



Rizzetta & Company

# Meadow Pointe III Community Development District

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**Board of Supervisors'  
Regular Meeting  
December 21, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1001**

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

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

<b>District Board of Supervisors</b>	Michael Hall Paul Carlucci John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Attorney</b>	Vivek Babbar	Straley, Robin, & Vericker
<b>District Engineer Services Inc</b>	Tonja Stewart	Stantec Consulting

**All Cellular phones and pagers must be turned off while in the clubhouse.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

District Office - Wesley Chapel, Florida 33544 - 813-994-1001  
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614  
[meadowpointe3CDD.org](http://meadowpointe3CDD.org)

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December 14, 2022

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

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, December 21, 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:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Presentation of Investment Options for the District
  - B. Administer Oath of Office to Newly Elected Supervisors
    1. Review of Form1 and Sunshine Law Requirements
  - C. Consideration of Resolution 2023-01, Designating Officers of the District ..... Tab 1
  - D. Consideration of Draft RFP Package for Amenity Management Services..... Tab 2
- 5. STAFF REPORTS**
  - A. Community Deputy Update
  - B. Aquatics Update
    1. November Waterway Inspection Report..... Tab 3
  - C. Landscape Update
    1. OLM November Inspection Report..... Tab 4
    2. Yellowstone November Inspection Report ..... Tab 5
    3. Consideration of Community Mulch Proposal..... Tab 6
  - D. Amenity Management
    1. Presentation of November Amenity Report ..... Tab 7
  - E. District Counsel
    1. Consideration of Resolution 2023-02, Adopting Policy On Driveway Apron and Sidewalk Improvements ..... Tab 8
    2. Consideration of Driveway Apron and Sidewalk Improvement License Agreements..... Tab 9
  - F. District Engineer
    1. Update on HA5
  - G. District Manager
    1. Review of District Manager's Report  
(under separate cover)
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'

- Regular Meeting held on November 16, 2022..... Tab 10
- B.** Consideration of Operations & Maintenance
  - Expenditures for October 2022 ..... Tab 11
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 994-1001, [darryla@rizzetta.com](mailto:darryla@rizzetta.com), or Stacey Gillis at [sgillis@rizzetta.com](mailto:sgillis@rizzetta.com).

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

# Tab 1

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (the “Board”) desires to elect the Officers of the District.

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

Section 1. \_\_\_\_\_ is elected Chairperson.

Section 2. \_\_\_\_\_ is elected Vice-Chairperson.

Section 3. \_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

\_\_\_\_\_ is elected Assistant Secretary.

Daryl Adams \_\_\_\_\_ is elected Assistant Secretary.

Lynn Hayes \_\_\_\_\_ is elected Assistant Secretary.

Matthew Huber \_\_\_\_\_ is elected Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of December, 2022.

**ATTEST:**

**MEADOW POINTE III  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson

## **Tab 2**



**MEADOW  
POINTE**

**Meadow Pointe III  
Community Development District**

**RFP Package for  
Amenity Management Services**

**November 16, 2022**



# **Table of Contents**

1. Newspaper Ad
2. Instructions to Proposers
3. Scope of Services

# 1. Newspaper Ad

## **Meadow Pointe III Community Development District Request for Proposals for Amenity Management Services**

The Meadow Pointe III Community Development District (the “**District**”), located in Pasco County, Florida is requesting proposals to provide professional amenity management services on a continuing basis. The amenity manager will provide a variety of amenity services, implementing amenity objectives according to policies of the District, as more specifically set forth in the RFP Package. The RFP Package will be available on Thursday December 22, 2022, by email to Vivek Babbar, District Counsel, at [VBabbar@srvlegal.com](mailto:VBabbar@srvlegal.com).

Any firm or individual (“**Proposer**”) desiring to provide professional amenity management services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement of its qualifications along with their proposal. Their proposal at a minimum should include a statement of interest, the resume of the supervisor of the staff proposed to be assigned to the District, any experience as an amenity service provider for any community development districts and a list of at least 3 references.

All Proposers interested must submit 1 original hard copy and 1 electronic copy of their proposal by **11:00 a.m. on Friday January 13, 2023** to the attention of Vivek Babbar, District Counsel, Straley Robin Vericker, 1510 W. Cleveland St., Tampa, FL 33606.

Proposals which are received after the cut-off date and time may not be considered. Written questions should be addressed to the District Counsel at the email address set forth above. The District reserves the right to reject any or all proposals, to waive informalities, and to re advertise this RFP. Proposers shall not be entitled to be reimbursed for any expenses associated with a response to this RFP.

Any protest regarding the terms of the RFP must be filed in writing, within 72 hours after this RFP is made available. Any Proposer who is affected adversely by a District decision to award the agreement shall file with the District a written notice of protest within 72 hours after receipt of the notice of the District’s decision. Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure.

## **2. Instructions to Proposers.**

1. **Introduction.** The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. All meetings of the District are publicly noticed meetings and all decisions of the Board are made at public meetings in compliance with Florida’s Sunshine law. More information about the District is available on its website: <http://meadowpointe3.org/>
2. **Definitions:**
  - a. “**Agreement**” refers to the agreement to be awarded for the amenity management services that will be subject to final review and approval by District Counsel prior to execution.
  - b. “**Board**” refers to the Board of Supervisors of the District
  - c. “**District**” refers to Meadow Pointe III Community Development District.
  - d. “**Proposal**” refers to the proposal submitted to the District from a Proposer
  - e. “**Proposer**” refers to the business, corporation, firm, organization, or individual submitting a proposal to the District in response to the RFP
  - f. “**RFP Package**” will include, but not be limited to, the Request for Proposals, this Instructions to Proposers, and the Scope of Services
  - g. “**RFP**” refers to this Request for Proposals to solicit competitive proposals for the management of the District’s Recreational Facilities
3. **Review of RFP Package:** It is the responsibility of prospective Proposers to review the RFP Package and any addenda, and to prepare a Proposal based solely on the RFP Package.
4. **Recreational Facilities.** The Recreational Facilities consist of the clubhouse, fitness room, pool, splash area, basketball courts, tennis courts, shuffleboard courts, multi-purpose court, playground, community park, and adjacent parking lot.
5. **Current Staffing Roles and Levels.**
  - a. Clubhouse Manager (*Fulltime – 40 hours per week*)
  - b. Assistant Clubhouse Manager (*Fulltime – 40 hours per week*)
  - c. 2 Maintenance Managers (*Fulltime – 40 hours per week*)
  - d. As Needed Part Time Personnel (*up to 135 hours per week total*)
    - i. Clubhouse Attendants
    - ii. Maintenance
6. **Examination of the Site.**
  - a. Each Proposer is required to have visited the areas where the work is to be performed under the Agreement and thoroughly familiarized itself with all conditions pertinent to the Agreement in total as is indicated in the Scope of Services.
  - b. No additional compensation nor relief from any obligation of the Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed. (i.e., general working conditions, accessibility, condition of the premises.)
7. **Scope of Services.** The amenity management services are generally described in the “**Scope of Services**” attached hereto and is intended to incorporate all services that are necessarily performed by an amenity management firm in the effective operation of an amenity facilities in compliance with federal, state, or local regulation. If a specific task is not identified in the Scope of Services but is necessary for the effective operation of the Recreational Facilities or compliance with federal,

state, or local regulation, it is expected that the management firm will include such task in the performance of its general amenity management duties unless an additional charge is identified in the Proposal and agreed to by the District in writing.

