



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
April 20, 2022**

**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 Michael Torres	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**

April 19, 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, April 20, 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. **BUSINESS ITEMS**
 - A. Discussion of Traffic Back Up from SR56 to Heatherstone Village
5. **STAFF REPORTS**
 - A. Community Deputy Update
 - B. Aquatics Update
 1. March Waterway Inspection Report.....Tab 1
 - C. Landscape Update
 1. OLM March Inspection Report & Responses.....Tab 2
 2. Yellowstone March Inspection Report & Responses.....Tab 3
 3. Consideration of Yellowstone Proposal for Sand Installation at the Volleyball Court.....Tab 4
 4. Consideration of Yellowstone Proposal for Tennis Court Irrigation.....Tab 5
 5. Consideration of Yellowstone Proposal for River Rock & Drainage at Tennis Court.....Tab 6
 - D. Amenity Management
 1. Presentation of March Amenity Report.....Tab 7
 2. Consideration of SAAS Proposals for Circuit Boards At Wrencrest/Chatterly & Sherringham/Nesselwood Gates.....Tab 8
 3. Consideration of SAAS Proposal for New CAPXL callbox at Sherringham/Nesselwood.....Tab 9
 4. Consideration of Basketball Court Light Estimates.....Tab 10
 - E. District Engineer
 - F. District Counsel
 1. Ratification of Settlement Agreement for Property Dispute between Fleming, Drnec, CDD, and HOA.....Tab 11

- G. District Manager
 - 1. Review of March District Manager Report.....Tab 12
 - 2. Consideration of Long-Term/Short Term Goals.....Tab 13
- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on March 16, 2022.....Tab 14
 - B. Consideration of the Operations & Maintenance Expenditures
for March 2022.....Tab 15
- 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 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 4/8/2022

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1

Comments:

Site looks good
No issues observed at the time of inspection.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 2

Comments:

Site looks good
No issues observed at the time of inspection.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 3

Comments:

Site looks good
No issues observed at the time of inspection.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 4

Comments:

Normal growth observed
Site contains moderated weed growth on the exposed banks along the perimeter(left). Slight traces of floating Duckweed also present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 5

Comments:

Normal growth observed
Minor shoreline weed growth along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 6

Comments:

Normal growth observed
Some minor Torpedograss and Pennywort noted along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 7

Comments:

Site looks good
No issues observed at the time of inspection.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 8

Comments:

Requires attention
Site contains regrowth of submersed Slender Spikerush. Treatment will be applied during next maintenance. Expect 6-8 weeks for complete results.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 10

Comments:

Site looks good.
No issues observed at the time of inspection.



April, 2022



April, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 11

Comments:

Normal growth observed
Site contains some regrowth of Primrose Willow along the forested side of the pond. The rest of the pond looks great.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 12

Comments:

Site looks good
Site has responded well to recent algae treatment. Less than 5% remains.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



April, 2022



April, 2022

Site: 13

Comments:

Normal growth observed
Minor shoreline grasses present along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 14

Comments:

Normal growth observed

Site contains minor shoreline weed growth along the South cove(right).

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



April, 2022



April, 2022

Site: 15

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



April, 2022



April, 2022

Site: 16

Comments:

Normal growth observed

Very minor regrowth of submersed Slender Spikerush. Treatment will be applied during next maintenance. Expect 6-8 weeks for complete results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



April, 2022



April, 2022

Site: 17

Comments:

Requires attention

Site contains minor algae along the perimeter and a large patch that has gathered in the windswept cove. Treatment will be applied during next visit.

Action Required:

Routine maintenance next visit

Target:

Surface algae



April, 2022



April, 2022

Site: 18

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



April, 2022



April, 2022

Site: 19

Comments:

Normal growth observed

Minor Torpedograss intrusion was noted within the native vegetation. Careful spot spraying will be performed during next maintenance.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



April, 2022



April, 2022

Site: 20

Comments:

Requires attention

Site contains moderate regrowth of Spatterdock Lillies and some Torpedograss intrusion in the native vegetation. Both will be addressed during next visit.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



April, 2022



April, 2022

Management Summary

This month's inspection included sites 1-20 which are situated all along Beardsley.

The majority of the ponds are looking very good with only minor issues noted on sites 4, 8, 17, and 20. These will all be addressed during the technician's April treatment schedule. Algae and grasses take about 10-14 days for results following treatment and submersed weeds will take roughly 8 weeks.

We've finally gotten some decent rain activity in April and the pond levels have all come up significantly.

Overall, this section is in great shape and we'll continue with our proactive treatment plan to keep future growth to a minimum.

Just reach out if you have any questions or concerns. jason.diogo@solitudelake.com

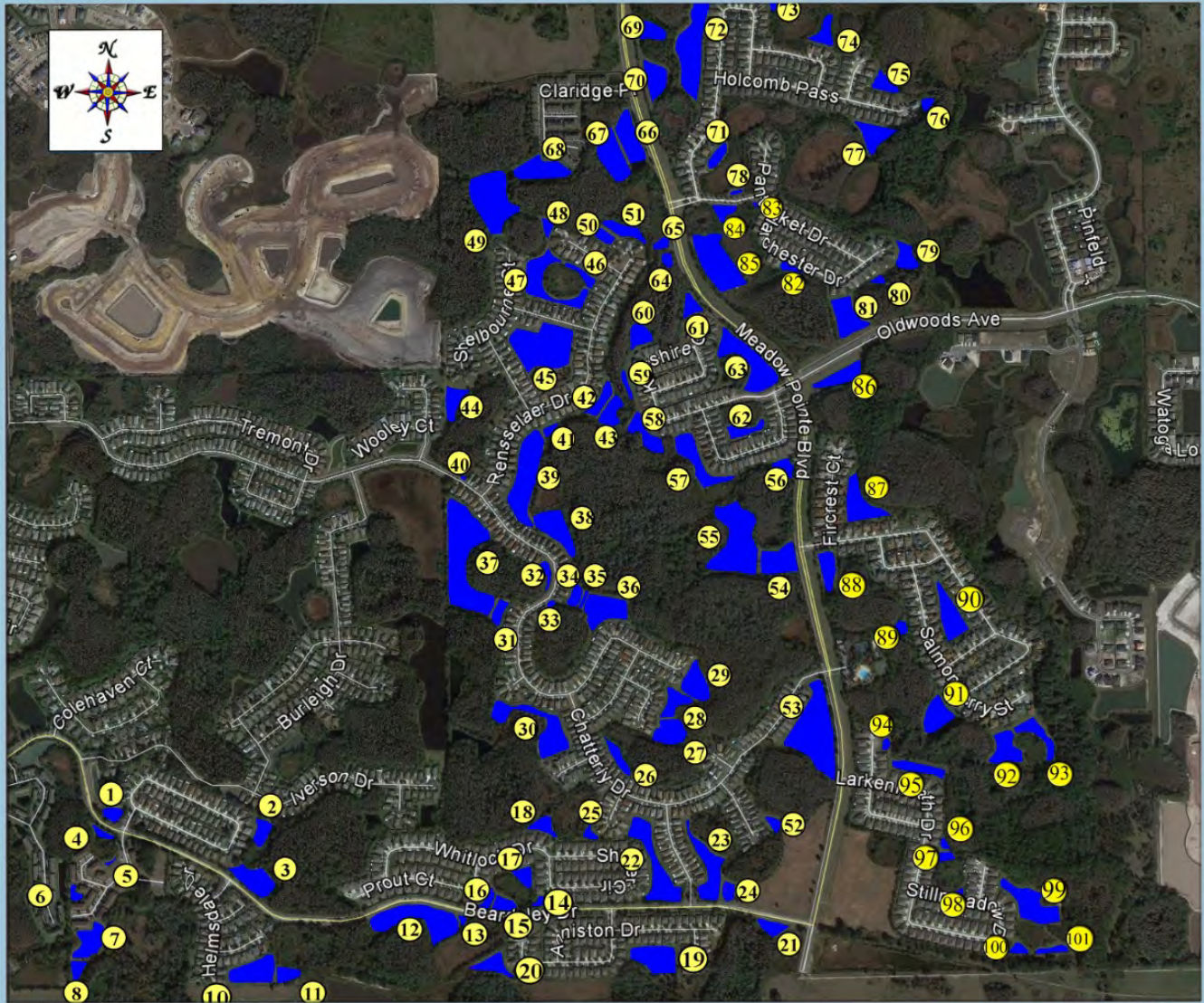
Thanks for choosing Solitude Lake Management!

	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Requires attention	Submersed vegetation	Routine maintenance next visit
10			Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Site looks good	Sub-surface algae	Routine maintenance next visit
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
14	Normal growth observed	Shoreline weeds	Routine maintenance next visit
15	Site looks good		Routine maintenance next visit
16	Normal growth observed	Submersed vegetation	Routine maintenance next visit
17	Requires attention	Surface algae	Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Normal growth observed	Torpedograss	Routine maintenance next visit
20	Requires attention	Floating Weeds	Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A FANTOPII Company
Restoring Balance. Enhancing Beauty.

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



Tab 2



MEADOW POINTE III CDD

LANDSCAPE INSPECTION
March 16, 2022

ATTENDING:
BRANDON PADILLA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 91%

**NEXT INSPECTION
APRIL 20TH, 2022 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Rear of the pool near the chemical storage closet: Determine if the netafim above ground is functioning.
2. Control broadleaf turf in Bermuda.
3. Remove accumulation of pine needles and debris in the stormwater inlets.
4. Entrance berm: Ground prune Fire Bush allowing it to reflush from 4 inches.
5. Remove Spanish in trees.
6. Adjacent to tennis court: Monitor the Pine trees in decline from the recent excavation.
7. Remove bed weeds after herbicide services.
8. Determine if black polly tube is needed on the Crape Myrtles or if they are adequately rooted so bubblers can be removed.
9. Remove root ball rope remaining visible in the tree root balls.

AMMONFORD

10. Remove leaves remain in much bed areas.

HILLHURST

11. Gate: Rejuvenate prune Flax Lilies in center median island.
12. Remove leaves in mulch beds.
13. Hillhurst Crossing monument: Rejuvenate prune freeze damage on Firebush.
14. Along the frontage: Continue to prune suckering growth, downward growth, and weak attachments in the trees. Elevate only as needed Magnolias encroaching into the pedestrian areas.

BROUGHTON PLACE

15. Gate arms: Remove palm volunteers.
16. Prune Wedelia remove freeze damage.

WHITLOCK

17. Entrance: Fertilize the island planting.
18. Entrance: Rake back heavy accumulation of mulch at the crowns of plants.
19. Along the western perimeter of the cul-de-sac at 30822 Prout Court: Reduce the Cogon Grass with a brush blade or heavy line trimmer growing into the handrail. Also, detail the weed line so conservation growth does not encroach into the Bahia mowable.
20. Throughout: Reduction prune Allamanda to eliminate the shared appearance and promote new flowering growth.

ALCHESTER

21. Across the frontage wall: Prune stubs or weak attachments in trees.
22. Monument sign: Rejuvenate prune Ilex Schilling removing 1/3 of the overall height and width allowing the plant to reflush. Also, treat plants with systemic fungicides.
23. Gate arms: Remove Daughter Vine from Indian Hawthorn.
24. Remove spent foliage from Crinum Lilies.
25. Remove palm volunteers in hedgerows.
26. Control bed weeds in seasonal color beds.

LARKENHEATH

27. Rake down fire ant mounds once insects have been eradicated.
28. Remove Spanish Moss in common area trees up to 15 feet.

BEACONSFIELD

29. At the monument: Reduce Ilex Schilling by 1/3.
30. Control fungus and weeds in Junipers.

SHERINGHAM

31. Monument sign: Rejuvenate prune Gold Mound Duranta to 6 inches allowing the plants to reflush onto a low hedge. Do not individually shear plants.

32. Nantucket / Sheringham Way Intersection: Control fire ant mounds raking down mounds once they have been eradicated.
33. 31400 block of Holcomb Pass wood line: Confirm all mowables are cutback.
34. Maintain Ficus along walls at a 5 to 8 inch depth so it does not overgrow.

CLARIDGE PLACE

35. **Monitor soil ph in the persistent off color Loropetalum. I recommend applying liquid fertilizers and soil supplements to improve appearance.**
36. Center island: Elevate the Oaks and remove Spanish Moss.

HEATHERSTONE

37. Control bed weeds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Around the perimeter of tennis court: Provide a labor price to remove the limestone rubble once the excavation project is complete.
2. Across the Beardsley frontage: Provide a price for arbor care and elevation in the overhanging Oak that is obstructing traffic from the private property.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Contractor is reminded to elevate seasonal color beds referring to the specification. I recommend establishing a sand base to provide a mounded view and improved drainage in the seasonal color beds.
2. Contractor is reminded during wood line cutback that maintenance is up to 15 feet.
3. Contractor is reminded that fire ant control selections are those of the contractor. The contract does not exclude any specific pesticide.

cc: Matthew Huber mhuber@rizzetta.com
Darryl Adams darryl@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com
Brandon Padilla bpadilla@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		Improved
TURF INSECT/DISEASE CONTROL	10	-2	Fire ants
PLANT FERTILITY	5	-2	Loropetalum
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-3	Rejuvenate, remove freeze damage, moss woodlines
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5	-2	Cont'd leaf removal
CARRY OVER	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-5	Weedy and weak appearance in Pansy
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 3-15-22 Score: 91 Performance Payment™ 100 %

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Tab 3



MEADOW POINTE III CDD - SITE AUDIT

Wednesday, 13 April 2022

Prepared For Meadow Pointe III

20 observations Identified



BEACONSFIELD ENTRANCE

Assigned To Maintenance
Maintenance crews are doing a great job maintaining the entrances throughout the property.



BEACONSFIELD

Assigned To Maintenance
Same as above



SEASONAL COLOR

Assigned To Maintenance
Sessions color is looking beautiful.



BEACONSFIELD

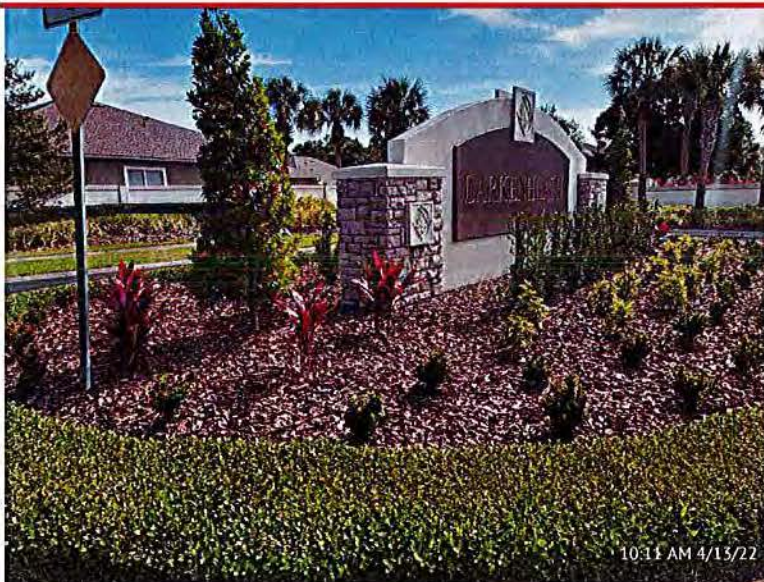
Assigned To Maintenance
Remove overhanging ligustrum tree limb away from pathway. To prevent from encroachment.



BEHIND ENTRANCE WALLS

Assigned To Maintenance

Crews need to make sure they are maintaining behind the entrance walls throughout the property.



LARKENHEATH

Assigned To Maintenance

Larkenheath enhancement is looking good.



FLAX LILY

Assigned To Maintenance

Remove dead growth from Flax Lily using a pitch fork. Remove weeds and spray surg round up throughout the property.



PODOCARPUS

Assigned To Maintenance

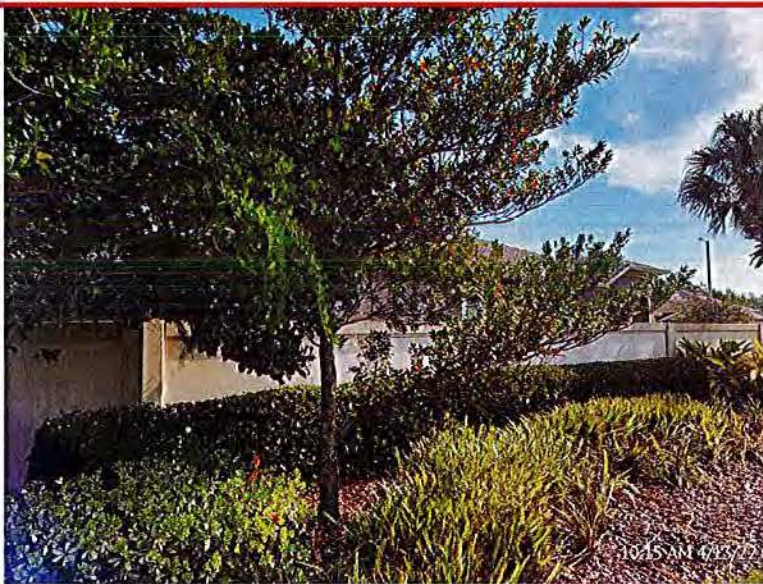
Trim podocarpus to down below sign level. Throughout property.



CABLE LINE @ LARKENHEATH

Assigned To Property Management

Cable wire has not been put underground. It is still above ground.



LOW HANGING TREE LIMB

Assigned To Maintenance

Remove low hanging tree Limbs throughout the property.



JASMINE REMOVAL

Assigned To Maintenance

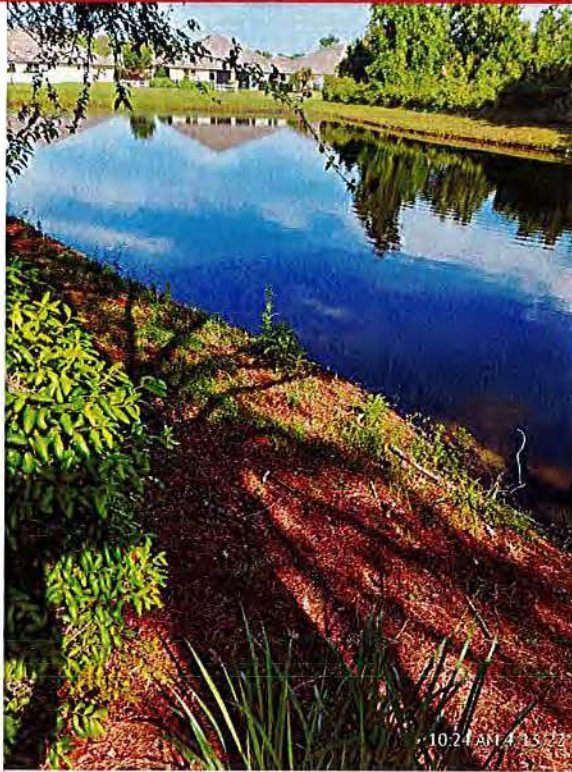
Remove Jasmine growth in loropetalum throughout property.



TREE STUMP

Assigned To Management

Create proposal for stump grinding.



PONDS

Assigned To Maintenance

Make sure to line trim ponds throughout the property.



BROUGHTON PLACE

Assigned To Maintenance

Trim Wedelia away from curb, separate growth into gold mound and fire bush. Cut back Fire Bush and frost damage gold mound to 6 inches to help rejuvenate.



NEW SOD

Assigned To Management

New Sod has been installed at Broughton Place. Watering schedule has been adjusted to help root and start new growth.



BACKS OF ENTRANCES

Assigned To Maintenance

Pull weeds and spray round up. Trim and maintain backs of entrances throughout the property.



AMMANFORD

Assigned To Maintenance
Maintenance Crews have
maintained and detailed
entrances throughout property.



AMMANFORD

Assigned To Maintenance
Same as above



VARIEGATED GINGER

Assigned To Maintenance

Variegated Ginger has been cutback.



SPRINKLER HEAD

Assigned To Irrigation

Sprinkler Head needs to be lowered at Hillhurst entrance.

Tab 4



Proposal #195037

Date: 04/05/2022

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 - Sand Installation @ Volleyball Court

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	16.00	\$64.74	\$1,035.87
Sand	10.00	\$142.86	\$1,428.55
Equipment Usage	1.00	\$571.42	\$571.42

Client Notes

Sand Installation:

- Yellowstone will add 2" of sand at the volleyball court.
- Yellowstone will rake and level out sand filling the volleyball court to it's proper height.
- Yellowstone will clean up and all debris in areas worked.

Signature

x

SUBTOTAL	\$3,035.84
SALES TAX	\$0.00
TOTAL	\$3,035.84

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

Tab 5



Proposal #201305

Date: 04/08/2022

From: Josiah Ball

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

Irrigation Enhancement - Irrigation Zone Restoration Around the Tennis Courts Terms: Net 30

DESCRIPTION	AMOUNT
Irrigation Labor	\$529.82
Materials	\$285.71

Client Notes

Irrigation Zone Restoration Around the Tennis Courts that was damaged from drainage installation

	SUBTOTAL	\$815.53
Signature	SALES TAX	\$0.00
x	TOTAL	\$815.53

*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

Josiah Ball
 Office:
 jball@yellowstonelandscape.com

Tab 6



Proposal #201363

Date: 04/12/2022

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 - River Rock & Drainage Installation

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	40.00	\$64.74	\$2,589.68
2"- 4" Brown River Rock	10.00	\$400.00	\$4,000.00
Filter Fabric	10.00	\$164.28	\$1,642.83
12" Catch Basin Kit	1.00	\$242.85	\$242.85
4" Corrugated Solid Pipe	1.00	\$214.28	\$214.28
Equipment Usage	1.00	\$200.00	\$200.00
Freight/Delivery	1.00	\$400.00	\$400.00

Client Notes

River Rock & Drainage Installation @ Tennis Court Area:

- Yellowstone will hand dig trenched area and create a swale with a slope going towards the drain with a 1 - 1.5 slope.
- Yellowstone will apply filter fabric along with sod staples to keep fabric in place. (Applying Filter Fabric will help prevent the rock from eroding into the soil).
- Yellowstone will install 4" Corrugated Pipe and Catch Basin Kit to help eliminate excess standing water.
- Yellowstone will install 10 yards of 2"- 4" Brown River Rock around the tennis court area.
- Yellowstone will clean up and remove all debris in areas worked.

Signature

x

SUBTOTAL	\$9,289.64
SALES TAX	\$0.00
TOTAL	\$9,289.64

*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

Assigned To

Print Name: _____

Brandon Padilla

Title: _____

Office:

bpadilla@yellowstonelandscape.com

Date: _____

Tab 7



MEADOW POINTE III

Operations Report – March 2022

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
Clubhouse & Amenities Manager:
Michael Rodriguez
813-383-6676 / mpiiiclub@tampabay.rr.com

CLUBHOUSE OPERATIONS, MAINTENANCE AND IMPROVEMENTS

- Completed resurfacing of tennis, basketball, and multi-purpose (pickleball) courts.
- Completed regrading and removal of shrubs around tennis courts. Yellowstone will need to repair irrigation prior to the installing of sod.
- Installed new mirror in gym.
- Replaced men's restroom door hinges.
- Installed locks in clubhouse kitchen cabinets.
- Chemically cleaned and soft pressure washed all pool deck furniture, pool deck pavers, pool deck awning, playground sail shade and restroom roof shingles.
- Cleaned/unclogged pool deck drains.
- Planning Easter egg hunt (Apr 16).
- Planning and coordinating community garage sale on April 2 with MPIV. Goodwill truck will be in MPIII parking lot during sale.
- Coordinating the offering an Aqua Zumba/Aqua Aerobics class.
- Cleaned all air vents in clubhouse.
- Obtaining proposal for installing lights around basketball courts and multi-purpose court.
- There were three event room rentals in March.
- Food truck Wednesdays were conducted from 5pm-8pm.
- Weekly inspections of playground and amenity equipment.
- Continued cleaning protocols.



Rizzetta & Company

GATE REPORTS

- Unable to send data to Hillhurst Crossing. Problem was with the phone line. Frontier was contacted and issue was repaired.
- Replaced bad operator capacitor and stripped bolts at Larkenheath.
- Unable to send data to Sherringham/Nesselwood. Problem was due to an issue with the phone line. Frontier was called out and issue was repaired.
- Circuit board at Sherringham/Nesselwood went bad. Southern Automated installed a loaner circuit board. Southern Automated will provide a proposal to install a CAPXL callbox at this location.
- Southern Automated checked and tested gate remote receiver antenna at Broughton Place.

