



Rizzetta & Company

# Meadow Pointe III Community Development District

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**Board of Supervisors' Regular  
Meeting  
January 19, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1615**

[www.meadowpointe3cdd.org](http://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.

<b>District Board of Supervisors</b>	Michael Hall Paul Carlucci John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Vivek Babbar	Straley, Robin, & Vericker
<b>District Engineer Services Inc</b>	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](http://meadowpointe3CDD.org)

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

January 14, 2022

## REVISED 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, January 19, 2022 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. January Waterway Inspection Report.....Tab 1
  - C. Landscape Update
    1. OLM December Inspection Report & Responses.....Tab 2
    2. Yellowstone December Inspection Report & Responses....Tab 3
    3. Consideration of Yellowstone Landscape Proposals.....Tab 4
  - D. Amenity Management
    1. Presentation of December Amenity Report.....Tab 5
    2. Consideration of Gate/Call Box Proposals.....Tab 6
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
    1. Review of December District Manager Report.....Tab 7
5. **BUSINESS ITEMS**
  - A. Consideration of Arbitrage Engagement Letter for Series 2013....Tab 8
  - B. Consideration of Arbitrage Engagement Letter for Series 2021....Tab 9

- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on December 15, 2021.....Tab 10
  - B. Consideration of the Operations & Maintenance Expenditures  
for December 2021.....Tab 11
- 7. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. **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 3**



Proposal #173630

Date: 12/14/2021

From: Brandon Padilla

Proposal For

Meadow Pointe III CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Rd  
 Suite 100  
 Wesley Chapel, FL 33544

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Crown Raise at Broughton Place

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	1.00	\$275.00	\$275.00

Client Notes

**Crown Raise @ Broughton Place Entrance:**

- Crown clean of (1) Southern Live Oak @ the entrance of Broughton Place to provide light pole clearance
- Yellowstone will remove and clean up all debris in area worked

	SUBTOTAL	\$275.00
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$275.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com

**BLANK**



Proposal #173640

Date: 12/14/2021

From: Brandon Padilla

Proposal For

Meadow Pointe III CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Rd  
 Suite 100  
 Wesley Chapel, FL 33544

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - (3) River Birch Tree Removal @ Clubhouse

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	1.00	\$350.00	\$350.00

Client Notes

**Meadow Pointe III - Removal of Declining River Birch Trees:**

- Yellowstone will remove (3) declining River Birch trees @ Clubhouse
- Yellowstone will stump grind to a minimum depth of 8 inches
- Yellowstone will remove and clean up all debris in area worked

	SUBTOTAL	\$350.00
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$350.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com



**BLANK**



Proposal #176592

Date: 01/05/2022

From: Brandon Padilla

Proposal For

Meadow Pointe III CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Rd  
 Suite 100  
 Wesley Chapel, FL 33544

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Removal of Remaining River Birch Trees @ Club House

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	1.00	\$700.00	\$700.00

Client Notes

**Removal Of Remaining River Birch Trees:**

- Yellowstone will remove (6) remaining River Birch Trees at the Club House.
- Yellowstone will ground stumps to a minimum depth of 8 inches
- Yellowstone will clean up and remove all debris in areas worked.

Signature

x

SUBTOTAL	\$700.00
SALES TAX	\$0.00
TOTAL	\$700.00

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.*

*Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com

**BLANK**



Proposal #176292

Date: 01/04/2022

From: Brandon Padilla

Proposal For

Meadow Pointe III CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Rd  
 Suite 100  
 Wesley Chapel, FL 33544

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III - Heatherstone Crape Myrtle Removals

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$647.42	\$647.42
Sod	80.00	\$2.86	\$228.80
Soil Mix	1.00	\$306.00	\$306.00

Client Notes

**Heatherstone Common Area:**

- Yellowstone will remove **(14) Crape Myrtle Trees** .
- Yellowstone will back fill holes with **Top Soil** and prepare area for sod installation.
- Yellowstone will Install **1/4 pallet of Bahia Sod** in place of trees.
- Yellowstone will clean up and remove all debris in areas worked.