8. **Interpretation and Addenda.** No verbal interpretations will be made to any Proposer. Interpretations, if made, will be written in the form of an addendum and sent via email to all Proposers who have supplied their email to District Counsel. **The deadline for submitting questions relative to this RFP is 3 p.m. on Thursday January 5, 2023.**
9. **Supply of Proposer E-Mail Address.** All Proposers must supply a working email address to the District Counsel by the deadline to submit questions.
10. **Term and Renewal.** The initial term of the Agreement will be 1 year. The Agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
11. **Preparation of Proposal.** Each Proposal shall include the following information:
  - a. **Company Information**
    - i. Name of company (including any "Doing Business As" names)
    - ii. Headquarters/parent company locations
    - iii. Office locations and total number of employees at each location
    - iv. Local office address
    - v. History of the company, (including the years the Proposer's company has been in business)
    - vi. Organization chart of company
    - vii. Proof of applicable insurance
  - b. **Qualifications and Staffing**
    - i. A statement of interest and why the proposer is the best qualified to perform the Scope of Services
      1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
    - ii. Resume of the supervisor of the staff that will be assigned to the District
    - iii. Experience with community amenity management
    - iv. Comparable facilities managed by Proposer
    - v. Listing of all amenity and recreation facilities managed in the last 5 years.
    - vi. Number of CDDs represented by the proposer
    - vii. Backup plan for situations where the full time Amenity Manager, full time maintenance person, or any part-time staff are unavailable.
    - viii. Escalation procedures and contact information if there are any concerns regarding the assigned staff.
  - a. **Cost of Services.**
    - i. A cost proposal for the Scope of Services (inclusive of all direct and non-direct costs as well as all overhead, fees and profit).
    - ii. Cost proposals should be written so that they may be incorporated, as modified during negotiations, as an attachment to an agreement.
    - iii. The compensation for non-salaried staff members will only be paid for hours worked and Proposers should plan for approximately 135 hours weekly.
    - iv. The roles and staffing levels should be recommended by the Contractor and will ultimately be evidenced in the Agreement or any addendums.

- c. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client's website or general location, and the name, email, and number of a contact person.
- d. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the selection criteria. Proposers may propose alternative staffing arrangements that depart from the current operational structure based on their evaluation of the District and the amenities during their site visit.
- e. **Price Guarantee.** Proposer agrees that its pricing to the District shall not increase for the initial year of the Agreement.
- f. **Signature.** The Proposal shall be signed by a person legally authorized to bind the Proposer to the Agreement.

**12. Submittal of Proposals.**

- a. Proposals should be submitted in a sealed opaque envelope which states on the outside: "Sealed Proposal for Amenity Management Services for the Meadow Pointe III Community Development District"
- b. Interested firms should submit 1 original hard copy and 1 electronic copy of their proposal containing the information and materials described herein no later than **11:00 a.m. on Friday January 13, 2023** (the "**Proposal Delivery Date**") to the attention of Vivek K. Babbar, District Counsel, Straley Robin Vericker, 1510 W. Cleveland St., Tampa, FL 33606.
- c. Timely delivery of said hard copy and electronic version of the proposal to the District is solely and strictly the responsibility of the Proposer. The District will in no way be responsible for delays caused by any occurrence.

**13. Opening of Proposals.** All Proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the Proposals at which time all Proposals will be publicly opened at the above referenced office of the District Counsel.

- a. The Board reserves the right to review and accept any Proposals submitted late.

**14. Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

**15. Presentations of Proposals to the Board.** The Board may require all Proposers to attend a meeting to be held on **February 15 at 6:30 pm**, at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The Board reserves the right to re-schedule the date of the interviews and presentations and will provide appropriate notice to the Proposers.

**16. Right to Waive Mistakes and Variations.**

- a. Proposals may not be modified after the submission deadline.
- b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
- c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- d. The District further reserves the right to request supplementation of any or all Proposals.

**17. Method of Selection, Award, and Right to Reject.**

- a. The Board will meet at a publicly noticed meeting and collectively as a group review the Proposals.
- b. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous Proposal. The Board may consider the following factors:

- i. the capability and qualifications to perform fully the contract requirements
  - ii. the integrity and reliability to assure good faith performance
  - iii. responsiveness to each element contained in the Scope of Services and this RFP
  - iv. experience of the proposer and their key personnel
  - v. proposed staffing levels
  - vi. Character, integrity, reputation of Proposer
  - vii. Geographic location of the proposer's headquarters or local office in relation to the District
  - viii. Past performance of the Proposer in other CDDs
  - ix. Volume of work previously awarded to the Proposer
  - x. Reasonableness of cost
  - xi. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
- c. If only one Proposal is received, the District may proceed with the procurement for contractual services from such Proposer.
  - d. If no responses to the RFP are received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services.
  - e. If the proposals exceed the amount of funds available to or allocated by the District for the Agreement, the Proposals may be rejected.
  - f. There is no guarantee that an Agreement will be awarded.
  - g. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
  - h. Notice of the award, including rejection of some or all Proposals, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."
  - i. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details.
    - i. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) determined to have the next most advantageous Proposal(s), until such the negotiation(s) is successful.

**18. Protests:** Any firm or person who is affected adversely by a District decision to award the work shall file with the District a written notice of protest within 72 hours after receipt of the notice of the District's decision. A complete copy of the District's Rules of Procedures is available for review at the office of the District Manager.

**19. No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this RFP.

**20. Required Disclosure:**

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.

- c. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Public Records:**
  - i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
  - ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- e. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

### **3. Scope of Services.**

The professional amenity management services are generally described below and are intended to incorporate all services that are necessarily performed by an amenity management firm in the effective operation of an amenity facility in compliance with federal, state, and local regulations. If a specific task is not identified herein but is necessary for the effective operation of the Recreational Facilities or compliance with federal, state, or local regulation, it is expected that the Contractor will include such task in the performance of its duties unless an additional charge is identified and agreed to by the District in writing.

