\$ 492.00
3 X center island palms, alternating candletops	\$ 642.00
Oak between gates, green trunk wrap	\$ 231.00
<u>Hillhurst Crossing</u> Beardsley and Hillhurst (2 sign monuments, flanking)	
48" WW LED clear lit wreath center top	\$ 342.00
3 9' sections thick garland WW LED clear lit with 2 24" Large Bows	\$ 1,013.00
Center island Oak, Green trunk wrap	\$ 460.00
<u>Broughton Place</u> Beardsley & Broughton (2 sign monuments, flanking)	
48" WW LED clear lit wreath and 2X 18"large bows 24" large bow between gates	\$ 572.00
2 9' sections thick garland WW LED clear lit with bows	\$ 492.00
2 X Small candles center median	\$ 278.00
minis to crepe myrtles each side, 2 per side, 4 trees total	\$ 368.00
<u>Whitlock</u> Beardsley & Whitlock (center island monument)	
2 24" Large Bows, 1 X 48" WW LED clear lit wreath/side	\$ 646.00
2 9'sections thick garland WW LED clear lit /side	\$ 492.00
Oak behind monument green trunk	\$ 345.00
green minis to front bushes	\$ 690.00
<u>Alchester</u> Beardsley and Alchester (center island monument)	
2 24"Large Bows, 1 X 48" WW LED clear lit wreath/side	\$ 646.00
3 9' sections thick garland WW LED clear lit/side	\$ 738.00

green minis to bushes	\$	690.00
Oak between gates, green trunk	\$	230.00
<u>Wrencrest Renselaer</u> Beardsley & Thackery (2 sign monuments, flanking)		
48" WW LED cleat lit wreath, 2 X 18" Large Bows to sides	\$	496.00
2 9' sections thick garland WW LED	\$	492.00
1X crepe myrtles to inner side of each monument, green minis	\$	428.00
minis to 6 crepe myrtles center island, 24 sets total	\$	552.00
	\$	646.00
<u>Larkenheath</u> Meadow Pointe & Larkenheath (center island monument)		
48" WW LED clear wreath ctr top monument, 2 24" Large bows/side	\$	646.00
2 9' sections thick garland WW LED clear lit /side	\$	492.00
3X palms between gates candle tops	\$	642.00
green minis to bushes	\$	690.00
<u>Beaconsfield</u> Meadow Pointe & Beaconsfield (center island monument)		
48" WW LED clear lit wreath with bow, 2X 24" bow/side	\$	646.00
2 9' sections thick garland WW LED clear lit/side	\$	492.00
2X front palms, candle tops	\$	470.00
20 sets minis to foundation bushes	\$	460.00
<u>Heatherstone</u> Meadow Pointe & Heatherstone (center island monument)		
48" WW LED cleat lit wreath, 2 24" large bows/side	\$	646.00
3 9' sections thick garland WW LED clear lit	\$	738.00
Maple between gates, Green trunk	\$	230.00
green minis to lower bushes only per side	\$	690.00
<u>Sheringham-Nesslewood</u> (flanking monuments)		
36" WW LED clear lit wreath, 2 X 18" Large bow/side	\$	368.00
2 9' sections thick garland WW LED clear lit	\$	492.00
2X hollies flanking monuments, green minis to canopies,	\$	184.00
Holly to inside of each monument		
3X palms center island, candle tops	\$	642.00
<u>Claridge Place</u> (center island monument) (street facing only)		
48" WW LED clear lit wreath to center top of monument	\$	342.00
3 X 24" Large bows and 2 X 18" large bows to lower signage	\$	305.00

4 9' sections thick garland WW LED clear lit	\$	492.00
Oak behind monument, green trunk	\$	460.00
green minis to front bushes, term at monuments	\$	460.00
<u>Wrencrest-Rensselaer (Chatterly Gate)</u>		
3 9' sections thick garland WW LED clear lit /side	\$	738.00
1 48" wreath, 2 X 24" large bows	\$	646.00
smallll palm each side, candle tops	\$	184.00
<u>Rensselaer Monuments</u>		
3 Thick garland and 3 X 24" Large bows each side, unlit	\$	1,194.00
<u>Meadowpointe III Clubhouse:</u>		
Outline Lower drip edges, 2 sides, warm white C9s	\$	802.00
36" lit wreath with bow over door	\$	112.00
2 X 18" garland around sign monument, with 24" domestic bow	\$	323.00
4 X palms front of building, 2 left 2 right, alternating red green candletops	\$	736.00
green and warm white minis in foundation bushes		
It is the responsibility of the owner to provide designated working receptacles,		
& resetting gfci outlets when necessary		
Deposit required to reserve spot in schedule	\$	9,782.15
Balance due upon completion of installation	\$	18,166.85
		THANK YOU
<small>Payment is due upon request. All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being received. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at https://www.decoratingelves.com/terms-conditions/</small>		
We Also Do Outdoor Lighting Design, Install, Service, & Repairs		