FIELD MAINTENANCE

- Renewing trespass agreement with the Sherriff's office.
- Repaired dog waste station near Ammanford.
- Filled pothole near Beaconsfield gate callbox.
- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community.
- Touch-up painting at village entrances.
- Repaired white rail fences along Meadow Pointe Blvd and Beardsley.
- Inspected lights at village entrance monuments.
- Touch-up painting on dog waste stations.
- Picked up trash on pond banks throughout community.
- Reported streetlamp outages to TECO and Withlacoochee.
- Conducted daily trash pickup along Meadow Pointe Blvd, Beardsley and other MPIII roadways.
- Removed snipe signs.
- Emptied dog waste stations.
- Removed and disposed of roadkill.
- Responded to resident calls, reports, concerns, and complaints.



BLANK

Meadow Pointe III
Truist Visa Card
03/22/22

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
03/01/22		Beginning Balance		2,000.00
03/01/22	Open Door	Gate remotes	-\$496.00	1,504.00
3/1/2022	Walmart	WD-40, water, printer paper, supplies	-\$78.87	1,425.13
3/4/2022	Wawa	Gas for truck	-\$70.00	1,355.13
3/7/2022	Amazon	Portable pickleball net	-\$406.55	948.58
3/7/2022	Amazon	Pickleball paddles/balls	-\$131.59	816.99
3/8/2022	Amazon	Tennis court foam blade squeegee broom	-\$327.48	489.51
3/8/2022	Amazon	Tennis court squeegee	-\$34.22	455.29
3/8/2022	Gaspar Stitch	Staff shirts	-\$147.85	307.44
3/14/2022	CDW	Laser printer toner	-\$404.84	(97.40)
3/15/2022	Walmart	Easter event supplies	-\$258.32	(355.72)
3/16/2022	Amazon	Easter event supplies	-\$147.60	(503.32)
3/16/2022	Amazon	Easter event supplies	-\$372.28	(875.60)
3/16/2022	Door King	IM/VoIP subscription	-\$113.10	(988.70)
3/18/2022	Amazon	Cabinet door locks	-\$128.28	(1,116.98)
3/21/2022	Amazon	US flag	-\$19.99	(1,136.97)

Michael Rodriguez 3/22/22

Club Manager

Date

INVOICE



Open Door Enterprises LLC

1625 Walker AVE NW #140797, Grand Rapids, MI 49514, UNITED STATES

sales@opendoorremote.com; Website: www.opendoorremote.com

Invoice No#: 350101
Invoice Date: Feb 28, 2022
Due Date: Feb 28, 2022



PAID

\$0.00

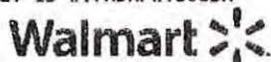
AMOUNT DUE

BILL TO

mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	3089-Linear remote Multicode	40	\$12.40	\$496.00
	Subtotal			\$496.00
	TOTAL			\$496.00 USD
	Amount paid			\$496.00
	AMOUNT DUE			\$0.00 USD

Give us feedback @ survey.walmart.com
Thank you! ID #:7RDXPW160CDM



813-262-2180 Mgr:TOM
28500 STATE ROAD 54

WESLEY CHAPEL, FL 33543

ST# 03418	DP# 000093	TE# 18	TR# 01239
PENETRANT	007956730048		10.84 0
PENETRANT	007956730048		10.84 0
KLX LTN 6X65	003600051751		8.48 0
GV .5L WATER	007874227909	F	4.58 0
GV .5L WATER	007874227909	F	4.58 0
GV .5L WATER	007874227909	F	4.58 0
TOPK PAPER	084235606157K		34.97 0
	SUBTOTAL		78.87
	TOTAL		78.87
	VISA TEND		78.87

US DEBIT **** * 8729 I 0

APPROVAL # 008243
REF # 1042000314
TRANS ID - 382060734334561
VALIDATION - B2FZ
PAYMENT SERVICE - E
AID A000000980840
TC 614317856CB71E1B
TERMINAL # 803813812
*NO SIGNATURE REQUIRED

03/01/22 15:23:55
CHANGE DUE 0.00

ITEMS SOLD 7

TC# 6472 0190 4228 0728 8183



Become a
member today
Scan for 30-day free trial.

03/01/22 15:24:05
CUSTOMER COPY

50318

Wawa #5226
27866 SR 56
Wesley Chapel FL 335

3/4/2022 3:01:02 PM
Term: XXXXXXXXX1004
Appr: 017223
Seq#: 014494
Product: Unleaded
Pump Gallons Price
09 18.425 \$8.799
Total Sale \$70.00
Capture

Visa
XXXXXXXXXXXX8729
Chip Read

USD\$ 70.00

US DEBIT
Mode: Issuer
AID: A0010000980840
TUR: 8000088000
IAD: XXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
710101F3830005D7

03/04/2022 14:57:49

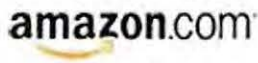
PIN Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS
Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Wawa swag
gift baskets and
gift cards valued
at up to \$500!
Disponible
en Espanol

Survey Code: 1775947
Store Number: 05226

Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at . . .



Details for Order #112-2004193-5186627

[Print this page for your records.](#)

Order Placed: March 7, 2022

Amazon.com order number: 112-2004193-5186627

Order Total: \$406.55

Not Yet Shipped

Items Ordered

1 of: *OnCourt OffCourt Picklenet Deluxe - Portable Pickleball Net Official Size, Bag Included, Easy Assembly, Heavy Duty Powder-Coated Steel, Thicker Frame and 4 Inch Locking Wheels*

Sold by: Gritr ([seller profile](#))

Condition: New

Price

\$379.95

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 3096

Item(s) Subtotal: \$379.95

Shipping & Handling: \$0.00

Total before tax: \$379.95

Estimated tax to be collected: \$26.60

Grand Total: \$406.55

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

To view the status of your order, return to [Order Summary](#).



Details for Order #112-7117757-5401037

[Print this page for your records.](#)

Order Placed: March 7, 2022

Amazon.com order number: 112-7117757-5401037

Order Total: \$131.59

Not Yet Shipped

Items Ordered

Price

1 of: *Gonex Graphite Pickleball Paddles Set of 2 Pickleball Racket, Pickleball Sets 2 Paddles and 4 Balls Including Portable Carry Bag* \$59.99

Sold by: Jinlan-US ([seller profile](#))

Condition: New

1 of: *Gonex Pickleball Paddles Set of 2 Graphite Pickleball Set Lightweight Pickleball Racket, 2 Pickleball Paddles and 4 Balls Including Portable Carry Bag* \$62.99

Sold by: Jinlan-US ([seller profile](#))

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: 3096

Item(s) Subtotal: \$122.98

Shipping & Handling: \$0.00

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Total before tax: \$122.98

Estimated tax to be collected: \$8.61

Grand Total: \$131.59

To view the status of your order, return to [Order Summary](#).



Details for Order #112-9914860-0366626

[Print this page for your records.](#)

Order Placed: March 8, 2022

Amazon.com order number: 112-9914860-0366626

Order Total: \$327.48

Not Yet Shipped

Items Ordered

1 of: *Vermont Rain Shuttle Tennis Court Squeegee | Professional Squeegees | Tennis Court Equipment Accessories Lightweight Aluminum Squeegee Broom | 5ft EVA Foam Blade*

Sold by: Net World Sports USA ([seller profile](#))

Condition: New

Price

\$249.99

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 8729

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$249.99

Shipping & Handling: \$59.99

Total before tax: \$309.98

Estimated tax to be collected: \$17.50

Grand Total: \$327.48

To view the status of your order, return to [Order Summary](#).



Details for Order #112-0746111-5589040

[Print this page for your records.](#)

Order Placed: March 8, 2022

Amazon.com order number: 112-0746111-5589040

Order Total: \$34.22

Not Yet Shipped

Items Ordered

2 of: *KOLLIEE Floor Squeegee Adjustable Professional Water Squeegee Foam With 50" Handle for Garage Tile Shower Hair Floor Wiper*

Sold by: Jedy Smart Tech ([seller profile](#))

Condition: New

Price

\$15.99

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 8729

Item(s) Subtotal: \$31.98

Shipping & Handling: \$0.00

Total before tax: \$31.98

Estimated tax to be collected: \$2.24

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Grand Total: \$34.22

To view the status of your order, return to [Order Summary](#).



You paid \$147.85 USD

to GASPAR STITCH LLC

[Details ^](#)

1x Invoice #672	\$147.85 USD
Subtotal	\$147.85 USD
Tax	\$0.00 USD
Shipping	\$0.00 USD
Insurance	\$0.00 USD
Handling	\$0.00 USD
Total	\$147.85 USD

Paid with

VISA-8729 \$147.85 USD

This transaction will appear on your statement as PAYPAL *GASPARSTITC

Purchase details

Receipt number: 266388553751759

Meadow Pointe III Clubhouse

From: Jonathan Malloy <jonmall@cdw.com>
Sent: Monday, March 14, 2022 4:17 PM
To: mpiiiclub@tampabay.rr.com
Subject: Order #MQMZ180 /P.O. Ref. MQMZ180



[| View in browser](#)

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Order Confirmation

Michael Rodriguez,

Thank you for choosing CDW-G. We have received your online order. Please take a moment to review it for accuracy and completeness.

[View Order Online](#)



Shipping Delays:

While CDW is processing orders normally without disruption and our Distribution Centers are operating as expected, **ongoing global supply chain challenges may cause order delivery delays.**

[Learn More](#)

Order #	Order Date	PO #	Customer #
MQMZ180	03/1/2022	MQMZ180	13375663

IMPORTANT — PLEASE READ:

Additional Information:

Quote/Order Source: XDR

Account Manager Notes: Tax exempt copy of order.

Order Details

Item	Qty	CDW #	Unit Price	Ext. Price
------	-----	-------	------------	------------

	<u>Xerox - High Capacity - cyan - original - toner cartridge</u> Mfg. Part#: 006R04392 Contract: Sourcewell 081419-CDW Tech Catalog (081419#CDW)	1	6661011	\$101.58	\$101.58
	<u>Xerox - High Capacity - magenta - original - toner cartridge</u> Mfg. Part#: 006R04393 Contract: Sourcewell 081419-CDW Tech Catalog (081419#CDW)	1	6661012	\$101.58	\$101.58
	<u>Xerox - High Capacity - yellow - original - toner cartridge</u> Mfg. Part#: 006R04394 Contract: Sourcewell 081419-CDW Tech Catalog (081419#CDW)	1	6661013	\$104.99	\$104.99
	<u>Xerox - High Capacity - black - original - toner cartridge</u> Mfg. Part#: 006R04391 Contract: Sourcewell 081419-CDW Tech Catalog (081419#CDW)	1	6661010	\$96.69	\$96.69

Subtotal	\$404.84
Shipping	\$0.00
Sales Tax	\$0.00
Grand Total	\$404.84

Purchaser Billing Info

Billing Address:

MEADOWPOINT III CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
Phone: (813) 383-6676
Payment Terms: VISA

Deliver To

Shipping Address:

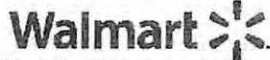
MEADOWPOINT III CDD
MEADOWPOINT III CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
Phone: (813) 383-6676
Shipping Method: UPS 3 Day Select



Sales Contact Info

Jonathan Malloy | (866) 665-7146 | jonmall@cdw.com

Give us feedback @ survey.walmart.com
Thank you! ID #:7RDZ51YHRLF



813-994-6543 Mgr:ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740 OP# 000188 TE# 18 TR# 00603
SPLEND 400 072277620041 F 13.72 0
** VOIDED ENTRY **
SPLEND 400 072277620041 F 13.72-0
RECEIPT BOOK 008795811522 8.24 0
SPLEND 400 072277620041 F 13.72 0
CLXDISUPS75 004460031162 12.78 0
CLXDISUPS75 004460031162 12.78 0
CRAYOLA BSKT 001325365502 16.98 0
3 BALL BSKT 001325331900 22.98 0
EASTER BSKT 075204167643 F 11.98 0
EASTER BSKT 075204167643 F 11.98 0
** VOIDED ENTRY **
EASTER BSKT 075204167643 F 11.98-0
BASKETBALL 075204167119 26.98 0
3 BALL BSKT 001325331900 22.98 0
TRLS DLX BSK 001325343505 22.98 0
BABY SHARK 004137671431 F 22.98 0
DSPCALM HDPH 001325385014 16.98 0
TMNT BASKET 004137671426 F 22.98 0
EASTER BSK 075204192062 22.98 0
SUBTOTAL 258.32
TOTAL 258.32
VISA TEND 258.32

US DEBIT ***** 8729 I 0

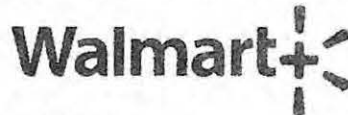
APPROVAL # 012881
REF # 1042000314
TRANS ID - 462074731503203
VALIDATION - FJPH
PAYMENT SERVICE - E
AID A0000000980840
TC 23C3F5EB262F4DA3
TERMINAL # SC010008
*NO SIGNATURE REQUIRED

03/15/22 16:19:17

CHANGE DUE 0.00

ITEMS SOLD 14

TC# 3594 7306 8001 0339 5434 6



Become a
member today
Scan for 30-day free trial.

03/15/22 16:19:27
CUSTOMER COPY



Details for Order #112-5028346-8326618

[Print this page for your records.](#)

Order Placed: March 16, 2022

Amazon.com order number: 112-5028346-8326618

Order Total: \$147.60

Not Yet Shipped

Items Ordered

Price

6 of: *JOYIN 24 Pcs Prefilled Easter Eggs Filled with Wind-Up Toys for Easter Basket Stuffers, Easter Eggs Hunt, Easter Theme Party Favors, Classroom Prize Supplies* \$22.99

Sold by: JoyinDirect ([seller profile](#))

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: ~~3096~~ 8729

Item(s) Subtotal: \$137.94

Shipping & Handling: \$0.00

Total before tax: \$137.94

Estimated tax to be collected: \$9.66

Grand Total: \$147.60

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

To view the status of your order, return to [Order Summary](#).

Details for Order #112-2263770-0120202

[Print this page for your records.](#)

Order Placed: March 16, 2022
Amazon.com order number: 112-2263770-0120202
Order Total: \$372.28

Not Yet Shipped

Items Ordered	Price
4 of: <i>200 Pcs Toys Plus Stickers Prefilled Easter Eggs, 2 3/8" prefilled Easter Eggs for Easter Theme Party Favor, Eggs Hunt, Basket Stuffers Fillers, Party Decorations</i> Sold by: JoyinDirect (seller profile) Condition: New	\$63.99
4 of: <i>24 Pieces 2 3/8" Finger Puppet Easter Eggs for Easter Theme Party Favor, Easter Eggs Hunt, Basket Stuffers Fillers, Classroom Prize Supplies by Joyin Toy</i> Sold by: JoyinDirect (seller profile) Condition: New	\$22.99

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Debit Card | Last digits: ~~3096~~ 8729

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$347.92
Shipping & Handling: \$0.00

Total before tax: \$347.92
Estimated tax to be collected: \$24.36

Grand Total: \$372.28

To view the status of your order, return to [Order Summary](#).

[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS IM/VoIP Subscription

STATEMENT

STATEMENT #
1772672
STATEMENT DATE
March 16, 2022

SUBSCRIBER
Michael Rodriguez Meadow Pointe III CDD 1500 Meadow Pointe Blvd Wesley Chapel, FL 33543

User ID:	mpiiiclub@live.com
Period Starts:	March 16, 2022
Period Ends:	April 15, 2022

Previous Balance:	\$113.10	<i>Note: All \$ amounts are in US Dollars.</i>
Payment Received:	(\$113.10)	
New Charges:	\$113.10	
Total Amount Due:	\$113.10 USD	

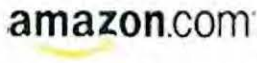
Payments

Date	Details	Amount
2/16/2022	Credit: Autopay	(\$113.10)

IM Systems

From	To	Name	Phone	MC	Tenants	Amount
3/16/2022	4/15/2022	ALCHESTER	813 929 6738	5611	100	\$11.95
3/16/2022	4/15/2022	BEACONSFIELD	813 994 2108	5611	154	\$14.45
3/16/2022	4/15/2022	BROUGHTON	813 994 5419	5611	49	\$11.95
3/16/2022	4/15/2022	CLARIDGE	813 907 0937	5611	157	\$14.45
3/16/2022	4/15/2022	HILLHURST	813 973 3584	5611	120	\$14.45
3/16/2022	4/15/2022	LARKENHEATH	813 973 8303	5611	224	\$14.45
3/16/2022	4/15/2022	SHERRINGHAMNESSLEWOOD	813 973 0651	5611	205	\$14.45
3/16/2022	4/15/2022	WRENCREST	813 973 9895	5611	454	\$16.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$113.10 USD



Details for Order #112-8398399-0168232

[Print this page for your records.](#)

Order Placed: March 18, 2022

Amazon.com order number: 112-8398399-0168232

Order Total: \$128.28

Not Yet Shipped

Items Ordered

4 of: *Double Door Lock Safety Cabinet Locks with Keys - Kitchen Cabinet Locks for Adults Cupboard Storage Lock Easy to Install Hardware Included (Nickel)*

Price

\$29.97

Sold by: Level Up Generation ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 8729

Item(s) Subtotal: \$119.88

Shipping & Handling: \$0.00

Total before tax: \$119.88

Estimated tax to be collected: \$8.40

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

Grand Total: \$128.28

To view the status of your order, return to [Order Summary](#).



Details for Order #112-7773864-8229029

[Print this page for your records.](#)

Order Placed: March 21, 2022

Amazon.com order number: 112-7773864-8229029

Order Total: \$19.99

Not Yet Shipped

Items Ordered

1 of: *VIPPER American Flag 3x5 FT Outdoor - USA Heavy duty Nylon US
Flags with Embroidered Stars, Sewn Stripes and Brass Grommets*

Sold by: VIPPER ([seller profile](#))

Condition: New

Price

\$19.99

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 8729

Item(s) Subtotal: \$19.99

Shipping & Handling: \$0.00

Total before tax: \$19.99

Estimated tax to be collected: \$0.00

Grand Total: \$19.99

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

To view the status of your order, return to [Order Summary](#).

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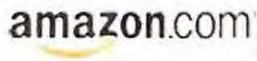
**Meadow Pointe III
Truist Visa Card
04/04/22**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
03/01/22		Beginning Balance		2,000.00
03/23/22	Amazon	No dumping signs	-\$94.42	1,905.58
3/29/2022	Mailchimp	Account fee	-\$23.00	1,882.58
3/29/2022	Walmart	Food & supplies for workshop	-\$208.86	1,673.72
3/30/2022	Office Depot	Easel and office supplies	-\$182.03	1,491.69
3/30/2022	Marco's	Pizza for workshop	-\$23.64	1,468.05
3/30/2022	Publix	Food for workshop	-\$176.10	1,291.95

Michael Rodriguez 4/4/22

Club Manager

Date



Details for Order #112-5856642-5421823

[Print this page for your records.](#)

Order Placed: March 23, 2022

Amazon.com order number: 112-5856642-5421823

Order Total: \$94.42

Not Yet Shipped

Items Ordered

Price

1 of: *STOPSignsAndMore - Spanish Warning No Dumping Dumpster Not for Public Use Sign - 18x18 - Reflective | Rust Free Aluminum* \$39.95
Sold by: STOP Signs And More! ([seller profile](#))

Condition: New

1 of: *STOPSignsAndMore - Warning No Dumping Area Under Video Surveillance Sign - 18x18 - Reflective | Rust Free Aluminum* \$38.95
Sold by: STOP Signs And More! ([seller profile](#))

Condition: New

Shipping Address:

Michael Rodriguez
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 8729

Item(s) Subtotal: \$78.90

Shipping & Handling: \$9.99

Total before tax: \$88.89

Estimated tax to be collected: \$5.53

Grand Total: \$94.42

Billing address

Meadow Pointe III CDD
3434 COLWELL AVE
TAMPA, FL 33614-8390
United States

To view the status of your order, return to [Order Summary](#).

Meadow Pointe III Clubhouse

From: No Reply - Mailchimp <no-reply@mailchimp.com>
Sent: Tuesday, March 29, 2022 11:34 AM
To: mpiiiclub@tampabay.rr.com
Subject: Mailchimp Order



Your order has been processed.

Order MC15340346

Processed on Mar 29, 2022 11:34 am New York.

Essentials plan	\$23.00
1,500 contacts	

Paid via Visa ending in 8729 which expires 09/2025	\$23.00
on March 29, 2022	

Balance as of March 29, 2022	\$0.00
-------------------------------------	---------------

Discount

Save 10% for 3 months on Mailchimp account charges by enabling [two-factor authentication](#).

Issued to

Michael Rodriguez
mpiiiclub@tampabay.rr.com

3434 Colwell Ave Tampa,

Issued by

Mailchimp
c/o The Rocket
Science Group, LLC
675 Ponce De Leon
Ave NE

Office DEPOT OfficeMax

WESLEY CHAPEL - (813) 994-4131

03/31/2022 12:32 PM



VTV1A3UPYUY5Y6XFR

SALE	2503-1-9451-1022455-22.2.2	
61559E	ESL INST, TBL	13.29 SS
61519C5	MRKR, PERM, TUL,	1.99 SS
55344C4	MRKR, PERM, TUL,	1.99 SS
69564C3	MRKR, PERM, TUL,	1.99 SS
1537916	MRKR, PERM, TUL,	1.99 SS
8978880	BRE DERASE, 20	14.99 SS
777571	EASEL, BASIC, AL	71.29 SS
6585129	ESLPD, P.L.N, 27X3	62.59 SS
	Subtotal:	170.12
	FL 7.0% Sales Tax	11.91
	Total:	182.03
	Visa 8729:	182.03

AUTH CODE C93589
TDS Chip Read
AID AC0000C0980B40 JS DEBIT
TVR 8C0008E000
CVS No Signature Required

MEADOW POINTE 3 CDD 15*****640
Please create your online rewards
account at officedepot.com/rewards
You must complete your account to
claim your rewards and view your
status.
Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below:
158# T&J5 W5VF

Date: 3/30/22
Marco's Pizza #8003

Time: 3:58 pm
813-907-6400

Carryout

#336

Mike	813-765-8159
Order Taker:	Ciara
Lg. Cheese	\$14.99
Pepperoni	
Italian Sausage	
Lg. Cheese	\$15.13
Pepperoni	
Green Peppers	

Visa ends in 8729
Auth: 066782 Trans. ID: 62188967
Host Response: 00

CS: 2 L2T \$21.99	\$21.99
Subtotal	\$21.99
Tax	\$1.65
Total	\$23.64
CREDIT CARD	AUTHORIZATION
ENTRY	CONTACTLESS
VISA #8729	\$23.64

TIP: _____

TOTAL: _____

SIGNATURE: _____
CARDHOLDER VISA

Publix

Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566



0006 3VM 091 392

PBX DELI TEA SWT H		
1 @ 2 FOR	5.00	2.50 T F
DELI TEA DIET 1/2		
1 @ 2 FOR	5.00	2.50 T F
ASST COOKIES 2 DOZ		3.00 F
You Saved	0.99	
OTML RSN CKIE 2 DZ		3.00 F
You Saved	0.99	
DELI SUPPLIES		3.00 T F
DELI SUPPLIES		3.00 T F
DELI SUPPLIES		3.00 T F
BH SUB SELECT M		49.99 T F
FRSH FRT/CHZ PLTR		44.99 T F
CHICKEN TNR PLTR		49.99 T F

Order Total		164.97
Sales Tax		11.13
Grand Total		176.10
Credit	Payment	176.10
Change		0.00

Savings Summary

Special Price Savings 1.98

* Your Savings at Publix *
* 1.98 *

Receipt ID: 0006 3VM 091 392

PRESTO!
Trace #: 099956
Reference #: 0190772531
Acct #: XXXXXXXXXX0729
Purchase VISA
Amount: \$176.10
Auth #: 004145

CREDIT CARD	PURCHASE
A000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Paula

03/30/2022 15:50 S0006 R109 1392 C0450

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer

BLANK

Meadow Pointe III
Truist Master Card-Frank Padilla
04/04/22

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
03/01/22		Beginning Balance		1,500.00
03/14/22	Wawa	Gas for truck	-73.00	1427.00
03/15/22	Walgreens	Pens	-3.21	1423.79
03/22/22	Wawa	Gas for truck	-62.00	1361.79

Frank Padilla 4/4/22

Maintenance Lead

Date

50560

Wawa #5226
27866 SR 56
Wesley Chapel FL 335

3/14/2022 2:35:43 PM
Term: XXXXXXXXX1004
Appr: 049795
Seq#: 036080
Product: Unleaded
Pump Gallons Price
09 16.980 \$4.299
Total Sale \$73.00
Capture

Visa
XXXXXXXXXXXX1446
Contactless

USD\$ 73.00

US DEBIT
Mode: Issuer
AID: A0000000980840
TUR: 0000000000
IAD: XXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
DA8D1BC7A168FF8F

03/14/2022 14:29:36

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS

Tell us about your
experience at

* MyWawaVisit.com *

Take our survey for
a chance to win

Wawa swag
gift baskets and
gift cards valued
at up to \$500!