The roles and staffing levels should be recommended by the Contractor and will ultimately be evidenced in the Agreement or any addendums.

**Personnel:** The Contractor shall employ at a minimum a Clubhouse Manager, Clubhouse Attendants, and Maintenance Personnel that will be assigned to the District. A general description of these positions is provided below:

1. Clubhouse Manager:
  - a. Full time, oversees and supervises the amenity facilities.
  - b. They are the onsite representative of the Contractor.
  - c. The Clubhouse Manager shall have the responsibilities of overseeing all personnel along with outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board of Supervisors and District Manager.
  - d. They will also be responsible for the design, promotion, and implementation of all the events, programs, and classes. These duties include scheduling, reservations, registration, payment collection and staffing if needed.
2. Field Maintenance Supervisor:
  - a. Full time, oversees and supervises the operations of general maintenance, preventative maintenance, and operation duties of the District amenities.
3. Clubhouse Attendants:
  - a. Part time, hourly positions to support the Clubhouse Manager and assist in overseeing amenity facilities.
4. Maintenance Personnel:
  - a. Full time and part time, hourly positions to maintain the general maintenance, preventative maintenance, and operation duties of the District amenities.

#### **General Services Provided by Off-Site Staff:**

1. **Management.** Manage the recruiting, hiring, training, vacation, payroll, disciplinary action plan, oversight, and evaluation of personnel necessary for the efficient operation of the Recreational Facilities.
2. **Consultation.** At the District's request, assist with budgeting issues, policy recommendations and enforcement, safety/security recommendations, establishing rates and policies for the Recreational Facilities and other matters of importance for the operation of the Recreational Facilities in its ordinary course. Be available to any board member for open and direct communications regarding any questions they may have.
3. **Attendance at Meetings.** At the District's request, the Supervisor of the on-site staff will attend the District's monthly meetings and be prepared to report to the District's Board regarding the general management of the Recreational Facilities, summarizing operations, programming, participation levels and any other areas pertinent to the operation of the Recreational Facilities.



4. Recreational Facilities Maintenance Plan. In cooperation with the District and within 90 days from the execution of the Agreement, develop and implement, to the reasonable satisfaction of the District, a facility maintenance plan setting forth a policy for the provision of the maintenance services including a timetable for providing those services on a regular basis.
5. Emergency Action Plan. In cooperation with the District and within 90 days from the execution of the Agreement, develop and implement, to the reasonable satisfaction of the District, an Emergency Action Plan setting forth a policy for the Recreational Facilities designed to protect staff and Patrons from serious injury, property loss, or loss of life, in the event of an actual or potential major disaster, which may include, but not be limited to, any of the following: fire, hurricane, or other hazardous event.
6. Inspections. Conduct periodic inspections of the Recreational Facilities. Report any irregularities to the District.

**General Duties for All Staff Members:**

1. Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - a. Full knowledge/awareness of all rules, regulations, or policies of the District.
  - b. Prepare any incident or accident reports and forward to the District Manager.
2. Enforce the rules, regulations, and policies of the District.
  - a. The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
3. Community Relations:
  - a. Meet and greet residents and guests.
  - b. Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - c. Provide the best possible customer service to maintain a safe and comfortable environment.

## **Clubhouse Manager**

1. General Duties:
  - a. Responsible for day-to-day operations, budgeting, and managing vendor contracts relating to the Clubhouse and community assets; development of standard operation policies and procedures.
  - b. Oversee workplace operations to maintain and improve effectiveness and efficiency.
  - c. Display flexibility in handling after-hours emergency calls.
  - d. Manage the maintenance work assignments.
  - e. Prepare and oversee up-to-date policies for the Recreational Facilities, and make suggestions for new or revised policies when appropriate.
  - f. Prepare monthly management reports for the Board and District Manager.
2. Obtaining Proposals and Vendor Supervision:
  - a. Obtain, analyze, and compare proposals. Review ratings and verify references.
  - b. Negotiate purchasing and potential bidding of contracted services.
  - c. Work with District Manager in oversight and supervision of subcontractors of all projects, and work with staff in prioritizing jobs.
  - d. Work with vendors to ensure quality service is provided to the community.
3. Residents and Guests:
  - a. Interaction with residents and guests on a day-to-day basis.
  - b. Respond to resident complaints and requests within 1 business day, and if possible, visit the site or location of the issue.
  - c. Notify residents of upcoming events, meetings, and general information.
  - d. Document all complaints, injuries, and maintenance issues in specified logs.
  - e. Manage the scheduling of rentals/reservations of amenities (residents, non-residents, organizations, instructors, etc...)
    - i. Ensure rental/reservation forms are properly completed
    - ii. Collect payments and security deposits and log all transactions so that the District Manager can properly account for them.
    - iii. Review and fill out check in/out documents.
    - iv. Manage the private events calendar for the Clubhouse.
4. Facilities and Common Areas:
  - a. Ensure an immaculate overall appearance of the amenities.
  - b. Ensure all door locks at the Clubhouse are in good operating condition.
  - c. Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the Recreational Facilities.
  - d. Check US flags to ensure proper condition.
  - e. Ensure a high level of appearance of all indoor/outdoor spaces.
  - f. Respond to any necessary repairs and recommend to the District when repairs are needed.
  - g. Assist the District in procuring and maintaining all licenses and permits required for the Recreational Facilities use.
  - h. Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
  - i. Assess condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair or replacement.
  - j. Promptly investigate and provide a written report as to all accidents or claims for damage relating to the Recreational Facilities, including any damage or destruction of the property.