Tab 8

Christie Como
31816 Blythewood Way Wesley Chapel, Florida 33543
E-mail: CComo55@gmail.com
Phone: 813-480-7550

Certifications

Physical Education K-12 Health Education K-12
Business Education 6-12 Middle Integration 5-9

Education

2010 **University of South Florida**
 Master's Degree in Educational Leadership

2002 **Tennessee State University**
 Bachelor's Degree in Health, Physical Education & Recreation

2000 **Suffolk Community College**
 Liberal Arts Degree in Applied Science

Teaching Experience

2006 - Present ***Pasco County School Board***
 Position: Health Education & Physical Education Teacher

2014 - Summer ***Pasco E-School***
 Position: Part-Time Online PE Teacher – Educator & FLVS.Net

2005 - 2006 ***School District of Hillsborough County***
 Position: Physical Education Teacher

2004 - 2005 ***Brentwood Union Free School District***
 Position: Physical Education Teacher

2003 - 2004 ***New York City Board of Education***
 Position: Physical Education Teacher

2002 - 2003 ***Developmental Disabilities Institute***
 Position: Adaptive Physical Education Teacher

Teaching Strengths

- **Patience** – As a teacher I possess the patience and knowledge to know what to do for my students when various situations arise.
- **Encouraging Attitude** - I know how to encourage and motivate my students. The way in which I give feedback, ask questions and interact with my students positively impacts my student success.
- **Accessibility** - I have an open door policy for all of my students. A great teacher has to know their students and subject matter extremely well in order to respond quickly to their students' needs and questions. I have my degree in Physical Education, Health and Recreation as well as additional certificates in Business Education and Integrated Curriculum.
- **Adaptability** – A great teachers is always prepared for the unexpected. Teachers have to be able to change their plans when the unexpected occurs. I am flexible and willing to do whatever it takes for my students to be successful.

Tab 10



DCSI Inc "Security & Sound"

P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Meadow Pointe III CDD
3434 Colwell Ave Suite 200
Tampa, Fl 33614

SHIP TO

Meadow Pointe III Clubhouse
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

ESTIMATE #	DATE	EXPIRATION DATE
11825A	06/16/2021	08/01/2021

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to replace all the old analog cameras and DVR at the clubhouse with HD cameras and recorder.</p> <p>Included:</p> <p>Camera System</p> <ul style="list-style-type: none"> (1) 16 Channel Hybix real time 4K Hybrid recorder (1) 8TB Surveillance Hard Drive (8) 5MP HD SDI dome cameras with IR night vision (1) 5MP HD Bullet IP camera with IR (shuffle board court) (2) 5G Internet Point to Point wireless bridges (shuffle board court) <p>Installation, programming, and training included.</p>	1	7,625.00	7,625.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$7,625.00

Accepted By

Accepted Date

Tab 11

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, July 21, 2021 at 6:30 p.m.** and was conducted 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 Chairman
John Johnson	Board Supervisor, Assistant Secretary
Rick Daddio	Board Supervisor, Assistant Secretary
Glen Aleo	Board Supervisor, Assistant Secretary

Also present via conference call were:

Matthew Huber	Regional District Manager, Rizzetta & Co
Daryl Adams	District Manager, Rizzetta & Co
Michael Rodriguez	District Manager, Amenity Services Manager
Vivek Babbar	District Counsel, Straley Robin & Vericker
Tonja Stewart	District Engineer, Stantec (via conference call)

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthew Huber called the meeting to order and performed roll call confirming a quorum for the meeting and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments presented at this time.