Disponibile
en Espanol

Survey Code: 1780142

Store Number:05226

Please respond
within 5 days

NO PURCHASE
NECESSARY

See rules at website

Walgreens

#05437 17511 BRUCE B DOWNS BLVD
TAMPA, FL 33647
813-903-8404

216 4628 0021 03/15/2022 9:32 AM

INC CLIP CLICK RETRCT PEN BLK 10S
72432892645 A 2.99
RETURN VALUE 2.99

SUBTOTAL 2.99
SALES TAX A=7.5% 0.22

TOTAL 3.21
VISA ACCT 1446 3.21
AUTH CODE 055888
CHANGE .00

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL
WALGREENS CASH REWARDS BY USING YOUR
MYWALGREENS MEMBERSHIP TODAY.
RESTRICTIONS APPLY, FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER,
OR GO TO MYWALGREENS.COM. ENROLLING IS
QUICK, EASY AND FREE! REDEEM WALGREENS
CASH REWARDS OFF FUTURE PURCHASES.

RFN# 0543-7214-6282-2203-1503



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TESTS. REMEMBER TO SAVE YOUR RECEIPT AND
SUBMIT TO YOUR INSURANCE.

How are we doing?
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\$3,000 cash

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WWW.WALGREENSLISTENS.COM
or scan this code with your mobile device



or call toll free
1-800-875-4028
within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0543-7214-628

PASSWORD
2220-3150-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM

Welcome to Wawa #5226

Phone:813-494-2329

27866 SR 56

Wesley Chapel, FL 33544

3/22/2022 11:31:24 AM Trx # 7834137

Register #100 Cashier: ICR

Total: \$62.00

Qty 50814

Term: XXXXXXXXX1004

Appr: 065121

Seq#: 052080

Pay at Pump Sale

Pump #:3 Unleaded

15.312 Gallons @ \$4.049/Gal \$62.00

Sub-Total: \$62.00

Tax: \$0.00

Total: \$62.00

Visa: \$62.00

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 62.00

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000088000

IAD: XXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

820006C2B7EB65FD

03/22/2022 11:31:05

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

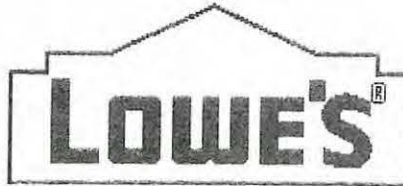
* YOUR OPINION MATTERS! *
* Tell us about your experience at *
* www.MyWawaVisit.com *
* Take our survey for a chance to win *
* Wawa swag gift baskets and *
* gift cards valued at up to \$500! *
* Disponible en Espanol *

BLANK

Frank Padilla Lowe's Credit Log

Attach all receipts to this form	March 2022	
Date	Reason for Expenditure	Amount
3/3/2022	Angle grinder and tools	75.00
3/9/2022	Water, paint, toilet seats	93.86
3/16/2022	Boarder and bolts	14.44
3/16/2022	Boarder for pickball court	247.37
3/17/2022	Locks for kitchen cabinets	47.88
3/18/2022	Bolts and brackets	10.21
3/24/2022	Drill bits, water, trash bags	114.33
3/29/2022	Black top ashphal for pot hole	45.14
3/30/2022	Gorilla tape, loctite, water, box knife	41.30
Total		689.53

Submitted By: Frank Padilla 4/4/22



LOVE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003JP3 3270328 TRANS#: 55331686 03-03-22

505371 KBLT SCISSORS SS 2-CT (-8	8.53
8.98 DISCOUNT EACH	-0.45
839681 NTN BF 4-1/2-IN X 0.045 T	17.08
17.98 DISCOUNT EACH	-0.90
1033804 CFTSH 20V SH ANGLE GRINDE	49.39
51.98 DISCOUNT EACH	-2.59

SUBTOTAL:	75.00
TAX:	0.00
INVOICE 52728 TOTAL:	75.00
LAR:	75.00

TOTAL DISCOUNT: 3.94

LAR: XXXXXXXXXXXX5276 AMOUNT:75.00 AUTHCD: 000664
SWIPED REFID:637100 03/03/22 13:21:00
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 1003 TERMINAL: 52 03/03/22 13:21:26

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

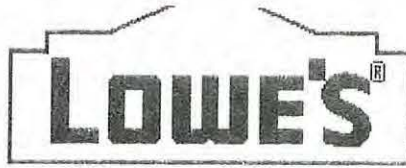


THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: www.loves.com/survey	*
*	Y O U R I D #527286 100310 620047	*
*		*



LOVE'S HOME CENTERS, LLC
 6201 COMMERCE PALMS DRIVE
 TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003BM8 3949804 TRANS#: 55837074 03-09-22

844946	AQUAFINA 16.9-FL OZ 24-CT	9.46
4.98	DISCOUNT EACH	-0.25
	2 @ 4.73	
899892	32-OZ LYSOL ADV CLN LEMON	15.12
3.98	DISCOUNT EACH	-0.20
	4 @ 3.78	
1035775	PROJECT SOURCE UTILITY BR	9.48
9.98	DISCOUNT EACH	-0.50
121332	BERCOH HANDY PAINT PAIL	9.48
9.98	DISCOUNT EACH	-0.50
3649432	EL MANS COMMERCIAL PLASTI	50.32
26.48	DISCOUNT EACH	-1.32
	2 @ 25.16	

SUBTOTAL:	93.86
TAX:	0.00
INVOICE 52015 TOTAL:	93.86
LAR:	93.86

TOTAL DISCOUNT: 4.94

LAR: XXXXXXXXXXXX5276 AMOUNT:93.86 AUTHCD: 000689
 SWIPED REFID:923492 03/09/22 09:42:59
 ACCOUNT NAME: MEADOW POINTE III CD
 AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
 DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
 FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
 MERCHANDISE.

STORE: 1003 TERMINAL: 52 03/09/22 09:44:34

OF ITEMS PURCHASED: 10
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

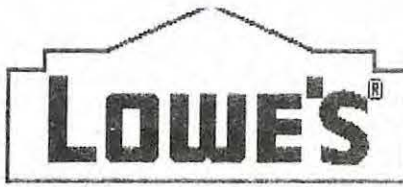


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STORE MANAGER: CHRIS VASILE

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 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 *



LOVE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003NG2 2177804 TRANS#: 55446229 03-16-22

3837048 18.5X24.6 BRENTWOOD BORDE 8.53
0.98 DISCOUNT EACH -0.45
1336031 3/8-INX2-1/2-INX4-IN U-80 5.91
2.08 DISCOUNT EACH -0.11
3 @ 1.97

SUBTOTAL: 14.44
TAX: 0.00
INVOICE 52385 TOTAL: 14.44
LAR: 14.44

TOTAL DISCOUNT: 0.78

LAR: XXXXXXXXXXXX5276 AMOUNT:14.44 AUTHCD: 000616
SWIPE REFID:073532 03/16/22 11:56:38
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
MERCHANDISE.

STORE: 1003 TERMINAL: 52 03/16/22 11:57:09

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
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AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOWE'S PRICE PROMISE
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* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID #523856 100320 756707 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *



LOWE'S HOME CENTERS, LLC
 6201 COMMERCE PALMS DRIVE
 TAMPA, FL 33647 (813) 558-3750

- SALE -

SALES#: S1003AFI 4211372 TRANS#: 23453996 03-16-22

3837048 18.5X24.6 BRENTWOOD BURDE 247.37
 8.98 DISCOUNT EACH -0.45
 29 @ 0.53

SUBTOTAL: 247.37
 TAX: 0.00
 INVOICE 19245 TOTAL: 247.37
 LAF: 247.37

TOTAL DISCOUNT: 13.05

LAR: XXXXXXXXXXXX5276 AMOUNT:247.37 AUTHCD: 000849
 SWIPE REFID:093716 03/16/22 15:46:04
 ACCOUNT NAME: MEADOW POINTE III CD
 AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
 DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
 FROM TRANSACTION DATE FOR S&S OR DIRECT DELIVERY
 MERCHANDISE.

STORE: 1003 TERMINAL: 19 03/16/22 15:46:36
 # OF ITEMS PURCHASED: 29
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
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 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOWE'S PRICE PROMISE
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 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500 *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * YOUR ID #192459 100350 750567 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

LOVE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S10032R1 1955359 TRANS#: 19544384 03-17-22

252837	DRAWER AND CABINET LOCK	11.74
6.18	DISCOUNT EACH	-0.31
2 @	5.87	
252974	DRAWER AND CABINET LOCK	5.78
6.08	DISCOUNT EACH	-0.30
252752	1-3/8 IN CAM LOCK	6.63
6.98	DISCOUNT EACH	-0.35
2564166	GL SELF-FEEDING SPADE BIT	23.73
24.98	DISCOUNT EACH	-1.25

SUBTOTAL:	47.88
TAX:	0.00
INVOICE 10569 TOTAL:	47.88
LAR:	47.88

TOTAL DISCOUNT: 2.52

LAR: XXXXXXXXXXXX5276 AMOUNT:47.88 AUTHCD: 000651
SWIPED REFID:365159 03/17/22 15:12:16
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
MERCHANDISE.

STORE: 1003 TERMINAL: 10 03/17/22 15:13:04

OF ITEMS PURCHASED: 5

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
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AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

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* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.loves.com/survey *
* Y O U R I D #105690 100340 764935 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *



LOVE'S HOME CENTERS, LLC
 6201 COMMERCE PALMS DRIVE
 TAMPA, FL 33647 (813) 558-6760

-- SALE --

SALES#: S1003BM8 3949804 TRANS#: 71612051 03-14-22

3662654 RB 2-IN ZINC BARREL BOLT	3.12
3.28 DISCOUNT EACH	-0.16
3662672 RB 2-1/2-IN SH SURFACE BÜ	4.73
4.98 DISCOUNT EACH	-0.25
3652115 RB 1.5-IN ZN BENDING BRAC	2.36
2.48 DISCOUNT EACH	-0.12

SUBTOTAL:	10.21
TAX:	0.00
INVOICE 09107 TOTAL:	10.21
LAR:	10.21

TOTAL DISCOUNT: 0.53

LAR: XXXXXXXXXXXX5276 AMOUNT:10.21 AUTHCD: 000514

SWIPE REFID:321829 03/18/22 10:00:13

ACCOUNT NAME: MEADOW POINTE III CD

AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 1003 TERMINAL: 09 03/18/22 10:00:51

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

*	SHARE YOUR FEEDBACK!	*
*	ENTER FOR A CHANCE TO BE	*
*	ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!	*
*	¡ENTRE EN EL SORTEO MENSUAL	*
*	¡PARA SER UNO DE LOS CINCO GANADORES DE \$500!	*
*		*
*	ENTER BY COMPLETING A SHORT SURVEY	*
*	WITHIN ONE WEEK AT: www.lowes.com/survey	*
*	Y O U R I D #091079 100370 775515	*
*		*



LOWE'S HOME CENTERS, LLC
 7921 GALL BOULEVARD
 ZEPHYRHILLS, FL 33541 (813) 838-9000

- SALE -

SALES#: S1854P25 2291227 TRANS#: 2589410 03-29-22

877043	3/4-IN FAT GARDEN ROSE CA	2.45
2.58	DISCOUNT EACH	-0.13
239232	115.2-FL OZ BLKTP CRCK/H	17.33
12.98	DISCOUNT EACH	-0.65
134917	OPR 50-LB PERMIT ASPHALT	36.36
15.98	DISCOUNT EACH	-0.80
2.38		15.18

SUBTOTAL:	45.14
TAX:	0.00
INVOICE 02599 TOTAL:	45.14
LAR:	45.14

TOTAL DISCOUNT: 2.38

LAR: XXXXXXXXXXXX5276 AMOUNT:45.14 AUTHCD: 000660
 SWIPED REFID:098300 03/29/22 17:29:52
 ACCOUNT NAME: MEADOW POINTE 111 CU
 AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 1854 TERMINAL: 02 03/29/22 17:30:10

* OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
 LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JENNIFER BEAUDOIN