	SUBTOTAL	\$1,182.22
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$1,182.22</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla

Office:

[bpadilla@yellowstonelandscape.com](mailto:bpadilla@yellowstonelandscape.com)

**BLANK**



Proposal For

Meadow Pointe III CDD  
 c/o Rizzetta & Company, Inc.  
 5844 Old Pasco Rd  
 Suite 100  
 Wesley Chapel, FL 33544

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Larkenheath Entrance Enhancement

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor for Site/Prep/Demo & Installation	1.00	\$3,042.87	\$3,042.87
Arboricola #3gal.	1.00	\$582.85	\$582.85
Ti - Plant (Red Sister) - #3gal	1.00	\$171.43	\$171.43
Podocarpus - #7gal.	1.00	\$1,051.41	\$1,051.41
Red Dwarf Ixora - #3gal.	1.00	\$1,199.98	\$1,199.98
Liriope - #1gal.	1.00	\$128.57	\$128.57
Soil Mix	1.00	\$58.28	\$58.28
Sod	1.00	\$1,371.41	\$1,371.41
#45gal Tree	1.00	\$1,428.55	\$1,428.55

Client Notes

**Larkenheath Entrance Enhancement:**

- Yellowstone will Site/Prep/Demo areas for new plant installation and St. Augustine Sod.
- Yellowstone will Thin Out & Transplant Flax Lily.
- Yellowstone will Thin Out Variegated Ginger.

**Yellowstone will install:**

- (34) #3gal. - Arboricola Trinette
- (10) #3gal. - Ti Plant - Red Sister
- (16) #7gal. - Podocarpus
- (70) #3gal. - Red Dwarf Ixora
- (20) #1gal. - Liriope
- (2) Pallets of St. Augustine Sod
- (2) Trees of your choice from the options given.
- Yellowstone will clean up and remove all debris in areas worked.
- Yellowstone will make sure that the irrigation team is notified upon completion to make adjustments for proper coverage on new plant material and sodded areas.
- Yellowstone will add topsoil in the area where the Crape Myrtle will be removed for the new Tree Installed.

Signature

x

SUBTOTAL	\$9,035.35
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$9,035.35</b>

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.*

*Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

**Contact**

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Assigned To**

Brandon Padilla

Office:

[bpadilla@yellowstonelandscape.com](mailto:bpadilla@yellowstonelandscape.com)



**Tab 7**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

November 8, 2021

Meadow Pointe III Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Meadow Pointe III Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Meadow Pointe III Community Development District (Pasco County, Florida)  
\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013 (Bank Qualified)

### **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

### **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending March 27, 2023, March 27, 2024, and March 27, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Meadow Pointe III Community Development  
District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

## **Tab 8**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

November 8, 2021

Meadow Pointe III Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

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- \$3,313,000 Meadow Pointe III Community Development District Capital Improvement Revenue Refunding Bond, Series 2021

### **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

### **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending March 18, 2022, March 18, 2023, and March 18, 2024, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Meadow Pointe III Community Development  
District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_



## **Tab 9**

1  
2 **MINUTES OF MEETING**  
3

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

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

12 The regular meeting of the Board of Supervisors of the Meadow Pointe III  
13 Community Development District was held on **Wednesday, December 15, 2021 at 6:30**  
14 **p.m.** and was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow  
15 Pointe Blvd, Wesley Chapel, FL 33543.