FOURTH ORDER OF BUSINESS

Consideration of HVAC Replacement Proposals

48 Mr. Rodriguez presented 3 proposals for HVAC Replacement. The Board held a
49 brief discussion and agreed to approve All Florida's Proposal in the amount of \$7,881.64.

On a motion from Mr. Aleo, seconded by Mr. Daddio, the Board approved All Florida's Proposal for HVAC Replacement in the amount of \$7,881.64 for Meadow Pointe III Community Development District.

50
51 **FIFTH ORDER OF BUSINESS** **Consideration of Pool & Playground**
52 **Fence Painting Proposals**

53
54 Mr. Rodriguez presented 3 proposals for to paint the Pool and Playground Fence. The
55 Board held a brief discussion and agreed to approve Funez's Proposal in the amount of
56 \$7,600.00.

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved Funez's Proposal to paint the pool and playground fence in the amount of \$7,600.00 for Meadow Pointe III Community Development District.

58
59 **SIXTH ORDER OF BUSINESS** **Consideration of Security Camera**
60 **Replacement Proposals**

61
62 Mr. Hall presented 3 proposals for Security Camera Replacement. The Board held a
63 brief discussion and agreed to table this item and requested that a representative from DCSI
64 be present at the August meeting.

65
66 **SEVENTH ORDER OF BUSINESS** **Consideration of Reserve Study**
67 **Proposals**

68
69 Mr. Huber presented 2 Reserve Study Proposals. The Board held a brief discussion
70 and agreed to approve the Florida Reserve Proposal in the amount of \$3,100.00.

On a motion from Mr. Aleo, seconded by Mr. Johnson, the Board approved Florida Reserve's Proposal in the amount of \$3,100.00 for Meadow Pointe III Community Development District.

72
73 **EIGHTH ORDER OF BUSINESS** **Ratification of SAAS Proposal**

74
75 The Board reviewed the SAAS Proposal and had a brief discussion with Ms. Stewart
76 regarding the work that was done. Mr. Hall asked Ms. Stewart why this was not in the original
77 scope of work and asked for confirmation that this is just for the Sheringham Loops.

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79 The Board requested Ms. Stewart follow up on the scope of work and confirm which
80 loops are being worked on.

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86 **NINTH ORDER OF BUSINESS** **Consideration of SAAS Proposal to**
87 **Replace Gate Callbox**
88

On a motion from Mr. Johnson, seconded by Mr. Daddio, the Board approved the SAAS Proposal to Replace the Gate callbox in the amount of \$5,020.00 for Meadow Pointe III Community Development District.

89
90 **TENTH ORDER OF BUSINESS** **Ratification of Grau & Associates**
91 **Engagement Letter for FY 2021-2025**
92

On a motion from Mr. Johnson, seconded by Mr. Aleo, the Board ratified the Grau & Associates Engagement Letter for Fiscal Years 2021-2025 for Meadow Pointe III Community Development District.

93
94 **ELEVENTH ORDER OF BUSINESS** **Consideration of Solitude Planting**
95 **Proposals**
96

97 Mr. Huber requested this item be tabled to the next regular meeting; the Board agreed.
98

99 **TWELFTH ORDER OF BUSINESS** **Discussion of Pet Policy & Signage**
100

101 Mr. Rodriguez discussed the policy that only allows service animals on amenity grounds
102 and asked the Board if they would be willing to amend this policy to allow all animals on
103 amenity ground or continue to enforce the current policy. Mr. Hall and Mr. Johnson agree that
104 the current policy should stay in place only allowing service animals on amenity ground.
105

106 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

107 **A. Amenity Management**

108 The Board received the Amenity Management report from Mr. Rodriguez.
109

110 Mr. Rodriguez notified the Board of several items including, a damaged fence
111 due to an accident, Ammanford call box being installed, new swings & chains
112 being installed and the pool lift still not working.
113

114 Mr. Hall requested for Mr. Rodriguez to get proposals to repaint the tennis
115 courts.

116 **B. Aquatic Report**

117 The Board received the Aquatics Report. The Board had no questions.
118

119 **C. Landscape Update**

120 The Board received the May Landscape Inspection Report.

121 **D. District Engineer**

122 The Board received the District Engineer Report from Ms. Tonja Stewart.
123

124 Mr. Hall asked Ms. Stewart about HA5 project, she informed him that more work
125 will be done in October and they are still with in the 5-year warranty. Mr. Hall
126 asked that she continues to update the Board with progress.
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E. District Counsel

District Counsel had no report.