LOWE'S PRICE PROMISE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

```

*****
*                                     *
*   SHARE YOUR FEEDBACK!             *
*   ENTER FOR A CHANCE TO BE         *
*   ONE OF FIVE $500 WINNERS DRAWN   *
*   MONTHLY!                         *
*   ENTRE EN EL SORTEO MENSUAL.      *
*   PARA SER UNO DE LOS CINCO GANAD *
*   DORES DE $500!                   *
*                                     *
*   ENTER BY COMPLETING A SHORT     *
*   SURVEY                            *
*   WITHIN ONE WEEK AT: www.lowes.c *
*   om/survey                          *
*   Y O U R   I D #025997 185470 8 *
*   81211                              *
*                                     *
*   NO PURCHASE NECESSARY TO ENTER *
*   OR WIN.                            *
*   VOID WHERE PROHIBITED. MUST BE *
*   18 OR OLDER TO ENTER.           *
*   OFFICIAL RULES & WINNERS AT:   *
*   www.lowes.com/survey             *
*****

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LOWE'S HOME CENTERS, LLC
6201 COMMERCE PALMS DRIVE
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1005009 4115784 TRANS#: 55649933 03-30-22

3695055 GORILLA TAPE BLACK 30YD (9.48
9.98 DISCOUNT EACH	-0.50
607963 KOBALT SPEED RELEASE UTIL	11.38
11.98 DISCOUNT EACH	-0.60
461132 LOCTITE JH 5G GEL ULTRA 2	10.02
5.28 DISCOUNT EACH	-0.27
2 @	5.01
844946 AQUAFINA 16.9-FL OZ 24-CT	10.42
5.48 DISCOUNT EACH	-0.27
2 @	5.21

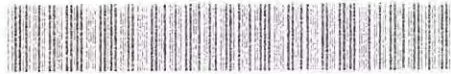
SUBTOTAL:	41.30
TAX:	0.00
INVOICE 52306 TOTAL:	41.30
LAR:	41.30

TOTAL DISCOUNT: 2.18

LAR: XXXXXXXXXXXX5276 AMOUNT:41.30 AUTHCD: 000657
 SWIPE REFID:073382 03/30/22 10:17:51
 ACCOUNT NAME: MEADOW POINTE III CO
 AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR S&S OR DIRECT DELIVERY MERCHANDISE.

STORE: 1003 TERMINAL: 52 03/30/22 10:18:53
 * OF ITEMS PURCHASED: 6
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOWE'S PRICE PROMISE
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * YOUR ID #523067 100300 899621 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * *

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Meadow Pointe III Home Depot Credit Log-Frank Padilla

Attach all receipts to this form	March 2022	
Date	Reason for Expenditure	Amount
3/3/2022	Level, caution tape, hinge	34.69
3/9/2022	Paint	25.96
3/9/2022	Liquid nail, caulk gun	17.53
3/10/2022	Keys	26.80
3/15/2022	Water, glue, light bulbs	44.82
3/22/2022	Bolts, water	18.36
Total		168.16

Submitted By: Frank Padilla 4/4/22



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00061 21321 03/03/22 11:28 AM
SALE CASHIER AMAYA

045242359257	9IN LEVEL <A>	10.97N
	EMPIRE 9" MAGNTC PRO TORPEDO LEVEL	
015812771024	TAPE 1000FT <A>	10.97N
	EMPIRE 1000' YELLOW CAUTION TAPE	
030699149971	HINGE <A>	
	HINGE, DR_4" _5/8RD_SB	
3@4.25		12.75N

	SUBTOTAL	34.69
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$34.69
XXXXXXXXXXXX3880	HOME DEPOT	
	USD\$	34.69
AUTH CODE 003156/5612701		TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A000000004999908400305 THD PLCC PROX

6311 03/03/22 11:28 AM



6311 61 21321 03/03/2022 1179

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	03/03/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 49242 42992
PASSWORD: 22153 42931

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00008 17049 03/09/22 09:59 AM
SALE CASHIER JESI IRIMAR

020066193850 PTCHHNTGRNQT <A>
PAINTERS TOUCH GLOSS HUNTER GREEN QT
2@12.98 25.96N

SUBTOTAL 25.96
SALES TAX 0.00
TAX EXEMPT
TOTAL \$25.96
XXXXXXXXXXXX3880 HOME DEPOT USD\$ 25.96
AUTH CODE 009870/9083635 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THE PLCC PROX

6311 03/09/22 09:59 AM



6311 08 17049 03/09/2022 4957

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 03/09/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 40698 34395
PASSWORD: 22159 34387

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00008 17635 03/09/22 01:26 PM
SALE CASHIER YOLONDA

022078190728 LIO NAIL HD <A>
LN HEAVY DUTY 10 OZ 6.56N
2@3.28
6930372900100 CAULK GUN <A> 10.97N
ANVIL COMPOSITE 10 OZ CAULK GUN

SUBTOTAL 17.53
SALES TAX 0.00

TAX EXEMPT TOTAL \$17.53

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 17.53
AUTH CODE 009684/9083660 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A000000004999908400305 THD PLCC PROX

6311 03/09/22 01:26 PM



6311 03 17635 03/09/2022 4957

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 03/09/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 41870 35567
PASSWORD: 22159 35559

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 83001 03/10/22 01:03 PM
SALE CASHIER ROBERT

736511500650 66KWIKSETKEY <A>
66 KEY KWIKSET 16.08N
6@2.68

736511500654 68SCHLAGEKEY <A>
68 KEY SCHLAGE 10.72N
4@2.68

SUBTOTAL 26.80
SALES TAX 0.00

TAX EXEMPT TOTAL \$26.80

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 26.80
AUTH CODE 010273/8073116 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
ATD A000000004999908400305 THD PLCC PROX

6311 03/10/22 01:03 PM



6311 07 83001 03/10/2022 7745

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 03/10/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

online en español

www.homedepot.com/survey

User ID: H8B-172602-166298
PASSWORD: 22160 166291

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00062 97683 03/15/22 09:20 AM
SALE CASHIER ROBERT

017801819854	PLC26WCFLNI <A>	
	FEIT 26W PL TRITUBE CW GX24Q-3 CFL	
	3@6.97	20.91N
027541001235	BOTTLE WATER <A>	
	1/2 LITER WATER 24PK	
	2@3.84	7.68N
079340686076	ULTRA GLUE <A>	5.28N
	LOCTITE ULTRA GEL SUPER GLUE .14 OZ	
840072809329	B1160WBW3PK <A>	10.95N
	ECS (60W) B11 FRO BW 3PK DIM	

	SUBTOTAL	44.82
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$44.82
XXXXXXXXXXXX3880	HOME DEPOT	
		USD\$ 44.82
AUTH CODE 015328/3625583		TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

6311 03/15/22 09:20 AM



6311 62 97683 03/15/2022 9863

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	03/15/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 201966 195717
PASSWORD: 22165 195655

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00052 82264 03/22/22 02:14 PM
SALE CASHIER HEAVENLEIGH

030699135134 BT_2_BLK <A>
BOLT, WINDOW_2" _BLACK 6.84N
2@3.42
027541001235 BOTTLE WATER <A>
1/2 LITER WATER 24PK 11.52N
3@3.84

SUBTOTAL 18.36
SALES TAX 0.00

TAX EXEMPT TOTAL \$18.36

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 18.36

AUTH CODE 022015/6526492 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

6311 03/22/22 02:14 PM



6311 52 82264 03/22/2022 5837

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 03/22/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 171128 164869
PASSWORD: 22172 164817

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

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Meadow Point III CDD Credit Card Log-March 2022

Date	Name	Item & Item #	Quantity	Item Price	TL Amount	Receipt #
3/1/2022	Naranjo	Fob 60370	1	\$ 25.00	\$ 25.00	L52G
3/1/2022	Karageorgia	Fob 60371, 60372	2	\$ 25.00	\$ 50.00	5aRL
3/1/2022	Barnes	Fob 60373	1	\$ 25.00	\$ 25.00	9SQ7
3/2/2022	Marks	Rental & Deposit - 3/6/22	2	\$200.00	\$200.00	12aO
3/3/2022	Maghaddam	Fob 60374	1	\$25.00	\$25.00	zhGZ
3/5/2022	Hickman	Fob 60375, GR 2735	2	\$55.00	\$55.00	NAFG
3/5/2022	Tackett	Fobs 60376/60377, GRs 2736/2737	4	\$110.00	\$110.00	Zcw6
3/6/2022	Lizano	GR 2738	1	\$30.00	\$30.00	7Xly
3/6/2022	Morgan	Rental and Deposit for 5/7/22	2	\$150.00	\$150.00	NOK1
3/6/2022	Marks	cleaning deposit refund	1	(\$100.00)	(\$100.00)	12aO
3/6/2022	Malas	Rental & Deposit - 3/20/22		\$200.00	\$200.00	xMUX
3/7/2022	Valenzuela	GR 2739	1	\$30.00	\$30.00	NENx
3/7/2022	Ali	GR 2740	1	\$30.00	\$30.00	RYsU
3/7/2022	Walcott	Fob 60378	1	\$25.00	\$25.00	xEgZ
3/7/2022	Randolph	Fob 60379	2	\$25.00	\$25.00	lqe5
3/10/2022	Sinkiewicz	Rental & Deposit - 4/9/22	2	\$300.00	\$300.00	ZelS
3/11/2022	Priddley	GR 2741	1	\$30.00	\$30.00	R00d
3/14/2021	Williams	Fob 60380	1	\$25.00	\$25.00	njU4
3/15/2022	Sinkiewicz	Refund Rental & jDep	2	(\$300.00)	(\$300.00)	ZelS
3/15/2021	Schaffner	Fob 60381	1	\$25.00	\$25.00	lyCT
3/15/2022	Tierrez	GR 2742	2	\$30.00	\$30.00	ZNbf
3/15/2022	Turner	Room Rental and Deposit for 6/18/22	2	\$150.00	\$150.00	FkrH
3/15/2022	Alwawi	GR 2743	1	\$30.00	\$30.00	Il1Z
3/16/2021	Williams	Fob 60382	1	\$25.00	\$25.00	pU63
3/16/2022	Nichols	GR 2744	1	\$30.00	\$30.00	PVJz
3/17/2022	Nichols	GR 2745,2746	2	\$30.00	\$60.00	HX2Q
3/17/2021	Saliba	Fob 60383	1	\$25.00	\$25.00	X1LI
3/17/2021	Doss	Fob 60384	1	\$25.00	\$25.00	XTCN
3/18/2022	Carrizosa	GR 2747 Fob 60385	2	\$55.00	\$55.00	BWvw
3/20/2022	Firdous	GR 2748	1	\$30.00	\$30.00	zROJ
3/20/2022	Malas	cleaning refund	1	(\$100.00)	(\$100.00)	xMUX
3/21/2022	Davis	Rental & Deposit 6/11/22	2	\$150.00	\$150.00	jROn
3/21/2022	Duran	Rental & Deposit 6/12/22	2	\$150.00	\$150.00	RwK1
3/23/2022	Smith	GR 2749	1	\$30.00	\$30.00	5cON
3/23/2022	Smith	GR 2745	1	\$30.00	\$30.00	Vw3E
3/17/2022	Nichols	(Gr 2745, 2746)	2	(\$60.00)	(\$60.00)	HQ2X
3/23/2022	Kennedy	Rental/Dep 7/16/22	2	\$200.00	\$200.00	rHN
3/24/2022	Rodriguez	GR 2746	1	\$30.00	\$30.00	Dp6p
3/24/2022	Turner	GR 2750	1	\$30.00	\$30.00	VEtb
3/25/2022	Colon	Rental & Dep 5/21/22	2	\$200.00	\$200.00	fjwT
3/26/2022	Fernandez	Fobs 60386, 60387, 60388	3	\$75.00	\$75.00	F03R
3/26/2022	Hernandez	6/5/22 All Day Party, Cleaning Deposit	2	\$200.00	\$200.00	PjM5
3/26/2022	O'Neal	GR 2752	1	\$30.00	\$30.00	Hf8T
3/26/2022	Velasquez	Fob 60389	1	\$25.00	\$25.00	JGpY
3/26/2022	Mccarhty	cleanig de[posit	1	\$150.00	\$150.00	vmfj
3/26/2022	Lucien	refunding cleaning deposit	1	(\$100.00)	(\$100.00)	do1k
3/29/2022	White	Fob 60390	1	\$25.00	\$25.00	94Bw
3/30/2022	Richer	Fob 60391	1	\$25.00	\$25.00	LPTB
3/30/2022	Gutierrez	GR 2751	1	\$30.00	\$30.00	pc8G
3/31/2022	Folch	Rental 4/3/22	2	\$150.00	\$150.00	nzQK
Total					\$2,690.00	

SALES REPORT

March 1, 2022 12:00 AM —
March 31, 2022 11:59 PM
Reported on Apr 1, 2022 8:03
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$3,350.00
Refunds	-\$660.00
Discounts & Comps	\$0.00
Net Sales	\$2,690.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$2,690.00

PAYMENTS

Total Collected	\$2,690.00
Card	\$2,690.00
Fees	-\$74.24
Net Total	\$2,615.76

CATEGORY SALES

Gate Remotes × 20	\$600.00
Key Fobs × 22	\$550.00
Room Rental × 24	\$2,200.00

ITEM SALES

All Day Non Resident Rental Fee (Regular) × 1	\$200.00
All Day Reservation Fee (Regular) × 4	\$400.00
Cleaning Deposit (Regular) × 11	\$1,100.00
Fob (Regular) × 22	\$550.00
Gate Remote (Regular) × 20	\$600.00
Non Resident Reservation Fee (Regular) × 2	\$200.00
Reservation Fee (Regular) × 6	\$300.00

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EXPENSE REPORT

No:

<u>Name</u> Frank Padilla	<u>Position</u> Maintenance Lead	<u>Date</u>	3/31/2022
<u>Office Location</u>			

Date	Charge to client #	Tolls	Parking	Auto, Taxi	Phone	Description	Amount	Total Expense
3/31	MPIII				X	Phone Expense	\$50.00	50.00
								-
								-
								-
								-
								-
								-
								-
								-
								-
								-
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								-
								-
								-
								-
								-
								-
								-
								-
Mileage Total (from schedule 2)							-	-
Totals		\$ -	\$ -	\$ -	\$ -		\$ 50.00	\$ 50.00
For Accounting Use Only						Temporary Advance Deducted		
Misc	GL Account	Amount	GL Account	Amount		Balance Due Company		
				\$ -				
				\$ -		Balance Due Me 50.00		

*Detail odometer readings on Schedule 2

Employees Signature	<i>Frank Padilla</i> 3/31/22
Approved	Date

BLANK

EXPENSE REPORT

No:

<u>Name</u> Michael Rdoriguez	<u>Position</u> Manager	<u>Date</u>	3/31/2022
<u>Office Location</u>			

Date	Charge to client #	Tolls	Parking	Auto, Taxi	Phone	Description	Amount	Total Expense
3/31	MPIII				X	Phone Expense	\$50.00	50.00
								-
								-
								-
								-
								-
								-
								-
								-
								-
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								-
								-
								-
								-
								-
Mileage Total (from schedule 2)							-	-
Totals		\$ -	\$ -	\$ -	\$ -		\$ 50.00	\$ 50.00
For Accounting Use Only						Temporary Advance Deducted		
Misc	GL Account	Amount	GL Account	Amount		Balance Due Company		
				\$ -				
				\$ -		Balance Due Me 50.00		

*Detail odometer readings on Schedule 2

Employees Signature	<i>Michael Rodriguez</i>	<i>3/31/22</i>
Approved		Date

BLANK

Items Sold									
Date	Customer Name Res or NR	Gate Remote Quantity	Home Address	Village Gate Requested	Copy of ID	Amount Paid	Check No. or C. C. Receipt	Gate Remote#	Staff Initials
	TOTAL	20				\$ 600.0			

SALES REPORT

March 1, 2022 12:00 AM —
March 31, 2022 11:59 PM
Reported on Apr 1, 2022 8:03
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$3,350.00
Refunds	-\$660.00
Discounts & Comps	\$0.00
Net Sales	\$2,690.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$2,690.00

PAYMENTS

Total Collected	\$2,690.00
Card	\$2,690.00
Fees	-\$74.24
Net Total	\$2,615.76

CATEGORY SALES

Gate Remotes × 20	\$600.00
Key Fobs × 22	\$550.00
Room Rental × 24	\$2,200.00

ITEM SALES

All Day Non Resident Rental Fee (Regular) × 1	\$200.00
All Day Reservation Fee (Regular) × 4	\$400.00
Cleaning Deposit (Regular) × 11	\$1,100.00
Fob (Regular) × 22	\$550.00
Gate Remote (Regular) × 20	\$600.00
Non Resident Reservation Fee (Regular) × 2	\$200.00
Reservation Fee (Regular) × 6	\$300.00

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MPIII Sales Activity - March 2022

Items Sold											
Date	Customer Name	Gate Remote	Key Fob	Room Rental	Deposit	Other	Comp, Sold or Dep	Amount Paid	Check No. or C. C. Receipt	Description: Remote#, Key Fob#, Room Deposit or Ticket Sale	Staff Initials
3/1/2022	Naranjo		1				sold	\$ 25.00	L52G	Fob 60370	NM
3/1/2022	Karageorgia		2				sold	\$ 50.00	5aRL	Fob60371, 60372	MR
3/1/2022	Barnes		1				sold	\$ 25.00	9SQ7	Fob 60373	MR
3/2/2022	Marks			1	1		sold	\$200.00	12aO	Rental & Deposit for 3/6/22	MR
3/3/2022	Maghaddam		1				sold	\$25.00	zHGZ	Fob 60374	MR
3/5/2022	Hickman	1	1				sold	\$ 55.00	NAFG	Fob 60375, GR 2735	LB
3/5/2022	Tackett	2	2				sold	\$ 110.00	Zcw6	Fobs 60376/60377, GRs 2736/2737	LB
3/6/2022	Lizano	1					sold	\$30.00	7Xly	GR 2738	CJ
3/6/2022	Morgan			1	1		sold	\$ 150.0	NOK1	Rental and Deposit for 5/7/22	CJ
3/6/2022	Malas			1	1		sold	\$ 200.0	xMUX	Rental and Deposit 3/20/22	CJ
3/6/2022	Marks				1		refund	\$ (100.0)	12aO	cleaning deposit refund	CJ
3/7/2022	Valenzuela	1					sold	\$ 30.0	NENx	GR 2739	MR
3/7/2022	Ali	1					sold	\$ 30.0	RYsU	GR 2740	MR
3/7/2022	Walcott		1				sold	\$ 25.0	xEgZ	Fob 60378	MR
3/7/2022	Randolph		1				sold	\$ 25.0	Iqe5	Fob 60379	LB
3/10/2022	Sinkiewicz			1	1		sold	\$ 300.0	ZelS	Rental and Deposit 4/9/22	MR
3/11/2022	Priddley	1					sold	\$ 30.0	R00d	GR 2741	MR
3/14/2022	Williams		1				sold	\$ 25.0	njU4	Fob 60380	MR
3/15/2022	Sinkiewicz			-1	-1		refund	\$ (300.0)	ZelS	Refund Rental & Dep 4/9/22	MR
3/15/2022	Schaffner		1				sold	\$ 25.0	lyCT	Fob 60381	MR
3/15/2022	Turner			1	1		sold	\$ 150.0	FkrH	Room Rental and Deposit for 6/18/22	LB
3/15/2022	Tierrez	1					Sold	\$ 30.0	znBF	GR 2742	MR
3/15/2022	Alwawi	1					sold	\$ 30.0	ll1Z	GR 2743	LB
3/16/2022	Williams		1				sold	\$ 25.0	pU63	Fob 60382	MR
3/16/2022	Nicholls	1					sold	\$ 30.0	PVJz	GR 2744	MR
3/17/2022	Nicoholls	2					sold	\$ 60.0	XH2Q	GR 2745,2746	NM
3/17/2022	Saliba		1				sold	\$ 25.0	X1LI	Fob 60383	MR
3/17/2022	Doss		1				sold	\$ 25.0	XTCN	Fob 60384	LB
3/18/2022	Carrizosa	1	1				sold	\$ 55.0	BWvw	GR 2747 Fob 60385	NM
3/20/2022	Firdous	1					sold	\$ 30.0	zROJ	GR 2748	AB
3/20/2022	Malas				-1		refund	\$ (100.0)	xMUX	cleaning deposit	CJ
3/21/2022	Davis			1	1		Sold	\$ 150.0	jROn	Rental & Dep - 6/11/22	MR
3/21/2022	Duran			1	1		Sold	\$ 150.0	RwK1	Rental & Dep - 6/12/22	MR
3/23/2022	Smith	1					Sold	\$ 30.0	5cON	GR 2749	MR
3/23/2022	Smith	1					Sold	\$ 30.0	Vw3E	GR 2745	MR
3/17/2022	Nicholls	-2					refund	\$ (60.0)	HX2Q	(GR 2745, 2746)	MR
3/23/2022	Kennedy			1	1		Sold	\$ 200.0	rfHN	Rental/Deposit 7/16/22	MR
3/24/2022	Rodriguez	1					Sold	\$ 30.0	Dp6p	GR 2746	MR
3/24/2022	Turner	1					Sold	\$ 30.0	VETb	GR 2750	MR
3/25/2022	Colon			1	1		Sold	\$ 200.0	fjwT	Rental & Dep 5/21/22	MR
3/26/2022	Ferndandiez		3				Sold	\$ 75.0	F03R	Fobs 60386, 60387, 60388	LB
3/26/2022	Hernandez			1	1		Sold	\$ 200.0	PjM5	6/5/22 All Day Reservation, Cleaning Deposit	LB

SALES REPORT

March 1, 2022 12:00 AM —
March 31, 2022 11:59 PM
Reported on Apr 1, 2022 8:03
PM EDT
All Team Members
All Devices

SALES

Gross Sales	\$3,350.00
Refunds	-\$660.00
Discounts & Comps	\$0.00
Net Sales	\$2,690.00
Tax	\$0.00
Tips	\$0.00
Gift Card Sales	\$0.00
Refunds by Amount	\$0.00
Total	\$2,690.00

PAYMENTS

Total Collected	\$2,690.00
Card	\$2,690.00
Fees	-\$74.24
Net Total	\$2,615.76

CATEGORY SALES

Gate Remotes × 20	\$600.00
Key Fobs × 22	\$550.00
Room Rental × 24	\$2,200.00

ITEM SALES

All Day Non Resident Rental Fee (Regular) × 1	\$200.00
All Day Reservation Fee (Regular) × 4	\$400.00
Cleaning Deposit (Regular) × 11	\$1,100.00
Fob (Regular) × 22	\$550.00
Gate Remote (Regular) × 20	\$600.00
Non Resident Reservation Fee (Regular) × 2	\$200.00
Reservation Fee (Regular) × 6	\$300.00

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MEADOW POINTE III

Parking Violations – March 2022

Meadow Pointe III CDD
 1500 Meadow Pointe Blvd
 Wesley Chapel, FL 33543
 Clubhouse & Amenities Manager:
 Michael Rodriguez 813-383-6676
mpiiclub@tampabay.rr.com

Parking Violations

Street/Address Location	Vehicle Make/Model/Color	License Plate No./State	Photo's Ck Box	Violation #1 Date	Violation #2 Date	Violation #3 Date Approved BY
2452 Nesselwood	Hyundai / White	FL EUH DI5	X	9/10/21		
2629 Kenchester	Honda / Civic / Blue	VL NPV X69	X	9/10/21		
2330 Nesselwood	Nissan / Altima / White	FL KAF N51	X	9/10/21		
31340 Heatherstone	BMW /428I / White	FL GCG 808	X	9/10/21		
31241 Heatherstone	Chevy / Silverado / Gray	FL DBW 684	X	9/10/21		
31430 Philmar	Chevy / Cruze / White	FL CNJ U26	X	9/10/21		
31413 Heatherstone	VW / Golf / White	FL 276 9LE	X	9/10/21		
31342 Kirkshire	Toyota / Green	CEW J46	X	10/1/21		
31207 Wrencrest	Chevy / Traverse / Maroon	2C TM214	X	10/4/21		
31407 Heatherstone	Lexus IS 250 / White	BSF J03	X	10/28/21		
31413 Heatherstone	Honda / Civic / Silver	PKV K47	X	11/3/21		
31407 Heatherstone	Lexus / IS 250 / White	BSF J03	X		11/3/21	
1115 Bensbrook Dr	Ford / F-150 / White	LTC GO3	X	11/20/21		
2338 Nesselwood Dr	Nissan / Blue	Y80 X2F	X	11/28/21		
31332 Philmar Ln	Hundai / Elentra / Blue	II EFF	X	11/28/21		
31203 Hannigan Pl	Mazda / Tribute / Red	RNJ 120	X	11/28/21		
31215 Wrencrest	Nissan / Altima / Black	TB 01	X	11/28/21		
MP Blvd & Beardsley	Mercury / Montego / Red	No plate	X	12/7/21		
1319 Stokesley Pl	Volkswagon / Atlas / Red	885-9YT	X	12/8/21		



Rizzetta & Company

Parking Violations

Street/Address Location	Vehicle Make/Model/Color	License Plate No./State	Photo's Ck Box	Violation #1 Date	Violation #2 Date	Violation #3 Date Approved BY
1325 Stokesley Pl	Dodge / Charger / Silver	KUB E210	X	12/8/21		
1500 Meadow Pointe Blvd	Ford / Transport / White	AQI W77	X	12/19/21		
2051 Shellbourne Ct	Chevy / S10 / Red	27210 12 IL	X	1/21/22		
1830 Rensselaer Dr	Dodge / Durango / White	AFA L75	X	1/21/22		
31519 Wrencrest	Nissan / Rogue / Gray	HBG G62	X	1/21/22		
31520 Wrencrest	Nissan / Altima / Black	JYE G17	X	1/21/22		
3130 Heatherstone	Honda / Civic / Black	QGN X70	X	1/21/22		
31336 Kirkshire	Hyundai / Santa Fe / White	NNH 607	X	1/21/22		
31537 Marchester	Ford / Fusion / Red	KC 8L	X	1/21/22		
31520 Wrencrest	Nissan / Altima / Black	JYE G17	X		1/24/22	
31310 Heatherstone	Honda / Pilot / Red	QIP P73	X	2/3/22		
31241 Heatherstone	Mercedes / ML420 / Black	AB9 137	X	2/3/22		
31326 Philmar	Mazda / CX-5 / Gray	B8HGGZ	X	2/3/22		
31306 Heatherstone	Ford / Titanium / Orange	LHG G34	X	2/3/22		
31509 Wrencrest	Hyundai / Elentra / Silver	HSG Y83	X	2/3/22		
31219 Wrencrest	Nissan / Maxima / Red	BOGSZ	X	2/3/22		
1739 Leybourne	Hyundai / Santa Fe / Gray	NEY F40	X	2/17/22		
31340 Heatherstone	Kia / Soul / White	H9Q E47	X	2/17/22		
31354 Heatherstone	Chrysler / Town & County/ Red	NZY X02	X	2/17/22		



Rizzetta & Company

Parking Violations

Street/Address Location	Vehicle Make/Model/Color	License Plate No./State	Photo's Ck Box	Violation #1 Date	Violation #2 Date	Violation #3 Date Approved BY
31360 Heatherstone	Ford / Fusion / Blue	17A 5KC	X	2/18/22		
311423 Wrencrest	VW / Silver	PZA W66	X	2/18/22		
1446 Appleton	Toyota / Camry / Black	Z64 IGT	X	2/18/22		
1449 Appleton	Ford / Escape / Gray	GIA JYI	X		2/18/22	
1224 Katahdin	Toyota / Highlander / Blue	HNZE78	X	2/18/22		
31403 Wrencrest	Toyota / Camry / Red	LBC N54	X	2/18/22		
3111 Wolfert	Toyota/Camry/White	18B BLB	X	3/2/22		
31203 Hannigan	Ford/Escape/Gray	YO2 MGH	X	3/2/22		
1449 Appleton	Ford/Escape/Gray	61A JYI	X	3/2/22		
31326 Philmar	Mazda/CX-5/Black	B8H GZ	X		3/2/22	
31418 Wrencrest	Ford/Mustange/Blue	SMURRRH	X	3/7/22		
31430 Wrencrest	Honda/Accord	NTA X40	X	3/7/22		
31520 Wrencrest	Volkswagon/Jetta/Gray	EMJ 670	X	3/7/22		
1515 Appleton	Honda/Odyssey/Black	EKC Y07	X	3/7/22		
1453 Appleton	Toyota/Tacoma/Black	247 5TX	X	3/7/22		
1426 Appleton	Hyundai/Elentra/White	HMN Q60	X	3/7/22		
30845 Whitlock	Lexus/350/Silver	PEFE 13	X	3/11/22		
31717 Marchester	Kia/Optima/Black	80A JYA	X	3/11/22		
31702 Marchester	Honda/HRV/Gray	ICS OKK	X	3/11/22		



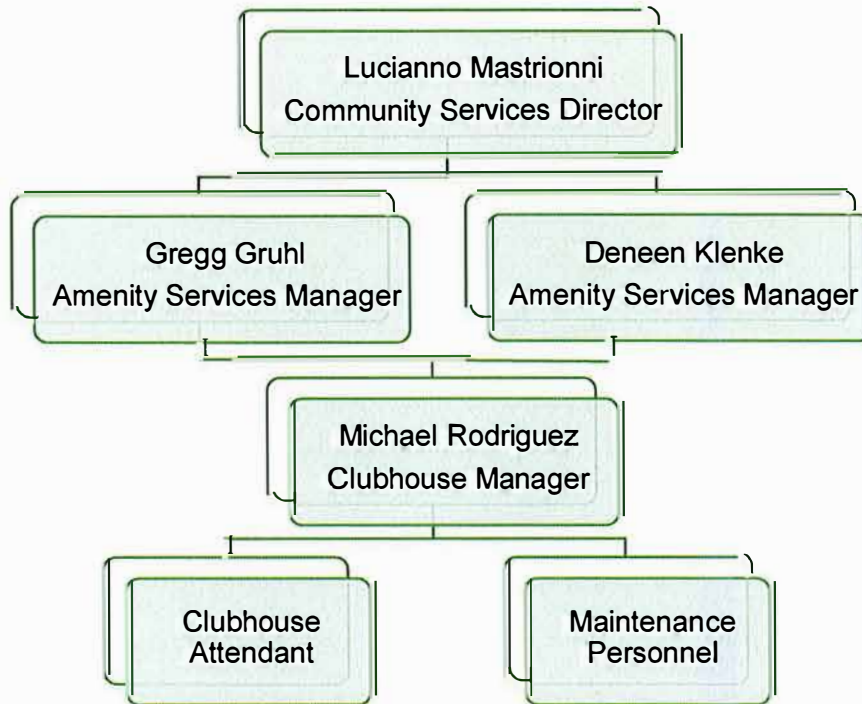
Parking Violations

Street/ Address Location	Vehicle Make/Model/Color	License Plate No./State	Photo's Ck Box	Violation #1 Date	Violation #2 Date	Violation #3 Date Approved BY
31543 Marchester	Nissan/Altima/Black	ZAI 5F	X	3/11/22		
31154 Harthorne	Honda/Insight/Silver	FLW 147	X	3/11/22		
2508 Kenchester	Nissan/Rogue/Silver	BUL M65	X	3/11/22		
31635 Bearded Oak	Acura/White	CGV U74	X	3/11/22		
31717 Marchester	Kia/Optima/Black	80A JYA	X	3/11/22		
2421 Nesselwood	Nissan/Tacoma	Y80 X2	X	3/29/22		



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**Meadow Pointe III Organization Chart – Amenity Services
March 2022**



Clubhouse Attendants – Contracted Hours per week

- Lukas Bosch - 20 hours
- Jeromy Cornier - 10 hours
- Carmen Jones - 20 hours
- Ariana Baily - 10 hours
- Nargiza Mokhotina– 20 hours
- Evan Komora - 20 hours

Maintenance Staff – Contracted Hours per week

- Barney Mulenga - 40 hours
- Frank Padilla - 40 hours
- Robert Clark - 25 hours
- Open Position - 20/wk hours
- Open Position – 25 hr/wk



Rizzetta & Company

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Deputy Schedule – Apr 2022



Sun	Mon	Tue	Wed	Thu	Fri	Sat
BUDDY:11AM-11PM JOE:11AM-11PM					1 J	2 J
3 J	4 B	5 B	6 J	7 J	8 B	9 B
10 B	11 J	12 J	13 B	14 B	15 J	16 J
17 J	18 B	19 B	20 J	21 J	22 B	23 B
24 B	25 J	26 J	27 B	28 B	29 J	30 J

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March 2022



MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 5:00 Food Truck Night	3	4	5 10-2 3-7
6 10-7 Marks	7	8 6:30pm Master HOA Meeting	9 5:00 Food Truck Night Larkenheath community meeting 6:30 Nicole Hicks	10	11	12 10-2 3-7
13 10-2 3-7	14	15	16 CDD Meeting 6:30pm 5:00 Food Truck Night	17 St Patrick's Day 	18	19 10-2 3-7
20 10-2 3-7 Malas party	21	22 6:30pm Larkenheath HOA	23 5:00 Food Truck Night	24	25	26 10-7 Lucien party
27 10-2 3-7	28 6:pm Book Club	29	30 5:00 Food Truck Night 6:30 CDD Workshop	31	Tennis Lessons T-Th 4:30pm-8:30pm	

Tab 8



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
4/7/2022	1692

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
WRENCREST CHATTERLY			
This estimate is to replace the bad circuit board in the call box.			
Door King 1835-010 circuit board NEW	1	2,466.00	2,466.00
Hourly Tech Charge	1	105.00	105.00
Estimate valid for 30 days.		Total	\$2,571.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

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Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
3/14/2022	1683

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
SHERINGHAM/NESSLEWOOD			
This estimate is to replace the bad circuit board in the call box.			
Door King 1835-010 circuit board NEW	1	2,466.00	2,466.00
Hourly Tech Charge	1	105.00	105.00
Estimate valid for 30 days.		Total	\$2,571.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

Tab 9



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
4/7/2022	1694

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
Sheringham/Nesslewood CAPXLV This estimate is to replace the existing tele entry with a new Liftmaster CAPXL touchscreen entry. LIFTMASTER CAPXL touch scree tele entry unit. Install one Cellular wifi unit at the CAPXL. Hourly Tech Charge	 1 1 4	 4,192.00 500.00 95.00	 4,192.00 500.00 380.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$5,072.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

Tab 10

Court Lighting Proposals



Cost \$18,723.76

Basketball & Mulit-purpose/Pickleball Courts

Welch Tennis Courts, Inc.

Cost \$33,905.00

Basketball Court Only

EAST-WEST ELECTRIC, INC.

Cost \$62,350.00

Basketball & Multi-purpose/Pickleball Courts

(SEE VENDOR PROPOSALS FOR DETAILS)

Wiring for basketball courts

\$18,723.76
Your Price

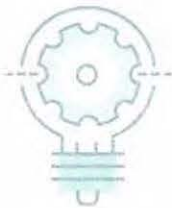
-\$2,466.26
Member Savings

Summary

This estimate is to supply and install four pole lights on the basketball court approximately 16 feet high and two pole lights on the pickle ball court approximately 16 feet high. Two of the pole lights on the basketball court will be three headed The other two lights will be two headed. The three headed pole lights will be facing the long side of the basketball court the two headed lights will...



CDP-002



Your Price
\$0.00

DISPATCH FEE - WAIVED (129.99 VALUE)

EXTEND 15-20 AMP CIRCUIT L3 ROMEX (L3.25)



Standard Price	Member Savings	Your Price
\$3,120.00	-\$358.40	\$2,761.60

EXTEND EXISTING 15-20 AMP CIRCUIT WITH ROMEX WIRING, HARDWARE AND ONE STD DEVICE CONNECTED TO EXISTING CIRCUIT (DOES NOT INCLUDE BREAKER, SPECIALTY DEVICES, FIXTURES, ETC)