- i. Cooperate with and make any and all reports required by any insurance company or the District in connection therewith.
  - ii. Only file any claims with the District's insurance company with the prior consent of the District.
5. Access, Security Systems, and Coordination with Law Enforcement:
  - a. Troubleshoot and resolve issues with key fobs and gate remotes.
  - b. Monitor the operations of the community gates and respond to calls on gates.
  - c. Manage access system and security system and make any recommendations for repairs or improvements when needed.
  - d. Oversight of community security operations.
  - e. Collaborate with Deputies to ensure security issues are handled appropriately, to include responding to solicitor complaints within the District's boundaries.
  - f. Administer the issuance of access cards/fobs
    - i. Add/edit/delete data relating to access cards/fobs for Clubhouse and Villages access systems and District records.
    - ii. Troubleshoot and resolve issues with access cards/fobs and gate remotes.
    - iii. Issue access cards/fobs
  - g. Issue street parking violations.
  - h. Collaborate with law enforcement or security personnel to ensure security issues are handled appropriately.
6. Programming:
  - a. Schedule, coordinate, and host community events.
7. Management and Financial Related Duties:
  - a. Track and code all debit and credit card expenditures.
  - b. Review all invoices before submitting for payment.
  - c. Maintain preventative maintenance records, inventories, purchases.
  - d. Implement a maintenance and replacement program for equipment.
  - e. Maintain and manage warranties, regular maintenance, and inspections as needed.
  - f. Assist District Manager in preparing the annual budget.
  - g. Assist in the recommendation of capital improvement projects.
  - h. Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions, and operational improvements.
8. On-Site Staff Supervision and Oversight:
  - a. Ensure that employees effectively troubleshoot and remediate any unpleasant resident experiences, including ensuring that employees make appropriate referrals as needed.
  - b. Establish appropriate intervention measures to be taken by employees in potentially hazardous situations.
  - c. Ensure that employees respond quickly and courteously to resident concerns, enlisting the assistance of management as needed.
  - d. Ensure that all staff knows the appropriate person/agency to contact in the event of minor emergencies.
  - e. Ensure that staff is well-versed in process of disaster preparedness, including hazardous weather.
  - f. Encourage suggestions from employees that may streamline processes in day-to-day operations and provide better customer service.

## **Clubhouse Attendant**

### **1. General Duties**

- a. Assist Clubhouse Manager in the day-to-day operations.
- b. Ensure an immaculate overall appearance of the amenities.
- c. Assist in managing the private events calendar for the Clubhouse.
- d. Complete private event rental forms, security deposits and check in / out documents.
- e. Sell key fobs, gate remotes, room rentals, and document sales in various logs.
- f. Add/edit/delete resident and key fob data in Bosch and Door King systems and appropriate binders.
- g. Troubleshoot and resolve issues with key fobs and gate remotes.
- h. Assist in notifying residents of upcoming events, meetings, and general information.
- i. Assist in maintaining preventative maintenance records, inventories, and purchases.
- j. Display flexibility in handling after-hours emergency calls.
- k. Assist in working with assigned contractors to ensure quality service is provided to the community.
- l. Interaction with residents and guests on a day-to-day basis.
- m. Document all complaints, injuries, and maintenance issues.
- n. Process and manage work orders as needed.
- o. Assist in maintaining and managing warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms).
- p. Conduct other related tasks as directed by the Clubhouse Manager.

### **2. General Maintenance**

- a. Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and dean all waste receptacles and control algae growth around pool area.
- b. Empty waste receptacles (regular trash receptacles and doggie waste stations).
- c. Blow off all play courts and pick up any litter and empty waste receptacles.
- d. Check and inspect the equipment regularly at the playground and other play areas.
- e. Interior of Building(s): Ensure all door locks are in good condition, control cobwebs, and dust.
- f. Parking Lot: Pick up litter, blow off debris, check US flags to ensure proper condition
- g. Landscaping: Water all potted plants, pick up any debris and litter around Clubhouse landscaping.
- h. Perform touch up painting as needed.
- i. Clean outdoor furniture and equipment as needed.
- j. Assist in monitoring the operations of the community gates and respond to calls on gates.
- k. Respond to resident complaints and requests, and if possible, visit the site or location of the issue.

### **3. Clubhouse and Bathroom Janitorial Service**

- a. Conduct COVID-level sanitizing and deep cleaning of all surfaces and objects in the Clubhouse, gym, and all District amenities. Sanitize gym equipment, Clubhouse bathrooms, pool bathrooms, pool furniture, tennis courts, basketball courts, playground equipment, and other areas as necessary.
- b. Maintain a high level of appearance of all indoor/outdoor spaces
- c. Vacuum and mop all floor areas.
- d. Bathroom cleaning includes all toilets, bases behind toilets, counters, and mirrors. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed.
- e. Window cleaning includes window ledges and blinds.
- f. Dusting includes window ledges, vents, furniture, shelves, picture frames, desks, ceiling

fans, tables, etc.

- g. Fitness Center: Dusting, wiping down and sanitizing all equipment.
- h. Clubhouse storage closet, pool storage closet and shed shall be kept in an orderly condition. Equipment and cleaning supplies shall be properly stored.

## **Maintenance Personnel**

1. Field Maintenance Supervisor:
  - a. Oversee and supervise the operations of general maintenance, preventative maintenance, and operation duties of the District amenities.
  - b. Oversee workplace operations to maintain and improve effectiveness and efficiency.
  - c. Display flexibility in handling after-hours emergency calls.
  - d. Manage the maintenance work assignments.
2. Field Maintenance
  - a. Conduct frequent vehicle patrols in the community and report/repair problems such as, but not limited to, damaged street signs, sidewalk trip hazards, reporting non- operational street lights, landscape lighting issues, street parking issues, fencing issues such as removed slats, noting landscaping deficiencies, reporting issues with ponds/nature preserve areas, following-up on street tree issues, noting areas that require pressure washing, picking up rubbish/debris and removing road kill.
  - b. Conduct pressure washing of sidewalks, fences, walls, amenities, etc. throughout community.
  - c. Conduct periodic maintenance of the Kubota and pressure washer.
  - d. Ensure truck is clean and in good running condition; ensure periodic servicing and maintenance is conducted on truck.
  - e. Respond to resident complaints and requests, and if possible, visit the site or location of the issue.
  - f. Conduct periodic patrols to monitor illegal street parking and issue street parking violations, respond to complaints of solicitors in community and remove snipe signs.
  - g. Assist the Clubhouse Manager in overseeing the performance of all outside contractors.
  - h. Assist the Clubhouse Manager in the overseeing of the maintenance of lakes/ponds, water management systems and control of vegetation in drainage system. Ensure that the inlets are maintained and debris around embankments removed.
  - i. Maintain the "Entry Monument" areas on a regular basis by picking up debris/rubbish, remove graffiti/dirt/stains and repair and paint monuments when necessary.
  - j. Assist in monitoring the operations of the community gates, respond to calls on gates, troubleshoot and repair community gates.
3. General Maintenance
  - a. Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and dean all waste receptacles and control algae growth around pool area.
  - b. Empty waste receptacles (regular trash receptacles and doggie waste stations).
  - c. Blow off all play courts and pick up any litter and empty waste receptacles.
  - d. Check and inspect the equipment regularly at the playground and other play areas.
  - e. Interior of Building(s): Change A/C filters, replace light bulbs, ensure all door locks are in good condition, control cobwebs, dust, conduct light painting and conduct minor electrical/plumbing repairs.
  - f. Parking Lot: Pick up litter, blow off debris, check US flags to ensure proper condition
  - g. Landscaping: Water all potted plants, pick up any debris and litter around clubhouse landscaping.
  - h. Perform touch up painting as needed to the District facilities.
  - i. Perform repairs as needed to District property and equipment.
  - j. Repair and clean outdoor furniture and equipment as needed.
  - k. Conduct other related tasks as directed by the Clubhouse Manager.