F. District Manager

The Board received the District Manager report from Mr. Huber.

Mr. Huber reminded the Board of their next regular scheduled meeting on August 18, 2021 at 6:30 p.m.

FOURTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Regular meeting held on June 16, 2021

Mr. Huber presented the Board with the June 16, 2021 regular meeting minutes.

On a motion from Mr. Daddio, seconded by Mr. Johnson, the Board approved the Minutes of the Board of Supervisors' Regular Meeting Held on June 16, 2021 for Meadow Pointe III Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of the O&M Expenditures for May & June 2021

The Board received the consideration of the Operation and Maintenance Expenditures for May 2021 in the amount of \$81,087.07 & June 2021 in the amount of \$71,259.56.

On a motion from Mr. Johnson, seconded by Mr. Aleo, the Board approved to ratify the O&M Expenditures for May 2021 (\$81,087.07) & June 2021 (\$71,259.56) for Meadow Pointe III Community Development District.

SIXTEENTH ORDER OF BUSINESS

Audience Comments on Other Items

The Board heard audience comments on the following items: dead trees in the front entrance, Larkenheath pond erosion, Larkenheath gate issues, and tree roots on the County Path Trail.

SEVENTHEENTH ORDER OF BUSINESS

Supervisor Requests

During the supervisor requests, Mr. Johnson asked to add a Discussion on Short/Long term planning to the next agenda.

Mr. Rick Daddio gave his official resignation effective July 31st.

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SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Johnson, seconded by Mr. Hall, the Board agreed to adjourn the meeting at 8:56 p.m. for the Meadow Pointe III Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 12



MEADOW
POINTE

MEADOW POINTE III

COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue, Suite 200, Tampa, FL 33614 - 813-994-1001 Meadowpointe3cdd.org

Operations and Maintenance Expenditures July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 01, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being
presented: **\$317,601.53**

Approval of
Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ACPLM Inc.	004557	2021261	Asphalt Repairs Sherringham 06/21	\$ 20,407.00
ACPLM Inc.	004557	2021265	Asphalt Repairs Sherringham 06/21	\$ 8,249.00
ACPLM Inc.	004557	2021267	Asphalt Repairs Alchester Place 06/21	\$ 1,376.00
ACPLM Inc.	004557	2021268	Asphalt Repairs Wrencrest 06/21	\$ 1,635.00
ACPLM Inc.	004557	2021269	Asphalt Repairs Broughton Place 06/21	\$ 1,328.00
ACPLM Inc.	004557	2021271	Asphalt Repairs Whitlock 06/21	\$ 76,175.10
ACPLM Inc.	004557	2021272	Asphalt Repairs Whitlock 06/21	\$ 8,463.90
ADT Security Services, Inc.	004583	17452420 07/21	Quarterly Security Monitoring 07/01/21-10/30/21	\$ 196.47
Al McDaniel	004558	1	Special Event 06/21	\$ 600.00
All Florida Mechanical Services, Inc	004559	114260	Qrtyl Preventative Maintenance 05/21	\$ 193.12
Arthur R Daddio	004588	RD072121	Board of Supervisors Meeting 07/21/21	\$ 200.00
CINTAS Corporation #074	004587	4084987555	Cleaning Supplies 05/21	\$ 123.52
CINTAS Corporation #074	004560	4087576747	Cleaning Supplies 06/21	\$ 146.27