TRENCHER 24" (WALK BEHIND)

Your Price
\$2,190.00

TRENCHER RENTAL, DELIVERY AND PICKUP (DOES NOT INCLUDE OPERATION)

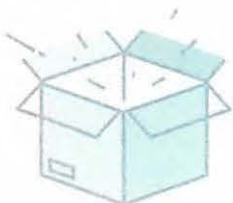


PVC0.75(Qty: 60)

Your Price
\$1,045.80

3/4" PVC RACEWAY FOR CONDUCTOR (DOES NOT INCLUDE CONDUCTOR, LABOR FOR MOUNTING OR TRENCHING)

LFT20MST



Your Price
\$767.00

LIFT RENTAL, DELIVERY AND PICKUP

E2.0-005

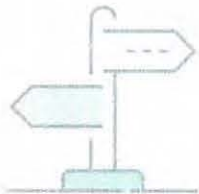


Standard Price	Member Savings	Your Price
\$680.00	-\$102.00	\$578.00

THIS IS A CONTINGENCY COST IN THE EVENT OF ANY DELAYS THAT ARE OUT OF MR. ELECTRIC'S CONTROL. I.E. MOTHER NATURE, WORK AREA NOT ACCESSIBLE, OTHER CONTRACTORS OR PERSONS...

[View More](#)

E8.0-500



Standard Price	Member Savings	Your Price
\$12,535.01	-\$1,880.25	\$10,654.76

CONTRACTOR SUPPLIED POLE LIGHTING. INCLUDES TWO TWENTY FOOT THREE HEAD 150 WATT PER HEAD LED LIGHTS, AND FOUR TWO HEAD 150 WATT PER HEAD LED POLE LIGHTS.



DIGITAL TIME CLOCK

Standard Price	Member Savings	Your Price
\$852.21	-\$125.61	\$726.60

NEW 120V SINGLE POLE DIGITAL TIME CLOCK (DOES NOT INCLUDE CONDUIT, CIRCUIT, NEW WIRE, ETC)

Subtotal	\$21,190.02
Tax	\$0.00
Member Savings	-\$2,466.26
Total	\$18,723.76

Welch Tennis Courts, Inc.

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

BASKETBALL COURTS LIGHTING PROPOSAL

Welch Tennis Courts, Inc. (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to install LED lighting on two (2) existing All-Weather Basketball Courts at Meadow Pointe III Community Development District (hereinafter referred to as the "Owner") located at 1500 Meadow Pointe Boulevard, Wesley Chapel, Florida 33543. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs in excess of this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the contractor an onsite dumpster during construction.

The Contractor shall provide the required contractor licensing to construct the Project, along with general liability and workers' compensation insurance. If a waiver of subrogation is required by the Owner, an additional charge of \$250.00 will be added to the contract price. If the Owner requires bonding in the form of payment and performance bonds or insurance in excess of the limits of liability coverage usually carried by Contractor such additional coverage and bonding will be provided to the Owner at the Contractor's cost.

2. LED LIGHTING SYSTEM: The Contractor shall provide and install LED Court lighting on two (2) basketball Courts measuring approximately 88 feet by 110 feet. This will include four (4) powder-coated light poles and eight (8) LSI ZONE LARGE LED light fixtures. The Owner shall be responsible for providing wiring and adequate electric supply to the base of each pole, including contactors, switches, breaker, timer, and hookup.

3. CONTRACT PRICE: The Contractor shall complete the Project described herein for the following contract prices:

LED LIGHTING	\$32,905.00
<u>ALLOWANCE FOR PERMITS/ENGINEERING</u>	<u>\$ 1,000.00</u>
<u>TOTAL</u>	<u>\$33,905.00</u>

4. PAYMENT TERMS: Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

5. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

6. **BUILDING REQUIREMENTS. The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons;** provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (i.e. damage to sod, landscaping, sprinkler lines, pavement, sidewalks, etc.).

The Owner shall notify, locate and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the Courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the course of construction.

7. **WARRANTY:** Welch Tennis Courts, Inc. shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

8. **BINDING CONTRACT:** This agreement and all of its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigns of either party.

9. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its Court costs, including reasonable attorney's fees, from the non-prevailing party. In the event that any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a Court of competent jurisdiction in Hillsborough County, Florida.

10. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

11. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman

ACCEPTED BY:

_____ (OWNER)

DATE: _____

Type/Print Name & Title

Accepted and Approved By:

WELCH TENNIS COURTSS, INC.

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts, Inc. and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Phone Number: _____ Phone Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan*
- Tour Purple*

Interior Color

- Light Blue
- Dark Blue
- Light Green
- Medium Green
- Dark Green
- Gray
- Red
- Adobe Tan*
- Tour Purple*

Pickleball Line Color

- Black
- Blue
- Green
- Orange
- Red
- White
- Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts, Inc. to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)



Calculation Summary						
Project: MEADOW POINTE III						
Label	CalcType	Units	Avg	Max	Min	Max/Min
COURT 1	Illuminance	Fc	31.94	45	20	2.25
COURT 2	Illuminance	Fc	31.94	45	20	2.25

The light levels shown are maintained using a .94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations, and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM21-11, and based upon an In-situ case temperature of 55°C.

Based on the information provided, all dimensions and luminaire Locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

Filename: MEADOW POINTE2.AGI
Date:9/2/2021



Luminaire Schedule								
Project: MEADOW POINTE III								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	8	A	Single	60978	0.940	ZNL-60L-CT-50 (ZONE LARGE) @ 24' MTG. HT. W/ 20 DEGREE TILT	448	3584

Meadow Pointe III
Wesley Chapel, FL

LSI Industries
10000 Alliance Road
Cincinnati, OH 45242
Voice Number : 513-666-4242





Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Zone Large (ZNL)

Outdoor Sports Light



ZONE

OVERVIEW

Lumen Range	60,000 - 75,000
Wattage Range	454 - 653
Efficacy Range (LPW)	120 - 135
Weight lbs (kg)	60 (27.2)

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Designed to mount to round or square poles without need for pole adapters.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 60 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero upright.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved back-light control without sacrificing street side performance. See page 5 for more details

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 65L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.

- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products. (See drawing on page 5)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with IMSBT, ALSC, or ALSCH Options.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IDA compliant; with 3000K color temperature selection.

Specifications and dimensions subject to change without notice.





Zone Large Outdoor Sports Light

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **ZNL 60L CT UNV 50 ALBCS1 BLK IH**

Prefix	Output	Distribution	Optic Orientation ¹	Voltage	Color Temperature
ZNL - Zone Large	60L - 60,000 lms 75L - 75,000 lms	CT - Court Optic	(blank) - Standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347 - 480V)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT

Controls	Finish	Options
<p>(Blank) - None</p> <p>Wireless Controls System</p> <p>ALSC - AirLink Synapse Control System² ALSCH - AirLink Synapse Control System Host / Satellite^{2,3} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor² ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor^{2,3} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor² ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor^{2,3} ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)² ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)²</p> <p>Stand-Alone Controls</p> <p>EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41⁵ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height^{2,4} IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height^{2,4}</p> <p>Button Type Photocells</p> <p>PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V</p>	<p>BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green</p>	<p>(Blank) - None IH - Integral Houseside Shield IL - Integral Louver (Sharp Spill Light Cutoff)</p>

Accessory Ordering Information

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Quick Mount Pole Bracket (Square Pole)	687073CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661409	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR	Wall Mount Bracket	382131CLR
Shorting Cap for use with CR7P	149328	Integral Louver/Shield	684812

Fusing Accessories	
Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (120V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

Shielding Accessories	
Description	Order Number
Internal Louver/Shield	684812
Internal House Side Shield	TBD
External Shield	TBD

FOOTNOTES:

- Not available on "Type 5W" distribution.
- Not available in HV.
- Consult Factory for Site Layout
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- "CLR" denotes finish. See Finish options.
- Fusing must be located in hand hole of pole.



EAST-WEST ELECTRIC, INC.

2111 Sunnydale Blvd
 Unit C
 Clearwater, FL 33755

DATE	ESTIMATE #
3/29/2022	30085

BILL TO NAME / ADDRESS
MEADOW POINTE 3 CLUBHOUSE MICHAEL RODRIGUEZ 1500 MEADOW POINTE BLVD. WESLEY CHAPEL, FL 33543

JOB NAME / ADDRESS
MEADOW POINTE 3 CLUBHOUSE MICHAEL RODRIGUEZ 1500 MEADOW POINTE BLVD. WESLEY CHAPEL, FL 33543

REP
AG

DESCRIPTION	TOTAL
REQUESTED SERVICE: SUPPLY AND INSTALL THE FOLLOWING: (1) PERMIT, DRAWINGS, PHOTOMETRICS AND FEES FOR THE NEW COURT LIGHTING, DIRECTIONAL BORE FOR UNDERGROUND CONDUITS, BREAKERS, PIPE, WIRE AND TIMECLOCKS FOR CONTROL OF NEW LIGHTING CIRCUITS. (6) DIRECT BURIAL FIBERGLASS POLES (6) BULLHORN MOUNTS FOR NEW POLES (12) 300 WATT LED FIXTURES **NOTE: 50% DEPOSIT WILL BE NEEDED PRIOR TO START OF JOB** ****SPECIFICALLY EXCLUDED FROM THIS ESTIMATE**** SOD, LANDSCAPE, IRRIGATION, PAVEMENT, PAINT, COURT SURFACE, BRICK AND TRIM REPAIR BY OTHERS IF NEEDED. ****PRICING IS GOOD FOR 10 DAYS BASED ON CURRENT COMMODITY PRICES.****	62,350.00 0.00 0.00
TOTAL	
	\$62,350.00

PLEASE SIGN AND DATE THIS ESTIMATE, AND EMAIL TO YOUR SALES REPRESENTATIVE TO AUTHORIZE THE COMMENCEMENT OF THE ABOVE SCOPE OF WORK.

SIGNATURE

Phone #
7277719403

Tab 11

MEDIATED SETTLEMENT AGREEMENT

The undersigned parties who have signed this agreement (the Parties") have entered into this Pre-Suit Mediated Settlement Agreement (the "Agreement") pursuant to the stipulations and agreements reached at the mediation conference held in this matter on April 14, 2022, before Rod B. Neuman, Esquire, Certified Mediator; the Parties having conducted a confidential and privileged mediation session; the mediation having been successfully concluded to the satisfaction of the Parties and their respective counsel; the Parties having agreed to the terms of a full and final settlement of all claims herein; and the Parties further having agreed to abide by the following terms and conditions of this Agreement, the Parties agree as follows:

1. **SETTLEMENT TERMS:**

- A. Meadow Pointe III Community District ("CDD") will, subject to approval of the CDD Board, sell the property identified with an A on the sketch attached hereto as Exhibit "A" ("Parcel "A") to Matthew and Irina Fleming ("Flemings"). CDD will pay all expenses associated with processing said deed which shall include, but not be limited to, wetland determinations, surveys and any other regulatory requirements. In addition, the CDD will pay for the survey or sketch needed to produce legal descriptions for Parcel A and Parcel B as identified on Exhibit "A".
- B. Matthew and Cynthia Drnec ("Drnecs") will convey said Parcel B to Flemings. Upon such conveyance, Flemings will move their fence to the Easterly line of Parcel B and will be fully responsible for maintenance of Parcel B. Archetictural Review Committee approval is required for such fence relocation.
- C. Upon completion of the items listed in sub-paragraphs A. and B. above and payment by Flemings to Drnecs in the amount of \$12,500.00, Drnecs will relocate the fire pit currently located on the Drnec property 8 feet to the Northeast such that the fire pit will be no closer than 20 feet to the Flemings currently existing property line. This sub-paragraph C. is subject to approval of

Mediation Settlement Agreement
Page 2

said relocation by the Meadow Pointe III Homeowners Association ("HOA"). Drnecs shall relocate the fire pit within 60 days of such approval. If such approval is denied, The fire pit shall nonetheless be removed from any portion of Parcel B. Such relocation of the fire pit is subject to compliance with all applicable regulatory agencies.

D. In the event the conveyance referenced in sub-paragraph A above is not approved and effectuated by the CDD, this entire agreement shall be null and void and of no further force of effect except that, if requested by Flemings and upon payment in the amount of \$6,250.00 from Flemings to counsel for Drnecs (said proceeds to be held in trust pending approval and relocation of the fire pit), Drnecs will proceed with the request to the HOA to relocate the fire pit. If the request is granted, then the terms of this Agreement, as between Flemings and Drnecs, shall survive. If such request is denied, counsel for Drnecs will return the \$6,250.00 to counsel for Flemings and this entire Agreement will be null and void and of no further force of effect.

2. **RELEASES:** Upon full compliance with all terms and conditions referenced herein, this Agreement shall constitute a full release of all claims by each of the signatories to this Agreement who are in compliance and their participating insurers, as identified in this Agreement, (the "Parties") and the said Parties do hereby remise, release, acquit, satisfy, and forever discharge each other and their insurers, employees, officers, agents, (including title agents), directors, affiliates, subsidiaries, successors and assigns, of and from any and all liability, and all manner of action and actions, causes of action, suits, debts, dues, sums of money, accounts reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances trespasses, damages, judgments, executions, claims and demands whatsoever, including but not limited to attorneys fees, in law or in equity, which the said Parties ever had, now have, or which any personal representative, successor, devisee, heir

Mediation Settlement Agreement
Page 3

or assign of the said Parties, hereafter can, shall, or may have, against each other from the beginning of the world to the day of these presents, accrued or unaccrued, for, or in any way related to the facts alleged and all claims which were or which could have been raised by the Parties in connection with the issues raised in the demand letter sent by counsel for Flemings, said letters being attached hereto as Composite Exhibit "B". The Parties represent that they are not presently aware of any other claims against each other related, in any way, to the above subject matter. This release shall not inure to the benefit of any Parties not in compliance with or not signing this Agreement.

3. **CONFIDENTIALITY:** The terms of this Agreement shall be kept strictly confidential, and such confidentiality shall be enforceable by a court of competent jurisdiction. Provided, however, that the Parties may discuss the terms of this mediation settlement with their family members, attorneys, business partners, board of directors, accountants, and with other persons that have a true and legitimate need to know the information set forth herein, **or as may be required under Florida Statutes or other laws which require disclosure of the terms of this Agreement.** Furthermore, this Agreement may be disclosed or filed in court proceedings if necessary to interpret or enforce the terms hereof. The terms of the settlement shall not, however, be discussed with third parties who have no involvement in this dispute or otherwise have no legitimate need to know the information set forth herein, except as may be required by court order or other judicial process. The Parties acknowledge that \$100.00 of the settlement proceeds is consideration for execution of this confidentiality provision.

4. **FURTHER ASSURANCES:** The Parties agree (a) to furnish upon request to each other such further information, (b) to execute and deliver to each other such other documents, and (c) to do such other acts and things, all as the other Party may reasonably request for the purpose of carrying out the intent of this agreement and the documents referred to in this agreement.

5. **NON-DISPARAGEMENT:** The Parties shall not publicly criticize or disparage

Mediation Settlement Agreement
Page 4

one another regarding the subject matter of this Agreement, or its underlying or related claims. This includes publication of any negative comment on social media of any type.

6. **SIGNATORIES/AUTHORITY:** The signatories to this Agreement represent the Parties to this mediation as noted below. Each party's representative has full authority to execute this Agreement on behalf of and to bind the Parties and entities reflected below. Each party enters into this Agreement knowingly and voluntarily, having consulted with legal counsel and being satisfied with the terms and conditions of this settlement.

7. **ENFORCEMENT/FEES:** This Agreement may be enforced by a court of competent jurisdiction, if necessary. Should legal action be required to enforce or interpret this Agreement, the prevailing party shall be entitled to be paid its reasonable attorney's fees and court costs incurred in enforcing or interpreting the terms of this Agreement, including all appeals.

8. **ENTIRE AGREEMENT:** This Agreement sets forth the entire and complete settlement agreement between the Parties relative to this matter and may not be modified or amended except by written agreement executed by all the Parties set forth below. This Agreement may not be modified by oral discussions prior to or after its execution.

9. **NO ADMISSIONS:** This Agreement is made as a settlement and compromise of highly contested, disputed claims. No party to it admits any liability or wrongdoing as a result of the execution of this Agreement.

10. **PREPARED BY COUNSEL:** This Agreement is a direct result of the negotiations at the mediation conference. The Parties to the mediation accept this Agreement as their work product and acknowledge that this Agreement has been drafted by the combined efforts of the Parties and/or their counsel, who accept full responsibility for the formation of this Agreement and negotiating the terms and conditions set forth herein. The Mediator shall have no responsibility or liability with respect to the drafting of this agreement.

Mediation Settlement Agreement
Page 5

11. **COUNTERPARTS:** This Agreement may be executed by two (2) or more original, photocopy and/or facsimile counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement.

12. **LAW/VENUE:** The laws of Florida shall govern the interpretation and enforcement of this Agreement. Venue for any dispute arising under or with respect to this Agreement shall be in the state courts of competent jurisdiction sitting in Pasco County, Florida. This Agreement shall be construed as if the Parties jointly prepared it; the rule of construction that any ambiguities are to be construed against the drafting party shall not be applicable to or otherwise employed in interpreting this Agreement. Any persons signing on behalf of the Parties below are authorized to sign and bind that party hereto.

13. **BINDING EFFECT:** This Agreement shall inure to the benefit of and be legally binding upon the Parties hereto, and their heirs, personal representatives, successors and assigns.

14. **Electronic Signatures:** To facilitate execution and delivery of this document, instrument or agreement, the undersigned may execute by signing and delivering the same by facsimile or by email in any digital or electronic file format. Any signed copy, which includes a digitally or electronically signed copy of this document, instrument or agreement is hereby entitled to the same legal consideration, validity and enforceability as a signed original for the purposes expressed herein and shall be considered an original for evidentiary purposes in any court of law or administrative proceeding.


15. **INCONSISTENT ACTS:** All Parties to this Agreement agree to forbear and refrain from doing any act or exercising any right, whether existing now or in the future, which act or exercise is inconsistent with this Agreement.

16. **SEVERABILITY:** The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any remaining provisions.

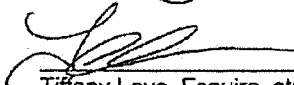
Mediation Settlement Agreement
Page 6


17. **FEES & COSTS:** Except as may be expressly set forth above, all Parties agree to be responsible for payment of the attorney's fees and costs of their respective counsel.

IN WITNESS WHEREOF, this Agreement has been made knowingly and voluntarily by the undersigned Parties; and has been approved by said Parties and their legal counsel.

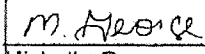

Matthew Fleming

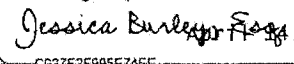

Irina Fleming

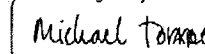

Tiffany Love, Esquire, atty for Flemings
DocuSigned by:
Matthew Drnec April 14, 2022
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Matthew Drnec

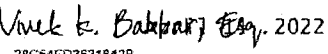

Cynthia Drnec

Nicki Asmer, Esquire, atty for Drnecs

Meadow Pointe III Homeowners Association, Inc.
DocuSigned by:

Michelle George April 14, 2022
By: Michelle George
Its: Board Member

DocuSigned by:

Jessica Burley, Esquire, atty for HOA
C627F3F895E745E


Meadow Pointe III Community Development District
DocuSigned by:

Michael Torres April 14, 2022
By: Michael Torres
Its: Board Member

DocuSigned by:

Vivek Babbar, Esquire, atty for CDD
28C54FD3631842B


Mediation Settlement Agreement
Page 6

17. **FEES & COSTS:** Except as may be expressly set forth above, all Parties agree to be responsible for payment of the attorney's fees and costs of their respective counsel.


IN WITNESS WHEREOF, this Agreement has been made knowingly and voluntarily by the undersigned Parties; and has been approved by said Parties and their legal counsel.




Mathew Fleming



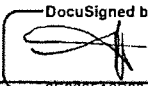
Irina Fleming



Tiffany Love, Esquire, atty for Flemings
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 April 14, 2022
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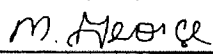
Matthew Drnec

Cynthia Drnec

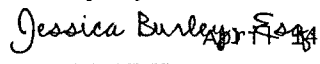
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 April 15, 2022
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Nicki Asmer, Esquire, atty for Drnecs

**Meadow Pointe III Homeowners
Association, Inc.**


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 April 14, 2022
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By: Michelle George
Its: Board Member

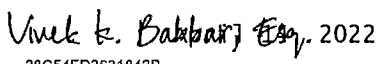
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 April 14, 2022
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Jessica Burley, Esquire, atty for HOA

**Meadow Pointe III Community
Development District**

DocuSigned by:
 April 14, 2022
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By: Michael Torres
Its: Board Member

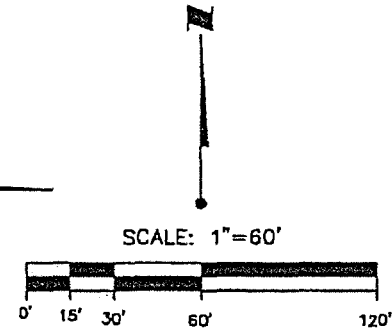
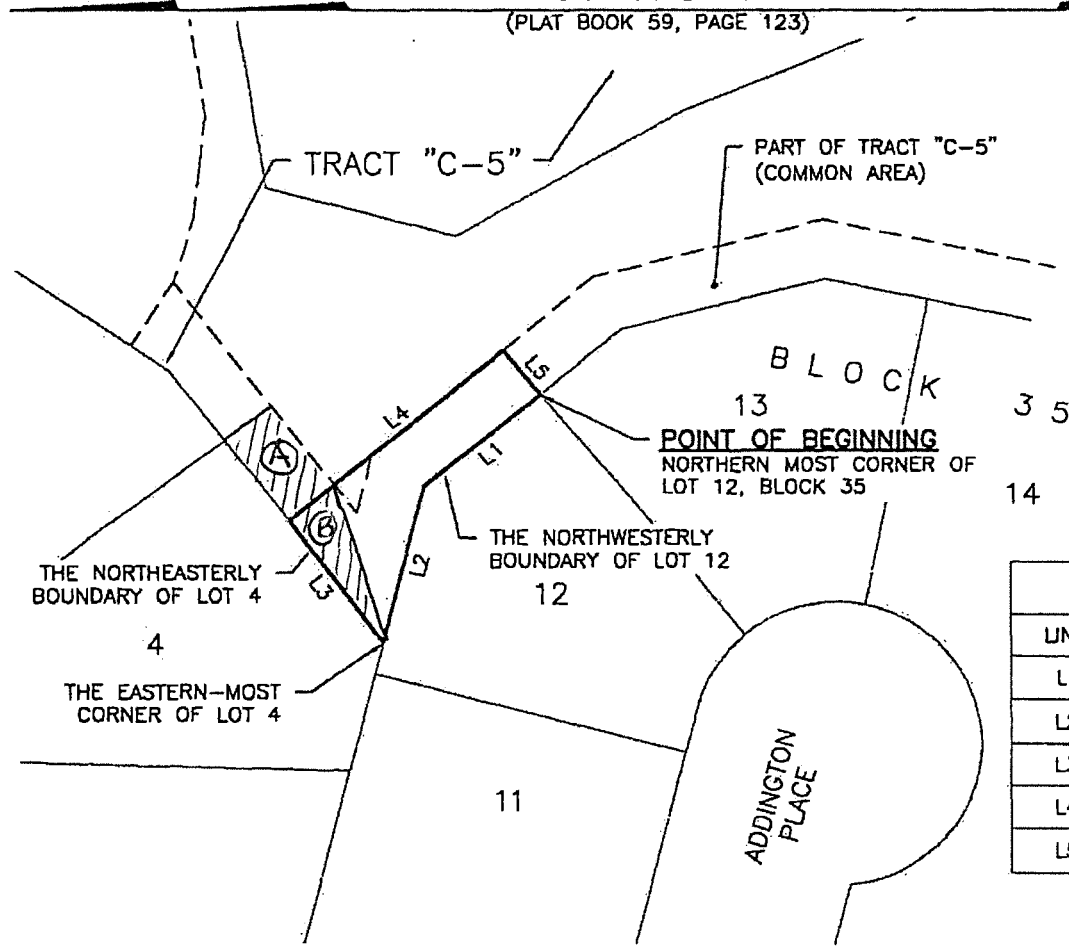
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 April 14, 2022
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Vivek Babbar, Esquire, atty for CDD

EXHIBIT "A"

Scale: 8/21/2018 3:28:03 PM 00464 I Mobile 8/21/2018 3:28:18 PM 00464 I W:\215600241\Survey\Drawings\Drawings\2018_08_21\09-215600241-SK01r1.dwg

MEADOW POINTE III PARCEL
"DD" AND "Y"
(PLAT BOOK 59, PAGE 123)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°30'00"W	51.99'
L2	S14°30'00"W	56.46'
L3	N37°00'00"W	53.24'
L4	N50°30'00"E	95.35'
L5	S39°30'00"E	20.00'

NOT A SURVEY.

SCALE: 1"=60'		PROJECT NO. 215600236	
LEAD TECH. DWG		PROJECT NO. SV-215600241-SK01r1	
1. Review parcel 8/21/18 JDO		DATE: 2/16/18 SHEET NO: 1 OF 2	
SEC-TWP-RGE 17-28S-20E		TITLE: SKETCH AND DESCRIPTION - PART OF TRACT "C-5"	
777 S HARBOUR ISLAND BOULEVARD, SUITE 830 - TAMPA, FL 33602 800.643.4336 - 813.223.9502 - F 813.223.0099 - www.stantec.com Stantec Consulting Services Inc. - A Division of Anderson L & T Inc.		AREA: MEADOW POINTE III PARCEL "DD" AND "Y"	
		ELEMENT: MEADOW POINTE III CDD	

COMPOSITE EXHIBIT "B"

18115 US Highway 41 N, Suite 600
Lutz, FL 33549

Office: (813) 803-4887
Facsimile: (813) 714-7496



Martinez | Love

Redefining Legal Care

Cristen H. Martinez, Esq.
CMartinez@MartinezLoveLaw.com

Tiffany M. Love, Esq.
Tiffany@MartinezLoveLaw.com

October 20, 2021

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED,
AND REGULAR FIRST-CLASS U.S. MAIL

Meadow Pointe III Community Development District
c/o Vivek Babbar, Esq. as Counsel
1510 W. Cleveland St
Tampa, FL 33606-1807

RE: February 2018 Sale of Meadow Pointe III Community Development District Surplus Property (Parcel ID 27-26-20-0040-0C500-0030)

Dear Mr. Babbar,

Please be advised that this firm serves as counsel for Mathew and Irina Fleming (“Clients” or “Mr. and Mrs. Fleming”) regarding the improper sale of Parcel ID 27-26-20-0040-0C500-0030 (“Property”) by the Meadow Pointe III Community Development District (“CDD”), the unapproved modifications to the Property, and non-compliance matters. Mr. Fleming previously communicated concerns to the CDD regarding the prudence of the sale of the Property to Matthew and Cynthia Drnec on September 25, 2018. Additionally, we are in receipt of your e-mail dated June 2, 2021, in which you explained the CDD’s process in entering this sale, which yield several areas of concern.