## **Tab 3**

# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2022-12-09

**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: 55

Comments:

Normal growth observed  
Minor Torpedograss intrusion noted within the native Gulf Spikerush. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



December, 2022



December, 2022

Site: 56

Comments:

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

Action Required:

Routine maintenance next visit

Target:



December, 2022



December, 2022

Site: 57

Comments:

Site looks good  
Site is in excellent condition. No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



December, 2022



December, 2022

Site: 58

Comments:

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



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 59

Comments:

Normal growth observed  
Minor Planktonic Algae noted in windswept cove(left). Treatment will be applied during next scheduled maintenance. Expect 7-10 days for results.



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 60

Comments:

Normal growth observed  
Very minor shoreline weeds will be targeted during upcoming maintenance.



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 61

Comments:

Normal growth observed  
Moderate Torpedograss intrusion noted within the native vegetation will be targeted during upcoming maintenance. Expect 10-14 days for results.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



December, 2022



December, 2022

Site: 62

Comments:

Requires attention  
Vegetation along the easement beginning to encroach UTV path. Trimming required. Pond has minor shoreline weeds and some regrowth of Lilly Pads.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2022



December, 2022

Site: 63

Comments:

No issues observed at the time of inspection. Recently installed Gulf Spikerush doing well.

Action Required:

Routine maintenance next visit

Target:



December, 2022



December, 2022

Site: 64

Comments:

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



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Site: 65

Comments:

Normal growth observed  
Very minor shoreline weeds present. Open water looks good.



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 66

Comments:

Normal growth observed  
Moderate shoreline weed intrusion noted within the native vegetation. Treatment will be applied during next service.



December, 2022



December, 2022

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 67

Comments:

Treatment in progress

Minor shoreline weeds are well into decomposition following recent treatment.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2022



December, 2022

Site: 68

Comments:

Normal growth observed

Very minor Pennywort noted along the shoreline(right). Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Pennywort



December, 2022



December, 2022

Site: 69

Comments:

Requires attention

Site contains heavy Planktonic algae. Treatment will be applied during next maintenance visit. Expect 7-10 days for results.

Action Required:

Treat within 7 days

Target:

Planktonic algae



December, 2022



December, 2022

Site: 70

Comments:

Treatment in progress

Site was recently treated for invasive grasses within the native vegetation. Grasses can be seen well into decomposition with little to no collateral damage.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



December, 2022



December, 2022

Site: 71

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



December, 2022



December, 2022

Site: 72

Comments:

Site looks good

Site is in excellent shape. Open water looks good. Native plants look healthy.

Action Required:

Routine maintenance next visit

Target:



December, 2022



December, 2022

Site: 73

**Comments:**

Site looks good

No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**



December, 2022



December, 2022

**Management Summary**

As we expected, this section of ponds is looking very good. There was no matted algae, submersed weeds, or floating weeds on any of the ponds. Most of the nuisance vegetation consisted of minor shoreline weeds. There were 2 ponds with some Planktonic algae. Both will be addressed during the upcoming maintenance visit.

We can expect to see the ponds continue on this trend through the winter months.

Feel free to reach out with any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

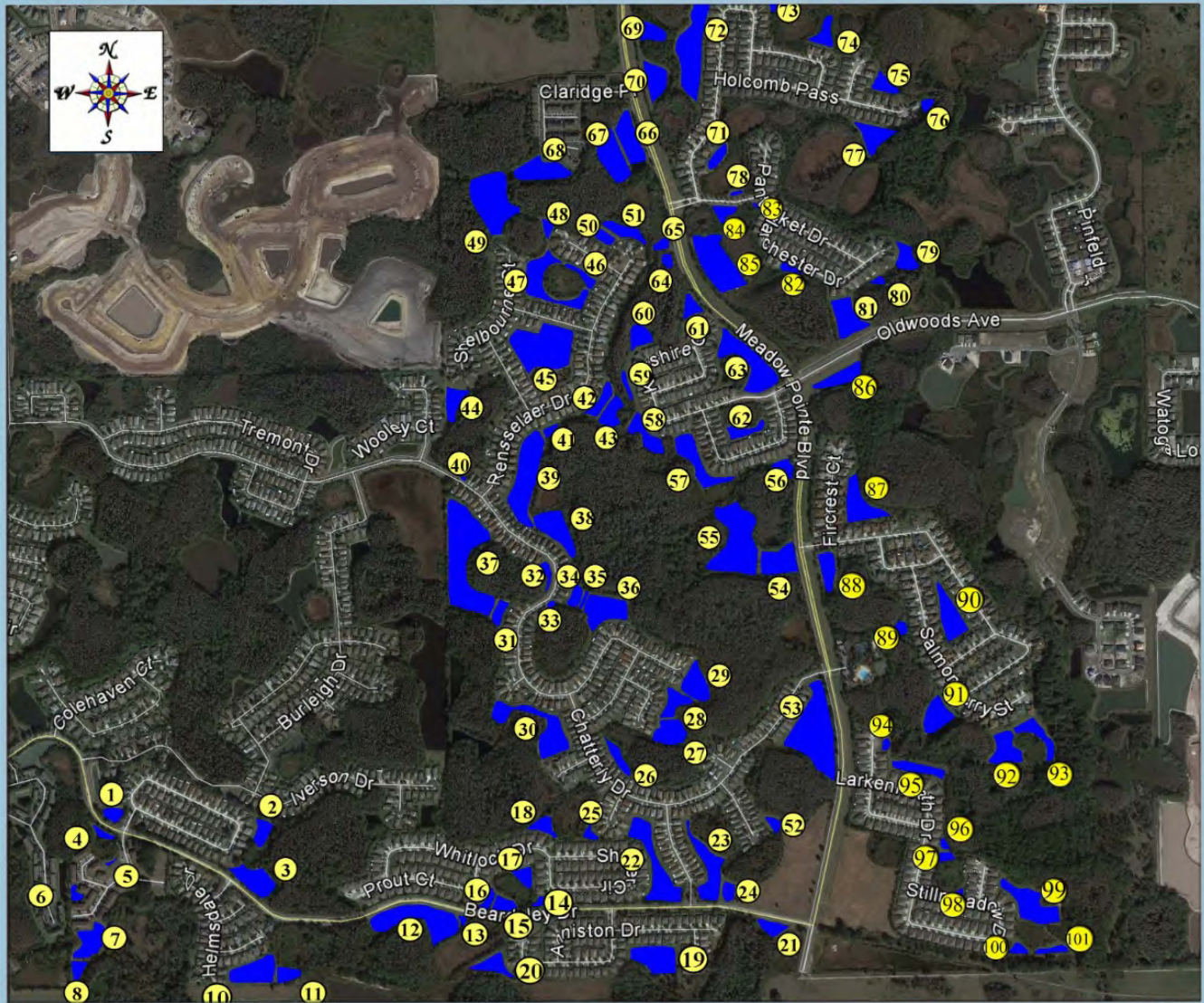
Thanks for choosing Solitude Lake Management and have a happy holiday!