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CINTAS Corporation #074	004571	4088885612	Cleaning Supplies 07/21	\$ 40.00
CINTAS Corporation #074	004587	4090192995	Cleaning Supplies 07/21	\$ 146.27
Florida Department of Revenue	004572	61-8015577967-4 06/21	Sales & Use Tax 06/21	\$ 138.27
Frontier Communications of Florida	004589	Phone Summary 07/21	239-188-0915-091913-5 Phone Summary 07/21	\$ 471.78
Glen Richard Aleo	004584	GA072121	Board of Supervisors Meeting 07/21/21	\$ 200.00
Harris Romaner Graphics	004577	20639	Replaced Faded Street Sign 07/21	\$ 2,300.00
Harris Romaner Graphics	004594	20640	Sidewalk Replacement 07/21	\$ 1,350.00
John A. Johnson	004591	JJ072121	Board of Supervisors Meeting 07/21/21	\$ 200.00
Meadow Pointe III CDD	CD549	CD549	DC Replenishment 5 Laptops from Best Buy for Supervisors	\$ 2,249.95
Meadow Pointe III CDD	CD547	CD547	DC Replenishment- Michael	\$ 2,207.89
Meadow Pointe III CDD	CD548	CD548	DC Replenishment- William	\$ 244.10
Michael J Hall	004590	MH072121	Board of Supervisors Meeting 07/21/21	\$ 200.00
Newagetutors LLC	004580	2852	Web Maintenance:ADA Website 07/21	\$ 300.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
OLM, Inc.	004561	37958	Monthly Landscape Inspection 06/21	\$ 750.00
Outsmart Pest Management, Inc.	004592	30573	Monthly Pest Control 07/21	\$ 51.00
Pasco County Sheriff's Office	004574	070121	Law Enforcement Services Installment #10 07/21	\$ 8,780.00
Pasco County Utilities	004573	15142696	1500 Meadow Pointe Blvd 05/21	\$ 760.52
Paul Carlucci	004586	PC072121	Board of Supervisors Meeting 07/21/21	\$ 200.00
Quill LLC	004562	17180892	Office Supplies 06/21	\$ 66.62
Quill LLC	004575	17321928	Cleaning supplies 06/21	\$ 33.66
Quill LLC	004575	17329709	Operating Supplies 06/21	\$ 6.53
Quill LLC	004575	17340029	Cleaning Supplies 06/21	\$ 131.92
Quill LLC	004575	17368519	Office Supplies 06/21	\$ 17.01
Quill LLC	004575	17377604	Cleaning Supplies 06/21	\$ 31.96
Quill LLC	004575	17399180	Office Supplies 06/21	\$ 23.99
Quill LLC	004575	17409331	Cleaning Supplies 06/21	\$ 40.47

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Quill LLC	004575	17552292	Cleaning Supplies 06/21	\$ 120.25
Rizzetta & Company, Inc.	004568	INV0000059421	District Management Fees 07/21	\$ 5,519.08
Rizzetta Amenity Services, Inc.	004576	INV0000000000881	Amenity Management Services 05/28/21	\$ 16,595.23
Rizzetta Amenity Services, Inc.	004563	INV0000000000888	Bi-Weekly Payroll/ Insurance	\$ 8,567.77
Rizzetta Amenity Services, Inc.	004606	INV0000000000892	Reimbursement 06/25/21	\$ 12,101.23
Rizzetta Technology Services	004569	INV0000007743	Amenity Management Services 07/09/21	\$ 100.00
Solitude Lake Management	004564	PI-A00614885	Website Hosting, Backup 07/21	\$ 5,544.49
Solitude Lake Management	004595	PI-A00629268	Lake & Pond Management Services 06/21	\$ 5,544.49
Southern Automated Access Services LLC	004565	9617	Lake & Pond Management Services 07/21	\$ 689.00
Southern Automated Access Services LLC	004565	9618	Gate Repair Larkenheath 06/21	\$ 105.00
Southern Automated Access Services LLC	004565	9630	Gate Repair Sheringham 06/21	\$ 689.00
Southern Automated Access Services LLC	004578	9648	Gate Repair Larkenheath 06/21	\$ 105.00
Southern Automated Access Services LLC	004578	9653	Gate Maintenance Heatherstone 06/21	\$ 105.00
Southern Automated Access Services LLC			Gate Repair Heatherstone 06/21	\$ 105.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services LLC	004578	9655	Gate Repair Sheringham 06/21	\$ 105.00
Southern Automated Access Services LLC	004578	9669	Gate Repair Heatherstone 06/21	\$ 689.00
Southern Automated Access Services LLC	004578	9712	Gate Phone 813-482-2049 06/21	\$ 41.95
Southern Automated Access Services LLC	004578	9720	Gate Phone 813-435-0748 06/21	\$ 51.95
Southern Automated Access Services LLC	004578	9734	Replace Tele Entry with CAPXL Cloud Ammanford 07/21	\$ 5,020.00
Southern Automated Access Services LLC	004597	9764	Gate Maintenance 07/21	\$ 630.00
Southern Automated Access Services LLC	004597	9766	Gate Phone/CAPXL Cloud Wrencrest 07/21	\$ 105.00
Southern Automated Access Services LLC	004597	9774	Gate Maintenance 07/21	\$ 275.00
Southern Automated Access Services LLC	004597	9775	Gate Repair Battery Back up Controller 07/21	\$ 732.50
Southern Automated Access Services LLC	004597	9776	Gate Repair Battery Back up Controller & Control Boar 07/21	\$ 1,513.75
Southern Automated Access Services LLC	004597	9780	Gate Repair Replace Battery 07/21	\$ 190.00
Southern Automated Access Services LLC	004597	9781	Gate Repair Replace Batteries 07/21	\$ 275.00
Southern Automated Access Services LLC	004597	9782	Gate Repair Replace Batteries & Back Up Controller 07/21	\$ 817.50