As an initial matter, your e-mail states that you “presume” the notice to immediate neighbors which you drafted went out. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III (the “Declaration”) dated July 2, 2002 of which the Property is subject to, provides in Article XV, Section 7 that any “notice required to be sent to any Owner...shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the last known address of said Owner.” Unfortunately, Mr. and Mrs. Fleming did not receive the notice, nor have we received confirmation from your Client that it was mailed, and thus we dispute that he had a meaningful opportunity to contest the sale at the meetings where it was apparently discussed.

Furthermore, there are several defects with the conveyance including the fact that the conveyance clearly includes a portion of the wetland conservation area.

I. The Property includes Wetland and Floodplain Area

First, according to publicly available Zoning and Wetlands Maps for Pasco County, the properties located at 2447 Addington Place, 31623 Bearded Oak Drive, and 31629 Bearded Oak Drive, as well as the undeveloped conservation area to the rear of these parcels are within a wetland area of type “Wetlands 2”.

Chapter 800, Section 805 of the Pasco County Land Development Code addresses wetlands protections and prohibitions.

Section 805.4(B): Category II Wetlands

1. Impacts. Impacts to Category II wetlands may be authorized as part of a construction plan approval where SWFWMD rule criteria for impacts to wetlands are met. Where an impact to a Category II wetland is proposed, the application shall include a narrative statement of the proposed impact and the proposed mitigation for the said impact, or shall provide a copy of the issued SWFWMD Permit.
2. Mitigation. Where possible, it is preferred that mitigation be within or immediately adjacent to Critical Linkages; parcels immediately adjacent to existing, public conservation lands; or within ecological planning units in areas that are adjacent to conservation lands.

Section 805.6 further explains that:

Except where a relief is granted specifically stating otherwise, **postdevelopment wetlands and the required upland buffers shall not be platted within residential lots within residential FLU classifications of RES-3 (Residential - 3 du/ga) and higher.** These areas shall be platted as conservation tracts. (Section 805.6)(A)(emphasis added).

All wetland and upland buffer areas platted as conservation tracts shall be concurrently deeded to a mandatory HOA/CDD/merchants' association. The HOA/CDD/merchants' association documents shall provide that the HOA/CDD/merchants' association be responsible for the payment of taxes, if any, on and maintenance of the conservation areas. To the extent not inconsistent with requirements of issued permits/approvals from regulatory agencies with jurisdiction, **maintenance shall be specifically defined in said documents and prohibit activity within the wetlands and upland buffers; that the buffers retain the existing undisturbed vegetation and remain in their undisturbed condition** except for planting of native vegetation, removing invasive vegetation, controlling and removing litter from the wetlands and upland buffers, and maintenance of features allowed. (Section 805.6)(D)(emphasis added).

The conveyance of Parcel 27-26-20-0040-0C500-0030 violates the terms of the Land Development Code. The original conservation parcel was developed or should have been developed pursuant to a plan authorized by Pasco County, SWFWMD, or another regulatory authority. This subsequent conveyance has not met the same approvals or been submitted for such. It does not consider impacts or mitigation as required by Section 805.4. In contravention of Section 805.6(A), it creates platting of a wetland buffer within a residential lot.

According to Southwest Florida Water Management District Floodplain Maps, the Property is also partially within the Floodplain Watershed for New River/Upper Hillsborough River. As you can see on the Floodplain map, no other residential parcels contain such a significant portion of Floodplain area and none have erected structures upon the property. A simple visual review of the map makes clear that subdivisions in this area, their structures, homes, and artificial ponds have been carefully drawn to abut and surround, but not encroach upon this area.

Within a floodplain and a wetland, extra care inures to ensure the natural areas are not disturbed and creating a disruption to the environment. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III (the "Declaration") dated July 2, 2002 of which the Property is subject to, includes specific maintenance responsibilities of the CDD.

Article IV of The Declaration, entitled "Functions of the CDD", provides in pertinent part as follows:

Section 1A, "Maintenance of all Common Property"

Section 1D: "The CDD's Maintenance of the Common Property shall specifically include, but not be limited to, the Conservation Areas..."

Section 1F: "Taking any and all actions necessary to enforce all covenants, conditions and restrictions affecting the Common Property and performing any of the functions or services delegated to the CDD in any covenants, conditions or restrictions applicable to the Common Property"

Section 1K: "Maintenance of all Conservation Areas"

It is therefore without question that the CDD is responsible for the preservation and maintenance of the conservation areas. This duty includes to ensure those restrictions enacted to ensure same are followed by owners in the community.

II. The Fee Simple Deed Contemplates the Conservation

Second, are inconsistencies between the communications received that the property lies outside the conservation area, the terms of Resolution 2018-02, the area plat, and the terms of the Fee Simple Deed for Parcel 27-26-20-0040-0C500-0030. In fact, the Fee Simple Deed (the "Deed") that was ultimately executed and recorded does not match the document accompanying with Resolution 2018-02, which was allegedly reviewed at the CDD meetings at which the sale of the Property was reviewed and considered. Rather the Deed recorded includes the following language:

"SUBJECT TO and except for (a) governmental requirements and restrictions, (b) easements, covenants, conditions, restrictions and other matters of record, and (c) a reservation in favor of the Grantor of a perpetual easement for ingress, egress, construction, operation, and maintenance of drainage infrastructure, including stormwater and other surface water drainage purposes over and across the Property. By accepting delivery hereof, the Grantee acknowledges and agrees that: (a) it shall take no action that would prevent or unreasonably impede

the Grantor's use of the Property as a public drainage facility, and (b) it shall not use or permit others to use the Property in violation of any applicable law, governmental regulation or permit requirement or condition."

This language inserted into the Deed clearly contemplates the wetland conservation easement, drainage infrastructure, and regulations applicable to the parcel. It also gives further indications that the conveyance violated Sections 805.6 (A) and (D) of the Code. Unfortunately, because this language was not within the document provided with Resolution 2018-02, residents would have had no meaningful opportunity to address the sale during meetings where it was discussed.

Further, according to Exhibit A of the Deed, in the "Sketch and Description" of this location, a portion of the Common Area lies within the parcel sold. It forms significant majority of the parcel itself as indicated by the dashed lines labeled "Common Area" with only a small exception, a triangular area in the western portion of the parcel. Curiously, this precise portion is approximately the location of the fire pit the purchasers erected soon after acquiring the parcel. It is our position that the fire pit is partially contained within the Common Area, and additionally the entire parcel's designation as a Wetland and Floodplain controls, along with the terms of the Deed. As a result, any modifications would need to be immediately remedied.

The Common Area as labeled on Exhibit A and the area Plat runs along the perimeter of, but not within, the property boundaries for every other parcel in this location. Thus, no other homeowner has a property interest in the Common Area except the purchasers of the Property. That considered, a substantial question as to the prudence of this land sale is raised.

III. The Parcel Sale violates the Declaration

While there are duties imparted on the CDD by the Declaration, there are similarly restrictions.

Article III, Section 4, provides as follows:

"Rights Concerning Preservation Areas. The Conservation Areas identified on any Plat shall be monitored, managed, maintained by the CDD in accordance with the regulatory requirements of local, state and federal law. No owner of a Residential Unit or any part of the Property, or any tenant, guest or invitee shall use or occupy any part of the Conservation Areas or any required buffer areas adjacent to such Conservation Areas, except as expressly permitted or authorized by the CDD."

Article X, Section 4C, provides as follows:

"The right of the CDD to give, dedicate or sell all or any part of the Common Property (including leasehold interest therein) to any public agency, authority, or utility or private concern for such purposes and subject to such conditions as may be determined by the CDD"

Property owners are restricted from use of the Conservation Areas, and the CDD is charged with granting permissions and authorizations. The CDD has a right to sell part of the Common Property, but also has to determine the conditions and purposes for it. Importantly, neither in

Resolution 2018-02 nor the Contract for Purchase does the CDD address the purchasers permissions to occupy the buffer area, the Conservation area, or the scope of the purpose for which the parcel may be used. Only in the Fee Simple Deed actually executed between the CDD and the purchasers are such conditions addressed – not the copy provided to my Client or allegedly utilized at the meetings.

IV. The Purchasers have violated the terms of the Fee Simple Deed and the Declaration

Almost immediately after the purchase of this property, the purchasers proceeded to take actions in contravention of the terms of their Deed. They planted trees upon the edge of the buffer which inhibit runoff causing water intrusion onto my Client's property, obstruct the view of my Clients, and have installed a fire pit directly behind my client's property line on the Common Area.

These actions have affected my Clients quiet enjoyment of their property and the Common Area. According to Article V, Section 1 of the Declaration, each owner has a "right and non-exclusive easement of enjoyment in and to the Common Property which shall be appurtenant to and shall pass with the title to every Lot".

These actions are a violation of the following provisions within the Declaration:

- Article V, Section 3 – "No owner may maintain, treat, landscape, sod, or place or erect any improvement or structure of any kind on the Common Property without the prior written approval of the Board of Directors"
- Article X, Section 3 – reservation of perpetual easement over, under, on and across the Common Property for ingress and egress
- Article XI, Section 1A – "No improvement or modification or alternation of an improvement shall interfere with those easements or other rights which are set forth in this Declaration" and Section 1B "No structural or nonstructural alterations shall be permitted without written permission of the DRB" and Section 1E "No Nuisance shall be permitted to exist or operate on any part of the Property"
- Article XI, Section 1F "All applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property, shall be complied with"
- Article XI, Section II, "No owner shall obstruct any part of the Common Property, nor shall any owner keep or store anything on the Common Property. No person other than Declarant or the CDD, or their appointed agents, may alter, construct upon, or remove anything from the Common Property"
- Article XI, Section JJ "No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received

from the Southwest Florida Water Management District
Brooksville Regulation Department”

The conveyance of the Property was improper and should be set aside. As such, corrective action must be taken immediately. Additionally, the CDD should use its enforcement powers under Article XIII, Section 2, including emergency action to enforce the rules and regulations which prohibit unauthorized landscaping and improvements, alterations to Common Property, and activity in the wetlands.

My Clients are open to attending a pre-suit mediation with all involved parties: Meadow Pointe III Community Development District, Meadow Pointe III Homeowner’s Association, Inc., and Matthew and Cynthia Drnec. If we are unable to resolve at that juncture, we will file suit for injunctive relief against all parties for causes of action relating to the effect on my Client’s quiet enjoyment, the nuisance and hazard created by the Drnec’s improvements.

Should you have any questions, please contact my office to discuss. As time is of the essence, your prompt attention to this matter is requested.

Tiffany M. Love, Esq.

Copies to:
Southwest Florida Water Management District
Meadow Pointe III Homeowner’s Association, Inc.
Matthew and Cynthia Drnec

18115 US Highway 41 N., Suite 600
Lutz, FL 33549

Office: (813) 803-4887
Facsimile: (813) 714-7496



Cristen H. Martinez, Esq.
CMartinez@MartinezLoveLaw.com

Tiffany M. Love, Esq.
Tiffany@MartinezLoveLaw.com

October 20, 2021

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED,
AND REGULAR FIRST-CLASS U.S. MAIL

The Meadow Pointe III Homeowners Association, Inc.
c/o Rizetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Re: Statutory Demand for Pre-Suit Mediation, *pursuant to Section 720.311 of the Florida Statutes*
Property Owner(s): Matthew and Cynthia Drnec
Property Address: 2447 Addington Place, Wesley Chapel, FL 33543

STATUTORY OFFER TO PARTICIPATE IN PRE-SUIT MEDIATION

To Whom it May Concern:

Please be advised that this firm serves as counsel for Mathew and Irina Fleming ("Clients" or "Mr. and Mrs. Fleming") regarding the improper sale of Parcel ID 27-26-20-0040-0C500-0030 ("Property") by the Meadow Pointe III Community Development District ("CDD"), the unapproved modifications to the Property, and non-compliance matters. Mr. Fleming previously communicated concerns to Meadow Pointe III Homeowners Association, Inc. (the "Association") regarding the prudence of the sale of the Property to Matthew and Cynthia Drnec. Additionally, we are in receipt of an e-mail from the CDD dated June 2, 2021, in which the CDD's process in entering this sale was explained, yielding several areas of concern. There are several defects with the conveyance including the fact that the conveyance clearly includes a portion of the wetland conservation area. Notwithstanding this aspect of our dispute with the CDD, after acquiring this property the Purchasers proceeded to violate the terms of their Fee Simple Deed and the Declaration. Curing these violations is a shared responsibility of the owners, the CDD, and the Meadow Pointe III Homeowner's Association, Inc (the "Association").

I. The Property includes Wetland and Floodplain Area

First, according to publicly available Zoning and Wetlands Maps for Pasco County, the properties located at 2447 Addington Place, 31623 Bearded Oak Drive, and 31629 Bearded Oak Drive, as well as the undeveloped conservation area to the rear of these parcels are within a wetland area of type "Wetlands 2".

Chapter 800, Section 805 of the Pasco County Land Development Code addresses wetlands protections and prohibitions.

Section 805.4(B): Category II Wetlands

1. Impacts. Impacts to Category II wetlands may be authorized as part of a construction plan approval where SWFWMD rule criteria for impacts to wetlands are met. Where an impact to a Category II wetland is proposed, the application shall include a narrative statement of the proposed impact and the proposed mitigation for the said impact, or shall provide a copy of the issued SWFWMD Permit.

2. Mitigation. Where possible, it is preferred that mitigation be within or immediately adjacent to Critical Linkages; parcels immediately adjacent to existing, public conservation lands; or within ecological planning units in areas that are adjacent to conservation lands.

Section 805.6 further explains that:

Except where a relief is granted specifically stating otherwise, **postdevelopment wetlands and the required upland buffers shall not be platted within residential lots within residential FLU classifications of RES-3 (Residential - 3 du/ga) and higher.** These areas shall be platted as conservation tracts. (Section 805.6(A))(emphasis added).

All wetland and upland buffer areas platted as conservation tracts shall be concurrently deeded to a mandatory HOA/CDD/merchants' association. The HOA/CDD/merchants' association documents shall provide that the HOA/CDD/merchants' association be responsible for the payment of taxes, if any, on and maintenance of the conservation areas. To the extent not inconsistent with requirements of issued permits/approvals from regulatory agencies with jurisdiction, **maintenance shall be specifically defined in said documents and prohibit activity within the wetlands and upland buffers; that the buffers retain the existing undisturbed vegetation and remain in their undisturbed condition** except for planting of native vegetation, removing invasive vegetation, controlling and removing litter from the wetlands and upland buffers, and maintenance of features allowed. (Section 805.6(D))(emphasis added).

The conveyance of Parcel 27-26-20-0040-0C500-0030 violates the terms of the Land Development Code. The original conservation parcel was developed or should have been developed pursuant to a plan authorized by Pasco County, SWFWMD, or another regulatory authority. This subsequent conveyance has not met the same approvals or been submitted for such. It does not consider impacts or mitigation as required by Section 805.4. In contravention of Section 805.6(A), it creates platting of a wetland buffer within a residential lot.

According to Southwest Florida Water Management District Floodplain Maps, the Property is also partially within the Floodplain Watershed for New River/Upper Hillsborough River. As you can see on the Floodplain map, no other residential parcels contain such a significant portion of Floodplain area and none have erected structures upon the property. A simple visual review of the map makes clear that subdivisions in this area, their structures, homes, and artificial ponds have been carefully drawn to abut and surround, but not encroach upon this area.

Within a floodplain and a wetland, extra care inures to ensure the natural areas are not disturbed and creating a disruption to the environment. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III (the "Declaration") dated July 2, 2002 of which the Property is subject to, includes specific maintenance responsibilities of the CDD. These include Article IV, Sections 1A, 1D, 1F, and 1K. Under these provisions, it is without question that the CDD is responsible for the preservation and maintenance of the conservation areas. This duty includes to ensure those restrictions enacted to ensure same are followed by owners in the community. However, the CDD breached this duty by making the conveyance.

II. The Fee Simple Deed Contemplates the Conservation

Second, there are inconsistencies between the communications received that the property lies outside the conservation area, the terms of Resolution 2018-02, the area plat, and the terms of the Fee Simple Deed for Parcel 27-26-20-0040-0C500-0030. In fact, the Fee Simple Deed (the "Deed") that was ultimately executed and recorded does not match the document accompanying Resolution 2018-02, which was allegedly reviewed at the CDD meetings at which the sale of the Property was reviewed and considered. Rather the Deed recorded includes the following language:

"SUBJECT TO and except for (a) governmental requirements and restrictions, (b) easements, covenants, conditions, restrictions and other matters of record, and (c) a reservation in favor of the Grantor of a perpetual easement for ingress, egress, construction, operation, and maintenance of drainage infrastructure, including stormwater and other surface water drainage purposes over and across the Property. By accepting delivery hereof, the Grantee acknowledges and agrees that: (a) it shall take no action that would prevent or unreasonably impede the Grantor's use of the Property as a public drainage facility, and (b) it shall not use or permit others to use the Property in violation of any applicable law, governmental regulation or permit requirement or condition."

This language inserted into the Deed clearly contemplates the wetland conservation easement, drainage infrastructure, and regulations applicable to the parcel. It also gives further indications that the conveyance violated Sections 805.6 (A) and (D) of the Code. Unfortunately, because this language was not within the document provided with Resolution 2018-02, residents would have had no meaningful opportunity to address the sale during meetings where it was discussed.

Further, according to Exhibit A of the Deed, in the “Sketch and Description” of this location, a portion of the Common Area lies within the parcel sold. It forms significant majority of the parcel itself as indicated by the dashed lines labeled “Common Area” with only a small exception, a triangular area in the western portion of the parcel. Curiously, this precise portion is approximately the location of the fire pit the purchasers erected soon after acquiring the parcel. It is our position that the fire pit is partially contained within the Common Area, and additionally the entire parcel’s designation as a Wetland and Floodplain controls, along with the terms of the Deed. As a result, any modifications would need to be immediately remedied.

The Common Area as labeled on Exhibit A and the area Plat runs along the perimeter of, but not within, the property boundaries for every other parcel in this location. Thus, no other homeowner has a property interest in the Common Area except the purchasers of the Property. That considered, a substantial question as to the prudence of this land sale is raised.

III. The Parcel Sale violates the Declaration

While there are duties imparted on the CDD by the Declaration, there are similarly restrictions.

Article III, Section 4, provides as follows:

“Rights Concerning Preservation Areas. The Conservation Areas identified on any Plat shall be monitored, managed, maintained by the CDD in accordance with the regulatory requirements of local, state and federal law. No owner of a Residential Unit or any part of the Property, or any tenant, guest or invitee shall use or occupy any part of the Conservation Areas or any required buffer areas adjacent to such Conservation Areas, except as expressly permitted or authorized by the CDD.”

Article X, Section 4C, provides as follows:

“The right of the CDD to give, dedicate or sell all or any part of the Common Property (including leasehold interest therein) to any public agency, authority, or utility or private concern for such purposes and subject to such conditions as may be determined by the CDD”

Property owners are restricted from use of the Conservation Areas, and the CDD is charged with granting permissions and authorizations. The CDD has a right to sell part of the Common Property, but also has to determine the conditions and purposes for it. Importantly, neither in Resolution 2018-02 nor the Contract for Purchase does the CDD address the purchasers permissions to occupy the buffer area, the Conservation area, or the scope of the purpose for which the parcel may be used. Only in the Fee Simple Deed actually executed between the CDD and the purchasers are such conditions addressed – not the copy provided to my Client or allegedly utilized at the meetings. Despite this litany of issues with the conveyance, the HOA failed to intervene in this improper conveyance.

IV. The Purchasers have violated the terms of the Fee Simple Deed and the Declaration

Almost immediately after the purchase of this property, the purchasers proceeded to take actions in contravention of the terms of their Deed. They planted trees upon the edge of the buffer which inhibit runoff causing water intrusion onto my Client's property, obstruct the view of my Clients, and have installed a fire pit directly behind my client's property line on the Common Area. These actions have affected my Clients quiet enjoyment of their property and the Common Area. According to Article V, Section 1 of the Declaration, each owner has a "right and non-exclusive easement of enjoyment in and to the Common Property which shall be appurtenant to and shall pass with the title to every Lot".

These actions are a violation of the following provisions within the Declaration:

- Article V, Section 3 – "No owner may maintain, treat, landscape, sod, or place or erect any improvement or structure of any kind on the Common Property without the prior written approval of the Board of Directors"
- Article X, Section 3 – reservation of perpetual easement over, under, on and across the Common Property for ingress and egress
- Article XI, Section 1A – "No improvement or modification or alternation of an improvement shall interfere with those easements or other rights which are set forth in this Declaration" and Section 1B "No structural or nonstructural alterations shall be permitted without written permission of the DRB" and Section 1E "No Nuisance shall be permitted to exist or operate on any part of the Property"
- Article XI, Section 1F "All applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property, shall be complied with"
- Article XI, Section II, "No owner shall obstruct any part of the Common Property, nor shall any owner keep or store anything on the Common Property. No person other than Declarant or the CDD, or their appointed agents, may alter, construct upon, or remove anything from the Common Property"
- Article XI, Section JJ "No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department"

The conveyance of the Property was improper and should be set aside. As such, corrective action must be taken immediately. Additionally, the Association should use its enforcement powers under Article XIII, Section 2, including emergency action to enforce the rules and regulations which prohibit

unauthorized landscaping and improvements, alterations to Common Property, and activity in the wetlands.

Based on the foregoing, Mr. and Mrs. Fleming, the alleged aggrieved party, hereby demand that you, The Meadow Pointe III Homeowners Association, Inc., as the responding party, engage in mandatory pre-suit mediation in connection with the following dispute, which by statute is of a type that is subject to pre-suit mediation. The property located at 2447 Addington Place, Wesley Chapel, FL 33543 (the "Property") is in violation of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III dated July 2, 2002 (the "Declaration").

It is alleged that the Association has allowed the Property owners to make alterations to the Property and engaged in activities upon the Property which violate the Declaration. Almost immediately after the purchase of this Property, they proceeded to take actions in contravention of the terms of your Deed. They planted trees upon the edge of the buffer which inhibit runoff causing water intrusion onto my Client's property, obstruct the view of my Clients, and have installed a fire pit directly behind my client's property line on the Common Area. Evidence of these adaptations to the property are clearly visible on aerial images of the area, as shown and marked in the attached exhibits to this letter. Their actions have affected my Clients quiet enjoyment of their property and the Common Area.

The foregoing violate the following provisions of the Declaration which provide in pertinent part as follows:

Article V – PROPERTY RIGHTS

Section 3. Prohibition of Certain Activities. No damage to, or waste of, the Common Property or any part thereof, shall be committed by any Owner or any tenant or invitee of any Owner. No noxious, destructive or offensive activity shall be permitted on or in the Common Property or any part thereof, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance to any other Owner. No Owner may maintain, treat, landscape, sod, or place or erect any improvement or structure of any kind on the Common Property without the prior written approval of the Board of Directors.

Article X - EASEMENTS

Section 3. Declarant Easement. Declarant hereby reserves to itself, its successors and assigns, and to such other persons as Declarant may from time to time designate, a perpetual easement, privilege and right in and to, over, under, on and across the Common Property for ingress and egress as required by its officers, directors, employees, agents, independent contractors, invitees and designees; provided, however, that such access and use do not unnecessarily interfere with the reasonable use and enjoyment of these properties and facilities by the owners.

Article XI - USE OF PROPERTY

Section I. Protective Covenants. In order to preserve the property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration.

A. Limitations. Nothing shall be erected, constructed, planted or otherwise placed on a Lot or Residential Unit in such a position (subsequent to the initial construction of improvements on the Property by Declarant) so as to create a hazard upon or block the vision of motorists upon any of the streets or roads. No improvements shall interfere with those easements or other rights which are set forth in this Declaration.

B. Building Restrictions. All building construction on the Property shall comply with the provisions of the Design Review Criteria. No improvement or modification shall interfere with those easements or other rights set forth in this Declaration. Only one dwelling may be constructed on any Lot or Residential Unit. The minimum square footage of each dwelling in each Block depicted on the Plats shall be the square footage set forth in Exhibit "D" hereto, including only air conditioned living space, with each dwelling containing an attached two-car or larger garage of the same architectural style as the air conditioned portion of the dwelling, unless otherwise approved by the DRB. Any dwelling constructed on a Lot or Residential Unit shall be in accord with the front yard, side yard, and rear yard set back requirements contained in the Design Review Criteria. No structural or nonstructural alternations shall be permitted without written permission of the DRB in accordance with Article XII of this Declaration. All driveways and sidewalks constructed on a Residential Unit shall be constructed, reconstructed, or repaired with the materials and in the manner in which they were originally constructed, and no colors, coating, pavers, epoxies, or similar treatments shall be permitted without DRB approval.

E. Nuisances. No nuisance shall be permitted to exist or operate on any part of the Property.

F. Unlawful or Offensive Use. No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof. All applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction, thereof, relating to any portion of the Property, shall be complied with, by and at the sole expense of the owner or the Association, whichever shall have the obligation to maintain or repair such portion of the Property. No waste will be committed in Common Property.

II. General Restrictions on Common Property. No owner shall obstruct any part of the Common Property, nor shall any owner keep or store anything on the Common Property. No person other than Declarant or the CDD, or their appointed agents, may alter, construct upon, or remove anything from the Common Property. All uses and activities upon or about the Common Property are subject to the rules and regulations of Declarant and the CDD.

JJ. Protection of Environmentally Sensitive Lands. No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department.

Pursuant to Section 720.311, *Florida Statutes*, this demand to resolve the dispute through pre-suit mediation is required before a lawsuit can be filed concerning the dispute. Pursuant to the statute, the parties are required to engage in pre-suit mediation with a neutral third-party mediator in order to attempt to resolve this dispute without court action, and the aggrieved party demands that you likewise agree to this process. If you fail to participate in the mediation process, suit may be brought against you without further warning.

The process of mediation involves a supervised negotiation process in which a trained, neutral third-party mediator meets with both parties and assists them in exploring possible opportunities for resolving part or all of the dispute. By agreeing to participate in pre-suit mediation, you are not bound in any way to change your position. Furthermore, the mediator has no authority to make any decisions in this matter or to determine who is right or wrong and merely acts as a facilitator to ensure that each party understands the position of the other party and that all options for reasonable settlement are fully explored.

If an agreement is reached, it shall be reduced to writing and becomes a binding and enforceable commitment of the parties. A resolution of one or more disputes in this fashion avoids the need to litigate these issues in court. The failure to reach an agreement, or the failure of a party to participate in the process, results in the mediator declaring an impasse in the mediation, after which the aggrieved party may proceed to court on all outstanding, unsettled disputes. If you have failed or refused to participate in the entire mediation process, you will not be entitled to recover attorney's fees, even if you prevail.

The aggrieved party has selected and hereby lists five certified mediators who we believe to be neutral and qualified to mediate the dispute. You have the right to select any one of these mediators. The fact that one party may be familiar with one or more of the listed mediators does not mean that the mediator cannot act as a neutral and impartial facilitator. Any mediator who cannot act in this capacity is required ethically to decline to accept engagement. The mediators who we suggest, and their current hourly rates, are as follows:

- James R. Betts
Phone #: (813) 254-3302
Hourly Rate: \$400.00 per hour (2 parties); \$200.00 per party per hour

- Charles A. Buford
Phone #: (727) 799-4840
Hourly Rate: \$350.00 per hour (2 parties); \$175.00 per party per hour

- Mandi Ballard Clay
Phone #: (813) 530-9849
Hourly Rate: \$300.00 per hour (2 parties); \$150.00 per party per hour

- Woody Isom
Phone #: (813) 629-6388
Hourly Rate: \$380.00 per hour (2 parties); \$190 per party per hour

- Rod B. Neuman
Phone #: (813) 877-9222
Hourly Rate: \$275.00 per hour (2 parties); \$137.50 per party per hour

Enclosed is additional information regarding the above mediators. In addition, you may contact the offices of these mediators to confirm that the listed mediators will be neutral and will not show any favoritism toward either party. The Florida Supreme Court can provide you a list of other certified mediators.

Unless otherwise agreed by the parties, section 720.311(2)(b), *Florida Statutes*, requires that the parties share the costs of pre-suit mediation equally, including the fee charged by the mediator. An average mediation may require three to four hours of the mediator's time, including some preparation time, and the parties would need to share equally the mediator's fees as well as their own attorney's fees if they choose to employ an attorney in connection with the mediation. However, use of an attorney is not required and is at the option of each party. The mediators may require the advance payment of some or all of the anticipated fees. The aggrieved party hereby agrees to pay or prepay one-half of the mediator's estimated fees and to forward this amount or such other reasonable advance deposits as the mediator requires for this purpose. Any funds deposited will be returned to you if these are in excess of your share of the fees incurred.

To begin your participation in pre-suit mediation to try to resolve the dispute and avoid further legal action, please sign below and clearly indicate which mediator is acceptable to you. We will then ask the mediator to schedule a mutually convenient time and place for the mediation conference to be held. The mediation conference must be held within ninety (90) days of this date, unless extended by mutual written agreement.

In the event that you fail to respond within twenty (20) days from the date of this letter, or if you fail to agree to at least one of the mediators that we have suggested or to pay or prepay to the mediator one-half of the costs involved, the aggrieved party will be authorized to proceed with the filing of a lawsuit against you without further notice and may seek an award of attorney's fees or costs incurred in attempting to obtain mediation.

Therefore, please give this matter your immediate attention. Enclosed, for your convenience, is an Agreement to Mediate. By law, your response must be mailed by certified mail, return receipt requested, and by first-class mail to Attn: Tiffany M. Love, Esq., Martinez | Love, 18115 US Highway 41 N., Suite 600, Lutz, FL 33549.

YOUR SIGNATURE ON THE ENCLOSED AGREEMENT TO MEDIATE INDICATES YOUR AGREEMENT TO THAT CHOICE.

Sincerely,

Tiffany M. Love, Esq.

Agreement to Mediate

The undersigned hereby agrees to participate in pre-suit mediation and agrees to attend a mediation conducted by the following mediator or mediators who are listed above as someone who would be acceptable to mediate this dispute: (Please initial next to all mediators that are acceptable)

_____ James R. Betts

_____ Charles A. Buford

_____ Mandi Ballard Clay

_____ Woody Isom

_____ Rod B. Neuman

I/We further agree to pay or prepay one-half of the mediator's fees and to forward such advance deposits as the mediator may require for this purpose.

Dated: _____

Signature of Representative for:
The Meadow Pointe III Homeowners Association, Inc.

Telephone No. for:
The Meadow Pointe III Homeowners Association, Inc.

Email Address for:
The Meadow Pointe III Homeowners Association, Inc.

18115 US Highway 41 N., Suite 600
Lutz, FL 33549

Office: (813) 803-4887
Facsimile: (813) 714-7496



Cristen H. Martinez, Esq.
CMartinez@MartinezLoveLaw.com

Tiffany M. Love, Esq.
Tiffany@MartinezLoveLaw.com

October 20, 2021

**VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED,
AND REGULAR FIRST-CLASS U.S. MAIL**

Matthew and Cynthia Drnec
2447 Addington Place
Wesley Chapel, FL 33543

Re: Statutory Demand for Pre-Suit Mediation, *pursuant to Section 720.311 of the Florida Statutes*
Property Owner(s): Matthew and Cynthia Drnec
Property Address: 2447 Addington Place, Wesley Chapel, FL 33543

STATUTORY OFFER TO PARTICIPATE IN PRE-SUIT MEDIATION

Dear Mr. and Mrs. Drnec,

Please be advised that this firm serves as counsel for Mathew and Irina Fleming ("Clients" or "Mr. and Mrs. Fleming") regarding the improper sale of Parcel ID 27-26-20-0040-0C500-0030 ("Property") by the Meadow Pointe III Community Development District ("CDD"), the unapproved modifications to the Property, and non-compliance matters. Mr. Fleming previously communicated concerns to the CDD regarding the prudence of the sale of this Property to you on September 25, 2018.

You have been provided a copy of our correspondence to the CDD dated October 20, 2021. As explained therein, the CDD conveyed property to you which 1) includes a wetland and floodplain area, 2) includes a conservation area, and 3) violates The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III dated July 2, 2002 (the "Declaration"). Notwithstanding this aspect of our dispute with the CDD, after acquiring this property you proceeded to violate the terms of your Fee Simple Deed and the Declaration. Curing these violations is a shared responsibility of you as owners, the CDD, and the Meadow Pointe III Homeowner's Association, Inc (the "Association").

I. Your Fee Simple Deed

The Fee Simple Deed (the "Deed") that was ultimately executed and recorded includes the following language:

"SUBJECT TO and except for (a) governmental requirements and restrictions, (b) easements, covenants, conditions, restrictions and other matters of record, and (c) a reservation in favor of the Grantor of a perpetual easement for ingress, egress, construction, operation, and maintenance of drainage infrastructure, including stormwater and other surface water drainage purposes over and across the Property. By

accepting delivery hereof, the Grantee acknowledges and agrees that: (a) it shall take no action that would prevent or unreasonably impede the Grantor's use of the Property as a public drainage facility, and (b) it shall not use or permit others to use the Property in violation of any applicable law, governmental regulation or permit requirement or condition."

This language inserted into the Deed clearly contemplates the wetland conservation easement, drainage infrastructure, and regulations applicable to the parcel. More importantly, by its execution you assented to two prohibitions: taking no action to prevent or unreasonably impede use of the Property as a public drainage facility and not using or permitting others to use it in violation of applicable law, government regulation, or permit requirement or condition.

According to Exhibit A of the Deed, in the "Sketch and Description" of this location, a portion of the Common Area lies within the parcel sold. It forms significant majority of the parcel itself as indicated by the dashed lines labeled "Common Area" with only a small exception, a triangular area in the western portion of the parcel. Curiously, this precise portion is approximately the location of the fire pit you erected soon after acquiring the parcel. It is our position that the fire pit is partially contained within the Common Area, and additionally the entire parcel's designation as a Wetland and Floodplain controls, along with the terms of the Deed. As a result, any modifications need to be immediately remedied.

The Common Area as labeled on Exhibit A and the area Plat runs along the perimeter of, but not within, the property boundaries for every other parcel in this location. Thus, no other homeowner has a property interest in the Common Area except you. With this acquisition comes a greater obligation to respect the rights of other Owners to enjoy the Common Area.

II. You have violated the terms of the Fee Simple Deed and the Declaration

Almost immediately after the purchase of this property, you proceeded to take actions in contravention of the terms of their Deed. You planted trees upon the edge of the buffer which inhibit runoff causing water intrusion onto my Client's property, obstruct the view of my Clients, and have installed a fire pit directly behind my client's property line on the Common Area. Evidence of these adaptations to the property are clearly visible on aerial images of the area, as shown and marked in the attached exhibits to this letter.

Your actions have affected my Clients quiet enjoyment of their property and the Common Area. According to Article V, Section 1 of the Declaration, each owner has a "right and non-exclusive easement of enjoyment in and to the Common Property which shall be appurtenant to and shall pass with the title to every Lot".

Specifically, these actions are a violation of the following provisions within the Declaration:

- Article V, Section 3 – "No owner may maintain, treat, landscape, sod, or place or erect any improvement or structure of any kind on the Common Property without the prior written approval of the Board of Directors"
- Article X, Section 3 – reservation of perpetual easement over, under, on and across the Common Property for ingress and egress

- Article XI, Section 1A – “No improvement or modification or alternation of an improvement shall interfere with those easements or other rights which are set forth in this Declaration” and Section 1B “No structural or nonstructural alterations shall be permitted without written permission of the DRB” and Section 1E “No Nuisance shall be permitted to exist or operate on any part of the Property”
- Article XI, Section 1F “All applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereof relating to any portion of the Property, shall be complied with”
- Article XI, Section II, “No owner shall obstruct any part of the Common Property, nor shall any owner keep or store anything on the Common Property. No person other than Declarant or the CDD, or their appointed agents, may alter, construct upon, or remove anything from the Common Property”
- Article XI, Section JJ “No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department”

As Owners whose property is also subject to the Declaration, my Clients have the right to enforce the above provisions via a cause of action against you for non-compliance. This matter is a concurrent, but exclusive issue from the improper conveyance of the Property which we believe should be set aside. Thus, it is our request that corrective action be taken immediately by removal of the trees, landscaping, and fire pit which are partially or fully contained within the Common Area.

In addition, please be advised that we have requested that the CDD use its enforcement powers under Article XIII, Section 2, including emergency action to enforce the rules and regulations which prohibit unauthorized landscaping and improvements, alterations to Common Property, and activity in the wetlands.

Based on the foregoing, Mr. and Mrs. Fleming, the alleged aggrieved party, hereby demand that you, Matthew and Cynthia Drnec, as the responding party, engage in mandatory pre-suit mediation in connection with the following dispute, which by statute is of a type that is subject to pre-suit mediation. The property located at 2447 Addington Place, Wesley Chapel, FL 33543 (the “Property”) is in violation of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadow Pointe III dated July 2, 2002 (the “Declaration”).

It is alleged that you have made alterations to the Property and engaged in activities upon the Property which violate the Declaration. Almost immediately after the purchase of this Property, you proceeded to take actions in contravention of the terms of your Deed. You planted trees upon the edge of the buffer which inhibit runoff causing water intrusion onto my Client’s property, obstruct the view of my Clients, and have installed a fire pit directly behind my client’s property line on the Common Area. Evidence of these adaptations to the property are clearly visible on aerial images of the area, as shown and

marked in the attached exhibits to this letter. Your actions have affected my Clients quiet enjoyment of their property and the Common Area.

The foregoing violate the following provisions of the Declaration which provide in pertinent part as follows:

Article V – PROPERTY RIGHTS

Section 3. Prohibition of Certain Activities. No damage to, or waste of, the Common Property or any part thereof, shall be committed by any Owner or any tenant or invitee of any Owner. No noxious, destructive or offensive activity shall be permitted on or in the Common Property or any part thereof, nor shall anything be done thereon which may be or may become an unreasonable annoyance or nuisance to any other Owner. No Owner may maintain, treat, landscape, sod, or place or erect any improvement or structure of any kind on the Common Property without the prior written approval of the Board of Directors.

Article X - EASEMENTS

Section 3. Declarant Easement. Declarant hereby reserves to itself, its successors and assigns, and to such other persons as Declarant may from time to time designate, a perpetual easement, privilege and right in and to, over, under, on and across the Common Property for ingress and egress as required by its officers, directors, employees, agents, independent contractors, invitees and designees; provided, however, that such access and use do not unnecessarily interfere with the reasonable use and enjoyment of these properties and facilities by the owners.

Article XI - USE OF PROPERTY

Section 1. Protective Covenants. In order to preserve the property as a desirable place to live for all Owners, the following protective covenants are made a part of this Declaration.

A. Limitations. Nothing shall be erected, constructed, planted or otherwise placed on a Lot or Residential Unit in such a position (subsequent to the initial construction of improvements on the Property by Declarant) so as to create a hazard upon or block the vision of motorists upon any of the streets or roads. No improvements shall interfere with those easements or other rights which are set forth in this Declaration.

B. Building Restrictions. All building construction on the Property shall comply with the provisions of the Design Review Criteria. No improvement or modification shall interfere with those easements or other rights set forth in this Declaration. Only one dwelling may be constructed on any Lot or Residential Unit. The minimum square footage of each dwelling in each Block depicted on the Plats shall be the square footage set forth in Exhibit “D” hereto, including only air conditioned living space, with each dwelling containing an attached two-car or larger garage of the same architectural style as the air conditioned portion of the dwelling, unless otherwise approved by the DRB. Any dwelling constructed on a Lot or Residential Unit shall be in accord with the front yard, side yard, and rear yard set back requirements contained in the Design Review Criteria. No structural or nonstructural alternations shall be permitted without written permission of the DRB in accordance with Article XII of this Declaration. All driveways and sidewalks constructed on a Residential Unit shall be constructed, reconstructed, or repaired with the materials and in the manner in which they were originally constructed, and no colors, coating, pavers, epoxies, or similar treatments shall be permitted without DRB approval.

E. Nuisances. No nuisance shall be permitted to exist or operate on any part of the Property.