	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
55	Normal growth observed	Torpedograss	Routine maintenance next visit
56	Site looks good		Routine maintenance next visit
57	Site looks good		Routine maintenance next visit
58	Site looks good		Routine maintenance next visit
59	Normal growth observed	Planktonic algae	Routine maintenance next visit
60	Normal growth observed	Shoreline weeds	Routine maintenance next visit
61	Normal growth observed	Torpedograss	Routine maintenance next visit
62	Requires attention	Shoreline weeds	Routine maintenance next visit
63			Routine maintenance next visit
64	Site looks good		Routine maintenance next visit
65	Normal growth observed	Shoreline weeds	Routine maintenance next visit
66	Normal growth observed	Shoreline weeds	Routine maintenance next visit
67	Treatment in progress	Shoreline weeds	Routine maintenance next visit
68	Normal growth observed	Pennywort	Routine maintenance next visit
69	Requires attention	Planktonic algae	Treat within 7 days
70	Treatment in progress	Shoreline weeds	Routine maintenance next visit
71	Site looks good		Routine maintenance next visit
72	Site looks good		Routine maintenance next visit
73	Site looks good		Routine maintenance next visit

**Meadow Pointe III CDD**  
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

## **Tab 4**



# MEADOW POINTE III CDD

LANDSCAPE INSPECTION  
November 23, 2022

ATTENDING:

PAUL WOODS – OLM, INC.

**SCORE: 90%**

**NEXT INSPECTION  
DECEMBER 21, 2022 AT 8:30 AM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 10/19/2022

### CLUBHOUSE

- 1. Remove windfall including leaf drop from mulch beds. Avoid blowing debris into mulch beds.**
4. Throughout: Rejuvenate Fakahatchee Grass.
11. **Control weeds in irrigated turf.**

### MEADOW POINTE BOULEVARD

- 18. Contractor is reminded of the use of pine fines in Seasonal Color per contract specifications.**

### BEARDSLEY DRIVE

38. Ammanford frontage: Remove Spanish Moss up to 15 feet from trees.

### BROUGHTON PLACE

42. Reduce height of Gold Mound Duranta to create a stairstep presentation at the gate island with the Crotons.

### ALCHESTER

47. Gate island: Remove Oak volunteers from Pittosporum hedgerow.

## CATEGORY II: MAINTENANCE ITEMS

- 1. Control weeds in common area turf.**
2. Rake down fire ant mounds after insects have been eradicated.

### CLUBHOUSE

3. Continue removing windfall and debris, including sticks and leaves, from mulch beds.
4. Remove concrete rubble around the perimeter of the tennis court.
5. Begin removing leaf accumulations, removing leaf drop from beds per contract specifications.

6. Throughout: Rejuvenate prune Fakahatchee Grass, Fountain Grass, Cordgrass, and Muhly Grass.
7. Control crack weeds across the frontage curb lines.

#### MEADOW POINTE BLVD

8. Beaconsfield, along the exit side of the drive: Allow Gold Mound Duranta to grow into a single mass hedgerow.
9. Beaconsfield, adjacent to the entrance and exit side of the gate: Confirm pedestrian clearance, elevating Ligustrum trees as needed.
10. Beaconsfield, along the exit side sidewalk: Remove unserviceable grass strips, allowing Downy Jasmine to flower, maintaining it off sidewalk edges.
11. Along boulevard frontage: Rake down fire ant mounds after insects have been eradicated.
12. Elevate frontage trees. Remove Spanish Moss up to 15 feet from common area trees.
13. Claridge Place, exit side: Target prune the vine growing into the Oak tree canopy from the wood lot near the wrought iron fence.
14. Heatherstone: Control weeds in Drift Roses and seasonal color beds.
15. Heatherstone entrance island: Closely monitor irrigation volume. Soils are heavily saturated, resulting in decline in plants.
16. Heatherstone entrance: Remove viney growth from Juniper.
17. Remove crack weeds from frontage curb lines.
18. Larkenheath: Remove herbicide treated weeds from entrance planting beds.
19. Larkenheath: Stagger prune Hawaiian Ti behind the entrance monument.

#### BEARDSLEY DRIVE

20. Wrencrest, at Thackery Way entrance: Target prune stubs from Crape Myrtles. Improve removal of leaf drop.
21. 2100 block of Rensselaer Drive: Control emerging broadleaf weeds in Bahia cigar island.
22. Beardsley Drive frontage: Remove or redistribute pine straw matted on the shoreline turf areas inside the white rail fence.
23. Whitlock, 30853 Prout Court: I recommend removing dead Japanese Blueberry.
24. Along the Beardsley Drive wood lines adjacent to the well: I recommend using a brush

blade to detail weedy growth and the use of a nonselective herbicide to establishing a 3 foot band at the base of the consistently weedy growth area.

25. Broughton Place: Remove weedy growth from Gold Mound Duranta. I recommend rejuvenate pruning to reestablish a consistent height in the center island.
26. Broughton Place: Remove Sabal Palm volunteer from Firebush planting adjacent to the keypad.
27. Alchester: Maintain uniform soft lines, redefining bed lines as symmetrically as possible throughout the entrance.
28. Alchester: Remove Oak tree volunteers from Pittosporum hedgerow inside the gate arm island.

### **CATEGORY III: IMPROVEMENTS – PRICING**

1. To the north of the clubhouse, adjacent to the wood lot: Provide a price to remove the dead Pine tree.
2. Beaconsfield: Provide a price for any staking of Cypress trees along Salmonberry Street right-of-ways which were thrown by tropical storm winds, restaking to promote a vertical growth habit.
3. Nesslewood: Provide a price to stake the Cypress trees in the 2400 block of Kenchester Loop and wherever tropical storm winds have resulted in leaning trees.
4. Sheringham, exit side of the gate: Provide a price to tamp ruts.