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services LLC	004597	9785	Gate Repair Replace Batteries 07/21	\$ 275.00
Southern Automated Access Services LLC	004597	9786	Gate Repair Replace Batteries 07/21	\$ 232.50
Southern Automated Access Services LLC	004597	9787	Gate Repair Replace Batteries 07/21	\$ 275.00
Southern Automated Access Services LLC	004597	9788	Gate Repair Replace Batteries 07/21	\$ 275.00
Southern Automated Access Services LLC	004597	9826	Gate Phone 813-482-2049 07/21	\$ 51.95
Southern Automated Access Services LLC	004597	9836	Gate Phone 813-435-0748 07/21	\$ 51.95
Spectrum	004585	0034120094-01 07/21	1500 Meadow Pointe Blvd 07/21	\$ 47.85
Stantec Consulting Services Inc.	004599	1808582	Engineering Services 06/21	\$ 2,726.75
Straley Robin Vericker	004598	20019	Legal Services 05/21	\$ 3,868.00
Suncoast Pool Service	004566	7316	Monthly Pool Service 06/21	\$ 1,145.00
Suncoast Pool Service	004600	7407	Monthly Pool Service 07/21	\$ 1,145.00
TECO	004601	311000030198 06/21	Summary Bill 06/21	\$ 8,910.25
The Pampering Plumber	004602	19411-82918	General Plumbing-Repair Stoppage Pool Bathroom 07/21	\$ 217.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Water Services Corporation	004579	SI30022	Monthly Lift Station Inspection 05/21	\$ 83.69
U.S. Water Services Corporation	004603	SI31629	Monthly Lift Station Inspection 06/21	\$ 83.69
Waste Connections Of Florida	004581	5348651	Waste Disposal 05/21	\$ 14,911.20
Waste Connections Of Florida	004581	5407620	Waste Disposal 06/21	\$ 14,911.20
Waste Connections Of Florida	004581	968379	Waste Disposal Services 07/21	\$ 66.00
Withlacoochee River Electric Cooperative, Inc.	004570	1353910 06/21	Street Lights 06/21	\$ 1,433.94
Withlacoochee River Electric Cooperative, Inc.	004604	Electric Summary 06/21	Electric Summary 06/21	\$ 325.05
Yellowstone Landscape	004567	TM 225325	Monthly Ground Maintenance 06/21	\$ 23,658.74
Yellowstone Landscape	004567	TM 229784	Tree Maintenance 06/21	\$ 390.00
Yellowstone Landscape	004567	TM 229785	Tree Maintenance 06/21	\$ 675.00
Yellowstone Landscape	004567	TM 229786	Tree Maintenance 06/21	\$ 450.00
Yellowstone Landscape	004567	TM 232330	Tree Maintenance 06/21	\$ 3,356.27
Yellowstone Landscape	004605	TM 234561	Summer Annual Rotation 06/21	\$ 3,364.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	004605	TM 236879	Monthly Ground Maintenance 07/21	\$ 23,658.74
Yellowstone Landscape	004582	TM 237812	Tree Maintenance 07/21	\$ 4,571.79
Yellowstone Landscape	004605	TM 242516	Irrigation Repairs 07/21	\$ 89.77
Yellowstone Landscape	004605	TM 242517	Irrigation Repairs 07/21	\$ 83.69
Report Total				<u>\$ 317,601.53</u>