16 Present and constituting a quorum:

17  
18 Michael Hall **Board Supervisor, Chairman**  
19 Paul Carlucci **Board Supervisor, Vice Chairman**  
20 **(via conference call)**  
21 John Johnson **Board Supervisor, Assistant Secretary**  
22 Glen Aleo **Board Supervisor, Assistant Secretary**  
23 Michael Torres **Board Supervisor, Assistant Secretary**  
24

25 Also present via conference call were:

26  
27 Daryl Adams **District Manager, Rizzetta & Co**  
28 Tonja Stewart **DE; Stantec (via conference call)**  
29 Michael Rodriguez **District Manager, Amenity Services Manager**  
30 Jason Diogo **Solitude Lake Management**  
31 Brandon Padilla **Yellowstone Landscaping**  
32 Vivek Babbar **District Counsel, Straley Robin & Vericker**  
33 Deneen Klenke **Amenities Manager**  
34

35  
36 Audience **Present**  
37

38 **FIRST ORDER OF BUSINESS** **Call to Order**  
39

40 Mr. Adams called the meeting to order and performed roll call confirming a quorum  
41 for the meeting and noted that there were audience members in attendance.  
42

43 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**  
44

45 All present at the meeting joined in the Pledge of Allegiance.  
46  
47

48 **THIRD ORDER OF BUSINESS** **Audience Comments on Agenda Items**

49  
50 There were no audience comments presented at this time.

51  
52 **FOURTH ORDER OF BUSINESS** **Staff Reports**

53  
54 **A. Community Deputy Report**

55 The Community Deputy was not present.

56  
57 **B. Aquatic Report**

58 The Board received the December Waterway Inspection Report from Mr. Diogo.

59  
60 The Board had no questions or comments at this time.

61  
62 **C. Landscape Report**

63 The Board reviewed the November Landscape Report received from  
64 Yellowstone.

65  
66 Mr. Padilla presented the annuals installation proposal in the amount of  
67 \$3,364.00. The Board approved this proposal.

68  

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved the Yellowstone Annuals Proposal in the amount of \$3,364.00 for the Meadow Pointe III Community Development District.

69  
70 Mr. Padilla also presented a tree trimming proposal near Heatherstone in the  
71 amount of \$960.00. The Board approved this proposal.

72  
73 Mr. Carlucci was not present at this time and did not vote on this matter.

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board approved the Yellowstone Tree Trimming Proposal in the amount of \$960.00 for the Meadow Pointe III Community Development District.

74  
75 **D. Amenity Management**

76 Mr. Rodriguez presented his amenity report to the Board.

77  
78 The Board held a lengthy discussion regarding several items including, recent  
79 gate issues, lighting on the flag, replacing the basketball court lights and looking  
80 into getting a digital camera and walkie talkies for the Clubhouse Staff.

81  
82 The Board directed Mr. Rodriguez to obtain a proposal for security recordings  
83 for the gates, and for replacing the basketball court lights.

84  
85 The Board also requested that Mr. Rodriguez to adjust the timing of the lights on  
86 the flagpole and asked that he send the recent gate incident report to EGIS.

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**E. District Engineer**

The Board received the District Engineer Report from Ms. Stewart.

Ms. Stewart discussed the stormwater legislation and let the Board know that she would be working with HA-5 the following day.

The Board asked Ms. Stewart to call the county regarding the erosion issues.

**F. District Counsel**

The Board received District Counsel report from Mr. Babbar.

There were no Board comments or requests at this time.

**G. District Manager**

The Board received the District Manager Report from Mr. Adams.

Mr. Adams reminded the Board that their next scheduled meeting will be held on January 19, 2022 at 6:30 p.m.

The Board requested Mr. Adams to provide an MFS Report for the Board at each meeting moving forward and asked him to fix the email domain issue.

**FIFTH ORDER OF BUSINESS**

**Consideration of Reserve Study Proposal**

The Board held a lengthy discussion regarding the Florida Reserve Study Proposal and asked Mr. Adams to reach out to Florida Reserve Study and ask them to provide their excel worksheet for the Reserve Study provided.

The Board also asked Mr. Adams to find out if Rizzetta & Company would consider maintaining an ongoing tracking of Meadow Pointe III Florida Reserve Study with a back log of 10 years.

**SIXTH ORDER OF BUSINESS**

**Consideration of EGIS Endorsement Agreement**

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved the EGIS Endorsement Agreement for the Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Funez Drywall Proposal for Paint Panels & Gym Area**

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board ratified the Funez Drywall Proposal for Paint Panels & Gym Area in the amount of \$2,500.00 for the Meadow Pointe III Community Development District.