### **CATEGORY IV: NOTES TO OWNER**

NONE

### **CATEGORY V: NOTES TO CONTRACTOR**

1. Larkenheath: During next seasonal color rotation review seasonal color soil contract specifications, installing elevated soils to improve drainage.
2. Ammanford: Remove Spanish Moss up to 15 feet from Crape Myrtles.

cc: Matthew Huber [mhuber@rizzetta.com](mailto:mhuber@rizzetta.com)  
Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com)  
Stacey Gillis [SGillis@rizzetta.com](mailto:SGillis@rizzetta.com)  
Michael Rodriguez [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)  
John Johnson [seat4@meadowpointe3.org](mailto:seat4@meadowpointe3.org)  
Brian Mahar [bmahar@yellowstonelandscape.com](mailto:bmahar@yellowstonelandscape.com)  
Kevin Oliva [koliva@yellowstonelandscape.com](mailto:koliva@yellowstonelandscape.com)  
Brandon Padilla [bpadilla@yellowstonelandscape.com](mailto: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	-5	Broadleaf in mixed turf along Beardsley and MP Blvd.
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5	-3	Remove leaf debris fm beds and turf.
CARRY OVER	5	-5	1, 4, 11, 18 38, 42, 44

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-2	Weedy
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date 11-23-22      Score: 90% *Performance Payment*<sup>TM</sup> 100 %

Contractor Signature: \_\_\_\_\_

Inspector Signature:  \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



## **Tab 5**





Brandon Padilla  
Yellowstone Landscape

# MEADOW POINTE III CDD - SITE AUDIT REPORT

---

Tuesday, 13 December 2022

Prepared For Meadow Pointe III

14 observations Identified



---

## SEASONAL ANNUAL ROTATION

Assigned To Management

Red Geraniums have been installed throughout the property, along with pine fine mulch. They are going to look beautiful when they start growing.



---

## LIGUSTRUM TREES

Assigned To Maintenance

Elevate prune the ligustrum tree canopies. They will be completed before our by the next inspection.



---

## PALM TREE PRUNING

Assigned To Maintenance

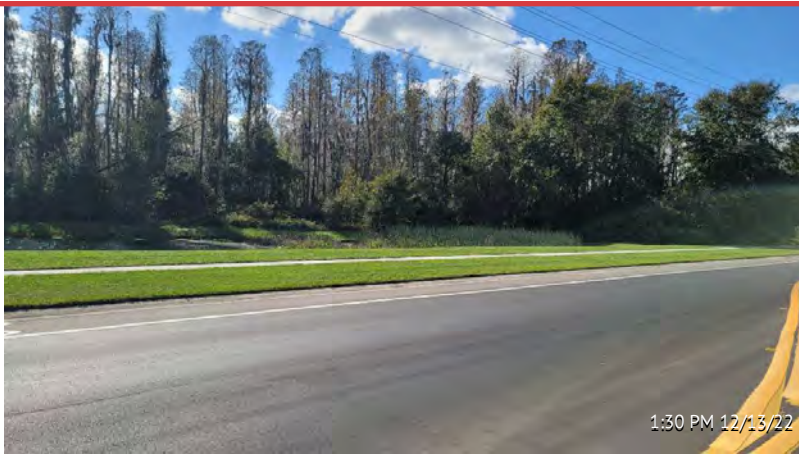
Palm Tree Pruning has been completed throughout the property.



## **DAMAGED SOD AT ENTRANCES**

Assigned To Maintenance

The damaged sod replacements at multiple entrances have been completed.



## **BLVDS, COMMON AREAS & PONDS**

Assigned To Maintenance

All common areas, Blvds and ponds, have been serviced and maintained. Windfall debris has been a challenge on Beardsley. The team has been doing a great job with removal and cleanliness throughout the property.



## IRRIGATION OBSERVATIONS

Assigned To Management

Noticed a few new areas with irrigation issues. We will send out the irrigation team to inspect and repair these areas and also make adjustments necessary for proper water coverage and times.



## WHITLOCK ENTRANCE

Assigned To Management

After sod was replaced, someone caused some new damage to the turf at the Whitlock entrance. Recommend replacing.



---

## WINDFALL DEBRIS

Assigned To Maintenance

The maintenance team is doing a great job with keeping the Windfall debris removed and cleaned throughout the property.



---

## DETAIL AND TRIMMING

Assigned To Maintenance

Crews will continue to trim plant material throughout the property. This entrance will be completed before the inspection.

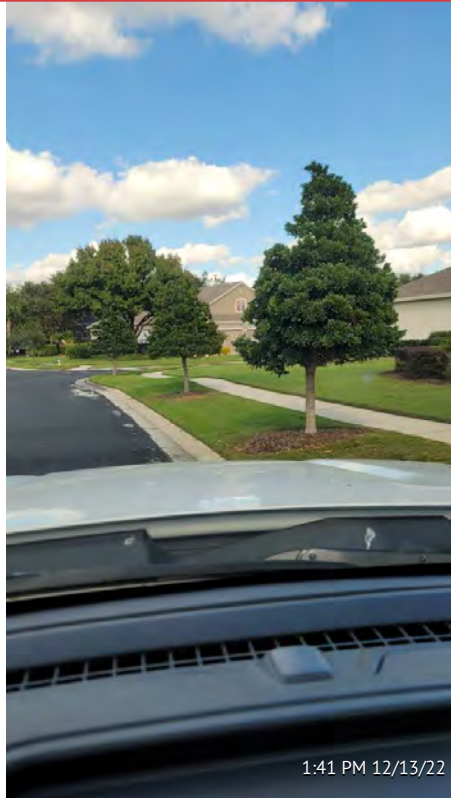


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## STREET TREE TRIMMING

Assigned To Maintenance

Street Tree Trimming should be completed by the end of the week. The majority has already been completed.



### **STREET TREE TRIMMING**

Assigned To Maintenance

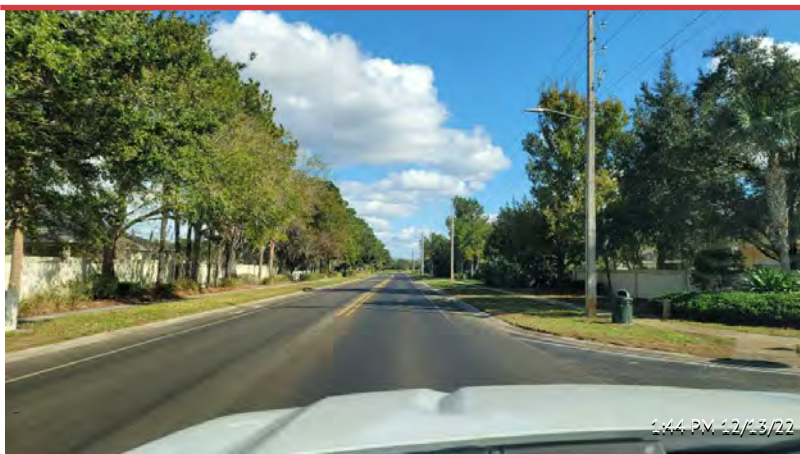
Same as above.