F. Unlawful or Offensive Use. No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof. All applicable laws, zoning ordinances, orders, rules, regulations or requirements of any governmental agency having jurisdiction, thereof, relating to any portion of the Property, shall be complied with, by and at the sole expense of the owner or the Association, whichever shall have the obligation to maintain or repair such portion of the Property. No waste will be committed in Common Property.

II. General Restrictions on Common Property. No owner shall obstruct any part of the Common Property, nor shall any owner keep or store anything on the Common Property. No person other than Declarant or the CDD, or their appointed agents, may alter, construct upon, or remove anything from the Common Property. All uses and activities upon or about the Common Property are subject to the rules and regulations of Declarant and the CDD.

JJ. Protection of Environmentally Sensitive Lands. No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department.

Pursuant to Section 720.311, *Florida Statutes*, this demand to resolve the dispute through pre-suit mediation is required before a lawsuit can be filed concerning the dispute. Pursuant to the statute, the parties are required to engage in pre-suit mediation with a neutral third-party mediator in order to attempt to resolve this dispute without court action, and the aggrieved party demands that you likewise agree to this process. If you fail to participate in the mediation process, suit may be brought against you without further warning.

The process of mediation involves a supervised negotiation process in which a trained, neutral third-party mediator meets with both parties and assists them in exploring possible opportunities for resolving part or all of the dispute. By agreeing to participate in pre-suit mediation, you are not bound in any way to change your position. Furthermore, the mediator has no authority to make any decisions in this matter or to determine who is right or wrong and merely acts as a facilitator to ensure that each party understands the position of the other party and that all options for reasonable settlement are fully explored.

If an agreement is reached, it shall be reduced to writing and becomes a binding and enforceable commitment of the parties. A resolution of one or more disputes in this fashion avoids the need to litigate these issues in court. The failure to reach an agreement, or the failure of a party to participate in the process, results in the mediator declaring an impasse in the mediation, after which the aggrieved party may proceed to court on all outstanding, unsettled disputes. If you have failed or refused to participate in the entire mediation process, you will not be entitled to recover attorney's fees, even if you prevail.

The aggrieved party has selected and hereby lists five certified mediators who we believe to be neutral and qualified to mediate the dispute. You have the right to select any one of these mediators. The fact that one party may be familiar with one or more of the listed mediators does not mean that the mediator cannot act as a neutral and impartial facilitator. Any mediator who cannot act in this capacity is required ethically to decline to accept engagement. The mediators who we suggest, and their current hourly rates, are as follows:

- James R. Betts
Phone #: (813) 254-3302

Hourly Rate: \$400.00 per hour (2 parties); \$200.00 per party per hour

- Charles A. Buford

Phone #: (727) 799-4840

Hourly Rate: \$350.00 per hour (2 parties); \$175.00 per party per hour

- Mandi Ballard Clay

Phone #: (813) 530-9849

Hourly Rate: \$300.00 per hour (2 parties); \$150.00 per party per hour

- Woody Isom

Phone #: (813) 629-6388

Hourly Rate: \$380.00 per hour (2 parties); \$190 per party per hour

- Rod B. Neuman

Phone #: (813) 877-9222

Hourly Rate: \$275.00 per hour (2 parties); \$137.50 per party per hour

Enclosed is additional information regarding the above mediators. In addition, you may contact the offices of these mediators to confirm that the listed mediators will be neutral and will not show any favoritism toward either party. The Florida Supreme Court can provide you a list of other certified mediators.

Unless otherwise agreed by the parties, section 720.311(2)(b), *Florida Statutes*, requires that the parties share the costs of pre-suit mediation equally, including the fee charged by the mediator. An average mediation may require three to four hours of the mediator's time, including some preparation time, and the parties would need to share equally the mediator's fees as well as their own attorney's fees if they choose to employ an attorney in connection with the mediation. However, use of an attorney is not required and is at the option of each party. The mediators may require the advance payment of some or all of the anticipated fees. The aggrieved party hereby agrees to pay or prepay one-half of the mediator's estimated fees and to forward this amount or such other reasonable advance deposits as the mediator requires for this purpose. Any funds deposited will be returned to you if these are in excess of your share of the fees incurred.

To begin your participation in pre-suit mediation to try to resolve the dispute and avoid further legal action, please sign below and clearly indicate which mediator is acceptable to you. We will then ask the mediator to schedule a mutually convenient time and place for the mediation conference to be held. The mediation conference must be held within ninety (90) days of this date, unless extended by mutual written agreement.

In the event that you fail to respond within twenty (20) days from the date of this letter, or if you fail to agree to at least one of the mediators that we have suggested or to pay or prepay to the mediator one-half of the costs involved, the aggrieved party will be authorized to proceed with the filing of a lawsuit against you without further notice and may seek an award of attorney's fees or costs incurred in attempting to obtain mediation.

Therefore, please give this matter your immediate attention. Enclosed, for your convenience, is an Agreement to Mediate. By law, your response must be mailed by certified mail, return receipt requested,

and by first-class mail to Attn: Tiffany M. Love, Esq., Martinez | Love, 18115 US Highway 41 N., Suite 600, Lutz, FL 33549.

YOUR SIGNATURE ON THE ENCLOSED AGREEMENT TO MEDIATE INDICATES YOUR AGREEMENT TO THAT CHOICE.

Sincerely,

Tiffany M. Love, Esq.

Agreement to Mediate

The undersigned hereby agrees to participate in pre-suit mediation and agrees to attend a mediation conducted by the following mediator or mediators who are listed above as someone who would be acceptable to mediate this dispute: (Please initial next to all mediators that are acceptable)

_____ James R. Betts

_____ Charles A. Buford

_____ Mandi Ballard Clay

_____ Woody Isom

_____ Rod B. Neuman

I/We further agree to pay or prepay one-half of the mediator's fees and to forward such advance deposits as the mediator may require for this purpose.

Dated: _____

Signature of Matthew Drnec

Telephone No. for Matthew Drnec

Email Address for Matthew Drnec

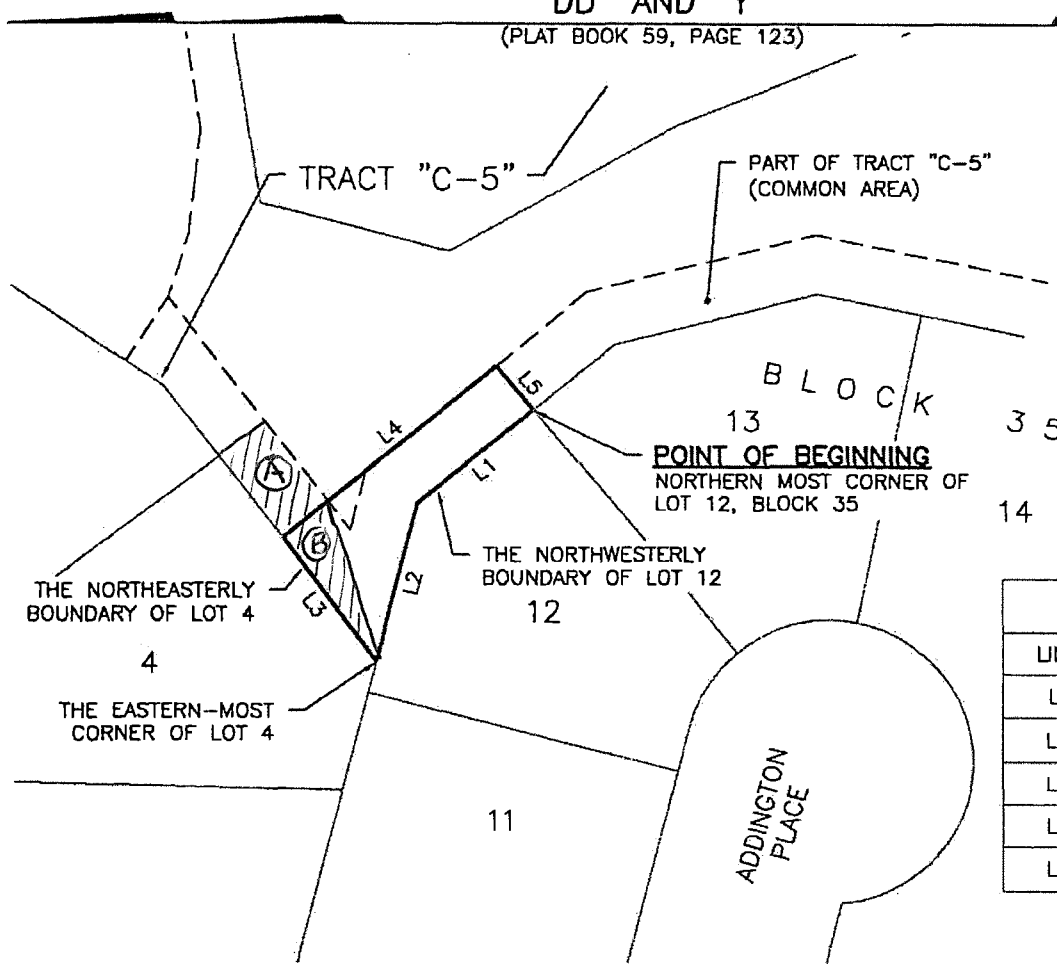
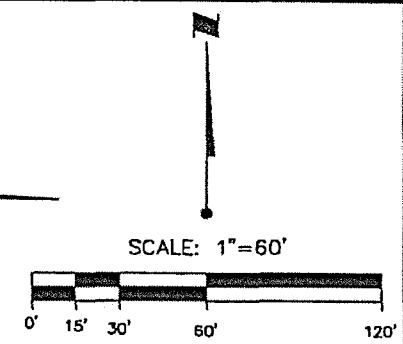
Dated: _____

Signature of Cynthia Drnec

Telephone No. for Cynthia Drnec

Email Address for Cynthia Drnec

MEADOW POINTE III PARCEL
"DD" AND "Y"
(PLAT BOOK 59, PAGE 123)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°30'00"W	51.99'
L2	S14°30'00"W	56.46'
L3	N37°00'00"W	53.24'
L4	N50°30'00"E	95.35'
L5	S39°30'00"E	20.00'

NOT A SURVEY.

Scale: 8/21/2018 3:00:03 PM D:\MSA\J\Hobbs\8/21/2018 3:00:03 PM D06241\1\1\15\15\1500241\Survey\mwdwg\lmsd_3_11\94-215600241-SK01r1.dwg\layout1

				SCALE: 1"=60'		TITLE: SKETCH AND DESCRIPTION - PART OF TRACT "C-5" FROM: MEADOW POINTE III PARCEL "DD" AND "Y" CLIENT: MEADOW POINTE III CDD		PROJECT NO: 215600236 INDEX NO: SV-215600241-SK01r1		
				LEAD TECH: DAD				DATE: 8/16/18	SHEET NO: 1 OF 2	
1.	revised parcel	8/21/18	JDO	SEC-TWP-RGE	77 S HANCOCK ISLAND BOULEVARD, SUITE 520 - TALLAHASSEE, FL 32302 800.843.4326 • 313.223.8987 • FAX 904.223.0093 • www.stantec.com Stantec Consulting Services, Inc. • Certificate of Authorization L B 7808					
OWNER NO.	OWNER DESCRIPTION	REV. DATE	DRN BY/APP. #	77-288-30E						

Tab 12



UPCOMING DATES TO REMEMBER

- **Next Meeting:** Budget Workshop-April 27, 2022, at 6:30pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Election Registration:** June 13th at noon through June 17th noon
- **Next Election (Seats):** Term 11/18 – 11/22 (Michael Hall Seat 1); Term 11/18-11/22 (Glen Aleo Seat 3); Term 11/18-11/22 (Paul Carlucci Seat 5)

District
Manager's
Report

March 20

2022

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<u>FINANCIAL SUMMARY</u>	<u>2/38/2022</u>
General Fund Cash & Investment Balance:	\$2,120,163
Reserve Fund Cash & Investment Balance:	\$1,133,438
Debt Service Fund Investment Balance:	<u>\$1,182,907</u>
Total Cash and Investment Balances:	\$4,436,508
General Fund Expense Variance: \$4,821	Under Budget



District Manager Updates

General Fund Budget – Currently, the General Fund is under budget by \$4,821. The District is trending in the right direction. Overall, the District is under budget for the Fiscal Year.

Budget Works- The Budget workshop is on April 27, 2022, at 6:30pm.

District Manager Training- Rizzetta & Company held an Election Training for all District Managers on 3/31/2022.

Rizzetta & Company Survey- Rizzetta & Company is introducing some new procedures to gather feedback on the education we are providing you as a Board Supervisor, and ensure you are completely satisfied with the professional services received from our team. Two weeks ago, the Board received a brief survey through the Survey Monkey platform, requesting your feedback.

Meadow Pointe II- Reach out to Meadow Pointe II and they're working on a detail agenda to present to the Board for a joint meeting.

Cell Phone Invoices- I will discuss during the meeting.

Meadow Pointe III Short-, Mid-, and Long-Term Goals Letter to the Community- We will discuss at the meeting.

Resident Complaints- No major complaints.

Tab 13

Meadow Pointe III Short-Term, Mid-Term and Long-Term Goals

This plan is to outline the community's vision/direction for the next 5, 10, and 15 years. A long-range plan is a set of goals that outline the path for the community's future. When the long-term plan is in place, a strategic plan should be developed to define the objectives and actions to achieve the goals spelled out in the long-range plan.

Short-Term Goals (5 Year Plan)

- Recycling Pick Up
- Increase Reserve Fund
- Common Area Cutbacks
- Tree/Landscaping Upgrades
- District Upgrades, starting with Heatherstone
- Car Charging Stations
- District Entrances, starting with Chatterley
- Replace all Light Bollards
- AED Lighting in the Clubhouse
- CPR Training for Staff
- Christmas Event/Holiday Extravaganza

Mid-Term Goals (10 Year Plan)

- Renovation of all District Gates
- Complete Remodel of Clubhouse and Gym
- Hold Social Events
- Remodeling of Clubhouse Grounds

Long-Term Goals (15 Year Plan)

- Add a Dog Park
- Parking Renovation/Reconstruction
- Adding Monuments
- TECO/Decorative Lighting/Solar Lighting

Notes: Meadow Pointe III was established in 2004. The long-range plan will provide direction for the CDD to take in order to offer residents and potential residents a healthy, secure and enjoyable place to live.

Tab 14

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, March 16, 2022 at 6:30 p.m.**
14 and was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe
15 Blvd, Wesley Chapel, FL 33543.

16 Present and constituting a quorum:

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

23
24 Also present via conference call were:

25	
26 Daryl Adams	District Manager, Rizzetta & Co
27 Tonja Stewart	DE; Stantec (via conference call)
28 Michael Rodriguez	District Manager, Amenity Services Manager
29 Jason Diogo	Solitude Lake Management
30 Brandon Padilla	Yellowstone Landscaping
31 Vivek Babbar	District Counsel, Straley Robin & Vericker
32	Pasco County Deputy

33
34 Audience **Present**

35
36 **FIRST ORDER OF BUSINESS**

Call to Order

37
38 Mr. Adams called the meeting to order and performed roll call confirming a quorum
39 for the meeting and noted that there were audience members in attendance.
40

41 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

42
43 All present at the meeting joined in the Pledge of Allegiance.
44

45 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

46
47 There were no audience comments presented.
48

FOURTH ORDER OF BUSINESS

Staff Reports

A. Community Deputy Report

Deputy joined the meeting at 6:49 p.m. The Board had no questions or comments regarding his report.

B. Aquatic Report

The Board received the March Waterway Inspection Report from Mr. Diogo.

The Board had no questions or comments.

C. Landscape Report

The Board reviewed the January Landscape Reports received from OLM and Yellowstone.

Mr. Padilla presented a proposal for a hazardous tree removal in the amount of \$5,400.00.

On a motion from Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board approved the Yellowstone Proposal to remove a hazardous tree in the amount of \$5,400 for the Meadow Pointe III Community Development District.

The Board tabled Yellowstone's Heatherstone-Japanese proposal for \$5,423.06 to the Budget Workshop. Also, the Board requested additional proposals for the entrances of Meadow Pointe III. Yellowstone will use the same model.

D. Amenity Management

Mr. Rodriguez presented his amenity report to the Board.

Mr. Rodriguez let the Board know that the court resurfacing has been complete and that one of the gate motors is not working properly. He will reach out to the vendor to get it fixed.

E. District Engineer

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

The Board requested that Ms. Stewart investigate the Storm Drain Easements in Whitlock.

The Board requested that Mr. Rodriguez track the progress of the construction of the road pathway, to make sure that the construction crew is not causing extra maintenance or damage to Meadow Pointe III.

F. District Counsel

The Board received District Counsel report from Mr. Babbar.

Mr. Babbar informed the Board that Board of Supervisor Michael Torres and District Counsel would be attending mediation for the Fleming's case on April 14, 2022.

95 **G. District Manager**

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

97
98 Mr. Adams reminded the Board that their next scheduled meeting will be held on
99 April 20, 2022 at 6:30 p.m.

100
101 Mr. Adams reminded the Board that there will be a budget workshop on April 27,
102 2022 @ 6:30 p.m.

103
104 **FIFTH ORDER OF BUSINESS**

**Consideration of Yellowstone Proposal
for Clubhouse Top Choice Turf**

105
106
107 The Board reviewed the Yellowstone proposal for top choice turf in the amount of
108 \$1,323.87 and after a brief discussion, they decided to put this item on hold.

109
110 **SIXTH ORDER OF BUSINESS**

**Consideration of Yellowstone Proposal
for Spring Annual Rotation**

111
112
113 This proposal was already approved, no further discussion was held.

114
115 **SEVENTH ORDER OF BUSINESS**

**Consideration of Yellowstone Proposal
for Bahia Sod Replacement**

116
117
118 On a motion from Mr. Johnson, seconded by Mr. Torres, the Board approved the
119 Yellowstone proposal for Bahia Sod Replacement in the amount of \$3,322.12 for Meadow
120 Pointe III Community Development District.

121
122 The Board requested Mr. Rodriguez send an email blast to the residents informing
123 them that their CDD fees went towards the Sod replacement at Broughton. The sod
124 replacement cost \$3,322.12, and its being replaced because of residents parking on the sod.

125
126 **EIGHTH ORDER OF BUSINESS**

**Consideration of Claridge Place Circuit
Board Proposals**

127
128 The Board reviewed and discussed two proposals to replace the circuit board at
Claridge Place, Metro Gates in the amount of \$2,170 and SAAS in the amount of \$2,571.

On a motion from Mr. Carlucci, seconded by Mr. Johnson, the Board approved the SAAS
Proposal to replace the circuit board at Claridge Place in the amount of \$2,517.00 for
Meadow Pointe III Community Development District.

129
130 **NINTH ORDER OF BUSINESS**

**Consideration of Shed Replacement
Proposals**

131
132
133 After a brief discussion, the Board agreed to table this item to the Budget Workshop
134 meeting for discussion.

137
138 **TENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
139 **of Regular meeting held February 16,**
140 **2022**

141
142 Mr. Adam's presented the Board with the February 16, 2022 regular meeting minutes.
143

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on February 16, 2022, as presented, for Meadow Pointe III Community Development District.

144
145 **ELEVENTH ORDER OF BUSINESS** **Consideration of the O& M Expenditures**
146 **For February 2022**

147
148 The Board received the Operation and Maintenance Expenditures for February 2022
149 for \$62,330.87.
150

On a motion from Mr. Johnson, seconded by Mr. Carlucci, the Board approved to ratify the O&M Expenditures for February 2022 in the amount of \$62,330.87 for Meadow Pointe III Community Development District.

151
152 **TWELFTH ORDER OF BUSINESS** **Supervisor and Audience Comments**

153
154 During the supervisor's request, the Board requested that Mr. Adams investigate the
155 cell phone invoices for the Clubhouse Staff and requested Mr. Rodriguez to send an
156 email blast reminding the residents of the next Board meeting.

157
158 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board agreed to adjourn the meeting at 8:57 p.m. for the Meadow Pointe III Community Development District.

160
161
162
163 _____
164 Assistant Secretary Chairman/Vice Chairman

Tab 15



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 March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$200,288.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	004957	17452420 QTR 2	Quarterly Security Monitoring 04/01/22-06/30/22	\$ 206.40
Alejandro & Associates, LLC	004922	202202006	Name Tags 02/22	\$ 96.00
All Florida Mechanical Services, Inc	004940	i17908	Qrtly Preventative Maintenance 03/22	\$ 193.12
ARK Nature and Outdoors LLC	004941	1004	Playground Equipment Cleaning 03/22	\$ 1,348.13
CINTAS Corporation #074	004906	4110427046	Cleaning Supplies 02/22	\$ 40.00
CINTAS Corporation #074	004921	4111806769	Cleaning Supplies 02/22	\$ 146.27
CINTAS Corporation #074	004943	4113201261	Cleaning Supplies 03/22	\$ 40.00
DCSI Inc.	004932	29420	Repair Alchester Gate 01/22	\$ 1,327.00
DCSI Inc.	004932	29421	Service Call - Camera Repair 01/22	\$ 803.00
DCSI Inc.	004932	29422	Service Call - Camera Repair 01/22	\$ 1,717.00
DCSI Inc.	004932	29423	Service Call - Camera Repair 03/22	\$ 2,107.00
Florida Department of Revenue	004933	61-8015577967-4 02/22	Sales & Use Tax 02/22	\$ 309.38
Florida Reserve Study and Appraisal, Inc.	004923	11052021	Reserve Study for MPIII 11/21	\$ 3,100.00
Frontier Communications of Florida	004944	Phone Summary 03/22	239-188-0915-091913-5 Phone Summary 03/22	\$ 370.46

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Glen Richard Aleo	004958	GA031622	Board of Supervisors Meeting 03/16/22	\$ 200.00
Grau and Associates	004924	22121	Audit Services FYE 09/30/21	\$ 2,000.00
Harris Romaner Graphics	004912	20971	Sidewalk Replacement 02/22	\$ 1,500.00
Harris Romaner Graphics	004912	20990	Pool Rules Sign 02/22	\$ 395.00
Home Depot Credit Services	004925	xxxx xxxx xxxx 3880 02/22	Supplies 02/22	\$ 1,311.70
John A. Johnson	004961	JJ031622	Board of Supervisors Meeting 03/16/22	\$ 200.00
Lowe's	004934	9900 321527 6 02/22	Clubhouse Supplies 02/22	\$ 63.17
Meadow Pointe III CDD	CD559	CD559	DC Replenishment- Michael	\$ 387.47
Meadow Pointe III CDD	CD560	CD560	DC Replenishment- Michael	\$ 3,003.88
Michael J Hall	004960	MH031622	Board of Supervisors Meeting 03/16/22	\$ 200.00
Michael Torres	004967	MT031622	Board of Supervisors Meeting 03/16/22	\$ 200.00
Newagetutors LLC	004930	3616	Web Maintenance: ADA Website 03/22	\$ 300.00
Newagetutors LLC	004930	3634	Quarterly ADA & ACAG Audits 03/22	\$ 400.00
OLM, Inc.	004907	39106	Monthly Landscape Inspection 02/22	\$ 750.00

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OLM, Inc.	004962	39250	Monthly Landscape Inspection 03/22	\$ 750.00
Outsmart Pest Management, Inc.	004945	32899	Monthly Pest Control 03/22	\$ 51.00
Pasco County Utilities	004909	16214273	1500 Meadow Pointe Blvd 01/22	\$ 300.63
Pasco County Utilities	004963	16355916	1500 Meadow Pointe Blvd 02/22	\$ 325.93
Paul Carlucci	004959	PC031622	Board of Supervisors Meeting 03/16/22	\$ 200.00
QFC Supply Company	004910	15-13614	Supplies - Dog Waste Bags & Operating Supplies 12/21	\$ 359.00
QFC Supply Company	004927	15-13824	Supplies - Dog Waste Bags 02/22	\$ 283.00
Quill LLC	004946	23518396	Cleaning Supplies 03/22	\$ 200.66
Rizzetta & Company, Inc.	004911	INV0000065629	General Management & Oversight/Personnel 02/22	\$ 9,824.37
Rizzetta & Company, Inc.	004911	INV0000065933	Cell Phone & Recruiting 01/22	\$ 131.00
Rizzetta & Company, Inc.	004911	INV0000066102	Personnel 02/22	\$ 9,199.22
Rizzetta & Company, Inc.	004911	INV0000066357	District Management Fees 03/22	\$ 5,619.08
Rizzetta & Company, Inc.	004935	INV0000066416	General Management & Oversight/Personnel 03/22	\$ 11,285.03
Rizzetta & Company, Inc.	004947	INV0000066472	Cell Phone & Recruiting 02/22	\$ 345.25

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Rizzetta & Company, Inc.	004964	INV0000066740	Personnel 03/22	\$ 10,798.96
Solitude Lake Management	004913	PI-A00754001	Lake & Pond Management Services 02/22	\$ 5,544.49
Solitude Lake Management	004948	PI-A00771941	Lake & Pond Management Services 03/22	\$ 5,710.83
Southern Automated Access Services LLC	004914	10649	Gate Repair - Clairridge 02/22	\$ 170.00
Southern Automated Access Services LLC	004914	10653	Gate Repair - Heatherstone 02/22	\$ 699.00
Southern Automated Access Services LLC	004914	10674	Gate Repair - Wrencrest 02/22	\$ 282.00
Southern Automated Access Services LLC	004914	10696	Gate Phone/CAPXL Cloud - Amanford 02/22	\$ 115.50
Southern Automated Access Services LLC	004914	10697	Gate Phone/CAPXL Cloud - Heatherstone 02/22	\$ 115.50
Southern Automated Access Services LLC	004914	10708	Gate Repair - Larkenheath 02/22	\$ 105.00
Southern Automated Access Services LLC	004914	10727	Gate Phone 813-482-2049 02/22	\$ 53.95
Southern Automated Access Services LLC	004914	10734	Gate Phone 813-435-0748 02/22	\$ 43.95
Southern Automated Access Services LLC	004914	10761	Gate Repair - Sheringham 02/22	\$ 105.00
Southern Automated Access Services LLC	004928	10779	Gate Repair - Sheringham 02/22	\$ 440.00
Southern Automated Access Services LLC	004928	10782	Gate Repair - Sheringham 02/22	\$ 115.00

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Southern Automated Access Services LLC	004936	10792	Gate Repair - Remotes 03/22	\$ 170.00
Southern Automated Access Services LLC	004949	10818	Gate Repair - Sheringham 03/22	\$ 210.00
Southern Automated Access Services LLC	004949	10819	Gate Repair - Sheringham 03/22	\$ 169.50
Southern Automated Access Services LLC	004965	10829	Gate Repair - Larkenheath 03/22	\$ 342.00
Southern Automated Access Services LLC	004965	10834	Gate Repair - Hillhurst 03/22	\$ 105.00
Spectrum	004942	0034120094-01 03/22	1500 Meadow Pointe Blvd 03/22	\$ 47.11
Stantec Consulting Services Inc.	004915	1886686	Engineering Services 01/22	\$ 796.00
Stantec Consulting Services Inc.	004950	1898145	Engineering Services 02/22	\$ 1,084.00
Straley Robin Vericker	004937	21140	Legal Services 02/22	\$ 2,452.00
Straley Robin Vericker	004966	21278	Legal Services 03/22	\$ 2,658.60
Suncoast Pool Service	004916	8006	Monthly Pool Service 02/22	\$ 1,145.00
Suncoast Pool Service	004951	8087	Monthly Pool Service 03/22	\$ 1,145.00
TECO	004952	311000030198 02/22	Summary Bill 021/22	\$ 10,560.85
U.S. Water Services Corporation	004929	SI40141	Monthly Lift Station Inspection 12/21	\$ 83.69

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U.S. Water Services Corporation	004929	SI42160	Monthly Lift Station Inspection 01/22	\$ 83.69
U.S. Water Services Corporation	004917	SI43932	Monthly Lift Station Inspection 02/22	\$ 83.69
U.S. Water Services Corporation	004938	SI45989	Monthly Lift Station Inspection 03/22	\$ 83.69
Waste Connections Of Florida	004931	1124415W426	Waste Disposal Services 03/22	\$ 72.60
Waste Connections Of Florida	004953	5927407W425	Waste Disposal 02/22	\$ 15,172.80
Welch Tennis Courts, Inc.	004954	4837	Balance Due - Tennis Court Resurfacing 03/22	\$ 12,750.00
Withlacoochee River Electric Cooperative, Inc.	004918	1353910 02/22	Street Lights 02/22	\$ 1,473.53
Withlacoochee River Electric Cooperative, Inc.	004955	Electric Summary 02/22	Electric Summary 02/22	\$ 173.45
Yellowstone Landscape	004919	TM 325966	Irrigation Repairs 02/22	\$ 74.23
Yellowstone Landscape	004919	TM 326024	Monthly Ground Maintenance 02/22	\$ 24,272.25
Yellowstone Landscape	004919	TM 330069	Plant Install 02/22	\$ 9,035.35
Yellowstone Landscape	004919	TM 330070	Irrigation Repairs 02/22	\$ 498.76
Yellowstone Landscape	004956	TM 332628	Monthly Ground Maintenance 03/22	\$ 24,272.25
Yellowstone Landscape	004939	TM 336990	Heatherstone Crape Myrtle Removals 03/22	\$ 2,400.00

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Yellowstone Landscape	004956	TM 340030	Irrigation Repairs 03/22	\$ 1,610.26
Zonum Floor Systems, Corp.	004920	20161236	Floor Repair 01/22	<u>\$ 1,374.40</u>
Report Total				<u>\$ 200,288.03</u>