132 **EIGHTH ORDER OF BUSINESS** **Consideration of SASS Proposal for New**  
133 **Gates, Gate Operators & Lights for**  
134 **Heatherstone**  
135

136 The Board asked Mr. Adams to send EGIS a copy of the updated SAAS proposals.  
137

On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board approved the SAAS Proposal for New Gates, Gate Operators & Lights for Heatherstone in the amount of \$15,846.00 for the Meadow Pointe III Community Development District.

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139 **NINTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
140 **of Regular meeting held on November 17,**  
141 **2021**  
142

143 Mr. Adam's presented the Board with the November 17, 2021 regular meeting minutes.  
144

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board approved the Minutes of the Board of Supervisors' Regular Meeting Held on November 17, 2021, as presented, for Meadow Pointe III Community Development District.

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146 **TENTH ORDER OF BUSINESS** **Consideration of the O& M Expenditures**  
147 **For November 2021**  
148

149 The Board received the Operation and Maintenance Expenditures for November 2021  
150 for \$246,048.58.  
151

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board approved to ratify the O&M Expenditures for November 2021 in the amount of \$246,048.58 for Meadow Pointe III Community Development District.

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153 **ELEVENTH ORDER OF BUSINESS** **Supervisor and Audience Comments**  
154

155 The Board requested Mr. Rodriguez to look into buying a bench press for the gym.  
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162 **TWELFTH ORDER OF BUSINESS** **Adjournment**  
163  
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On a motion from Mr. Johnson, seconded by Mr. Torres, the Board agreed to adjourn the meeting at 9:29 p.m. for the Meadow Pointe III Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

DRAFT

# Tab 10

**Meadow Pointe III Community Development District**  
DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

**Operations and Maintenance Expenditures**  
**December 2021**  
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$137,546.67**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	004820	17452420 01/22	Quarterly Security Monitoring 01/01/22-03/31/21	\$ 135.41
Byrd Digital, LLC	004795	INV-917940	Cleaning of Gutters 11/21	\$ 647.00
CINTAS Corporation #074	004829	4105008128	Cleaning Supplies 12/21	\$ 128.88
DCSI Inc.	004796	29218	Service Call Power Supply Out/Replaced	\$ 115.00
DCSI Inc.	004830	29234	Repaired Camera System @ Heatherstone 11/30/21	\$ 1,125.50
Decorating Elves, Inc	004797	21604	Hoilday Lights FY21/22	\$ 18,166.85
Florida Department of Revenue	004811	61-8015577967-4 11/21	Sales & Use Tax 11/21	\$ 238.39
Frontier Communications of Florida	004812	Phone Summary 12/21	239-188-0915-091913-5 Phone Summary 12/21	\$ 457.30
Funez Drywall and Painting LLC	004798	006	Painting Walls, Wood Panels, Baseboard 11/21	\$ 2,500.00
Gaspar Stitch, LLC	004831	602	Embroidery Shirts 12/21	\$ 203.02
Glen Richard Aleo	004821	GA121521	Board of Supervisors Meeting 12/15/21	\$ 200.00
Harris Romaner Graphics	004835	20885	Christmas Event Yard Signs 12/14/21	\$ 292.50
Home Depot Credit Services	004799	xxxx xxxx xxxx 3880 11/21	Supplies 11/21	\$ 64.88

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John A. Johnson	004825	JJ121521	Board of Supervisors Meeting 12/15/21	\$ 200.00
Meadow Pointe III CDD	CD554	Debit Card	DC Replenishment	\$ 1,863.64
Michael J Hall	004824	MH121521	Board of Supervisors Meeting 12/15/21	\$ 200.00
Michael Torres	004827	MT121521	Board of Supervisors Meeting 12/15/21	\$ 200.00
Mr. Electric of Land O Lakes	004800	15849937	New LED Lamp Replacement 11/21	\$ 1,535.56
Newagetutors LLC	004808	3317	Web Maintenance:ADA Website 12/21	\$ 300.00
Newagetutors LLC	004808	3331	Quarterly ADA & ACAG Audits 12/21	\$ 400.00
OLM, Inc.	004801	38738	Monthly Landscape Inspection 11/21	\$ 750.00
OLM, Inc.	004832	38858	Monthly Landscape Inspection 12/21	\$ 750.00
Outsmart Pest Management, Inc.	004833	32031	Monthly Pest Control 12/21	\$ 51.00
Pasco County Utilities	004826	15940429	1500 Meadow Pointe Blvd 11/21	\$ 351.23
Paul Carlucci	004822	PC121521	Board of Supervisors Meeting 12/15/21	\$ 200.00
PC Consultants	004834	107617	Service Call - Computer Repairs 12/21	\$ 1,861.75

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Quill LLC	004813	18536123	Face Masks 08/21	\$ 38.24
Rizzetta & Company, Inc.	004802	INV0000063158	District Management Fees 12/21	\$ 5,519.08
Rizzetta Amenity Services, Inc.	004803	INV00000000009159	Out Of Pocket Expenses 09/21	\$ 203.75
Rizzetta Amenity Services, Inc.	004803	INV00000000009331	Personnel 11/21	\$ 9,365.17
Rizzetta Amenity Services, Inc.	004818	INV00000000009356	Out of Pocket Expense 11/21	\$ 50.00
Rizzetta Amenity Services, Inc.	004818	INV00000000009376	Personnel 12/21	\$ 10,531.10
Rizzetta Technology Services	004804	INV0000008287	Website Hosting, Backup 12/21	\$ 100.00
Robert Clark	004823	12121	Santa Clause Sleigh Ride 12/21	\$ 580.00
Solitude Lake Management	004836	PI-A00723687	Lake & Pond Management Services 12/21	\$ 5,544.49
Southern Automated Access Services LLC	004805	10372	Gate Repair 11/21	\$ 105.00
Southern Automated Access Services LLC	004837	10374	Gate Repair 11/21	\$ 5,020.00
Southern Automated Access Services LLC	004837	10394	Gate Repair 12/21	\$ 105.00
Southern Automated Access Services LLC	004837	10395	Gate Repair 12/21	\$ 105.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 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	004837	10402	Gate Repair 12/21	\$ 105.00
Spectrum	004817	0034120094-01 12/21	1500 Meadow Pointe Blvd 12/21	\$ 47.58
Stantec Consulting Services Inc.	004838	1863575	Engineering Services 11/21	\$ 950.00
Straley Robin Vericker	004806	20697	Legal Services 11/21	\$ 3,052.50
Suncoast Pool Service	004839	7823	Monthly Pool Service 12/21	\$ 1,145.00
Suncoast Pool Service	004839	7873	Replaced Pool Pump Housing 12/16/21	\$ 3,335.00
TECO	004814	311000030198 11/21	Summary Bill 11/21	\$ 8,964.83
The Pampering Plumber	004807	19411-85049	Repaired and Replaced Flange 11/21	\$ 252.81
Waste Connections Of Florida	004809	1053890	Waste Disposal Services 12/21	\$ 66.00
Waste Connections Of Florida	004815	5697766	Waste Disposal 11/21	\$ 15,172.80
Weiler Roofing	004816	581-2021	Roof Deposit	\$ 7,200.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	004810	1353910 11/21	Street Lights 11/21	\$ 1,473.53
Withlacoochee River Electric Cooperative, Inc.	004828	1353910 12/21	Street Lights 12/21	\$ 1,473.53
Withlacoochee River Electric Cooperative, Inc.	004819	Electric Summary 11/21	Electric Summary 11/21	\$ 356.64
Yellowstone Landscape	004840	TM 294632	Monthly Ground Maintenance 12/21	\$ 23,658.74
Yellowstone Landscape	004840	TM 306072	Irrigation Repairs 12/21	<u>\$ 87.97</u>
<b>Report Total</b>				<b><u>\$ 137,546.67</u></b>