### **PONDS, COMMON AREAS & BLVDS**

Assigned To Maintenance

All common areas, Ponds and Blvds, are being serviced and maintained throughout the property.



### **BEARDSLEY DRIVE CLEANLINESS**

Assigned To Maintenance And Management

Beardsley Drive Windfall debris has been kept to a minimum. Looks much cleaner.



## ANT MOUNDS

Assigned To Maintenance

All ant mounds throughout the  
prost have been eradicated and  
treated.

## **Tab 6**





Proposal #262464

Date: 11/11/2022

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 3 - CDD - Community Mulch - 2022

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch	1.00	\$31,500.00	\$31,500.00

Client Notes

~ Community Mulch ~

- Yellowstone will install (630) Yards of Pine Bark Mini Nuggets throughout the property.
- Yellowstone will clean up and remove all debris in areas worked.

	SUBTOTAL	\$31,500.00
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$31,500.00</b>

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

Contact

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

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

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

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com

## **Tab 7**



# MEADOW POINTE III

## Operations Report – December 2022 (November 10<sup>th</sup> - December 14<sup>th</sup>)

**Meadow Pointe III CDD**  
**1500 Meadow Pointe Blvd**  
**Wesley Chapel, FL 33543**  
**813-383-6676 / mpiiiclub@tampabay.rr.com**  
**Clubhouse Manager: Justin Lawrence**

### Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 12,14,17,22,25,29, & 89 (Once finalized, providing detailed report on pond 17 & unapproved planting)
- Detailed cleaning of the playground
- Romaner Graphics finalized all needed playground items to be striped, sanded & primed/repainted (Also listed in Project Tracker)
- Had successful Christmas event
- Installed new outside pool restroom signs
- Romaner Graphics finalized sidewalk repair (Nearest 1900 Rensselaer Drive)
- Starting research/proposals for bike rack at Heatherstone & Sheringham/Nesslewood (Separate agenda submission for property line question for Heatherstone)
- Working with Romaner Graphics to get proposal for Rensselaer sidewalk repairs
- Working with Romaner Graphics to get playground safety sign made/installed
- Working with Romaner Graphics on (2) white rail fences on Meadow Pointe Boulevard maintenance couldn't fix
- Worked with maintenance to fix/straighten tow away zone sign at Beaconsfield
- Worked with maintenance and our deputy to caution off debris/broken crosswalk pole at entry way of Heatherstone
- Worked with maintenance to repair Ammanford pedestrian gate (May need vendor to evaluate in near future)
- Working with Romaner Graphics on more durable repair/adaption on Larkenheath pedestrian gate (Frequent damages)



Rizzetta & Company

- Maintenance troubleshoot & repaired Wrencrest (Thackery) basic power/electrical issues
- Repaired &/or painted the Beaconsfield & Larkenheath entry wall
- Did bi-weekly drive-through with Brandon from Yellowstone of the entire community & focused on any pending issues or resident complaints
- Restarted plan for monitoring and staking conservation cutback zones
- Started inventory process for all CDD/Clubhouse items/assets
- Still working on Pasco County to reimburse/pay for bus damages at Beaconsfield & Sheringham/Nesslewood
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 4 November room rentals
- 5 Food truck Wednesdays (5pm-8pm)
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

### **Gate Reports**

- Reset/Trouble-shot all disabled gates (Every gate reset multiple times between November 10<sup>th</sup>-December 14<sup>th</sup> due to power outages/ other sources unknown)
- Motor replaced at Hillhurst
- Output shaft tightened & new thread locks at Sheringham/Nesslewood
- Side panel adjusted at Broughton Place exit gate
- Full manual mechanical and electrical reset at Hillhurst, Sheringham/Nesslewood, Larkenheath & Claridge Place gates

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See December 2022 Pressure Washing Report)
- Preventative algae spray along white rail fences throughout whole community (Also December 2022 Pressure Washing Report)
- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X2) & Beardsley Drive (X1)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints







## Gate Remote Sales - November 2022

Items Sold									
Date	Customer Name Res or NR	Gate Remote Quantity	Home Address	Village Gate Requested	Copy of ID (NR)	Amount Paid	Check No. or C. C. Receipt	Gate Remote#	Staff Initials
11/4/2022	Scearce	1	3111 Alchester Dr.	Alchester		\$ 30	hmN5	2911	LR
11/8/2022	Cobh-Robuts	1	31241 Anniston dr	Alchester		\$ 30	nvil	2913	JL
11/8/2022	Shelly Grecco	1	1831 Leybourne loop	Heatherstone		\$ 30	jz7h	2912	JL
11/8/2022	Jordan	1	31531 Marchester DR	SheringHam		\$ 30	JOT9	2914	LR
11/8/2022	Khaled	1	31034 Whitlock Dr	Whitlock		\$ 30	rupM	2916	SF
11/11/2022	Gail	1	31446 Chatterly dr	Wrencrest		\$ 30	Xj04	2917	NM
11/14/2022	Migliacco	2	31413 shaker Cir	Whitlock		\$ 60	9Gi3	2918/2919	JQ
11/17/2022	Fillingham	1	1209 Thackery way	Wrencrest		\$ 30	PTk9	2920	NM
11/18/2022	Zuilkowski	1	31401 Heatherstone dr	Heatherstone		\$ 30	n5IP	2921	LR
11/22/2022	Robert	1	31241 Anniston dr	Alchester		\$ 30	16YY	2,922	JL
11/22/2022	Zimmerman	1	1105 Bensbrooke dr	Larekenheathe		\$ 30	Zyau	2,923	JL
11/29/2022	Al Hasan	1	31246 Chatterly Dr	Wrencrest		\$ 30	pYkL	2931	JQ
11/30/2022	Dolcemascolo	1	31329 Wrencrest Dr	Wrencrest		\$ 30	IG2M	2932	JQ

\$420.00  
JQ









**MPIII**  
**Truist Account #XXXXXXXXXXXX9919 \$2,000**  
**11/01/22**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
11/01/22	N/A	N/A	N/A	2,000.00
11/03/22	Amazon	Misc. Clubhouse Supplies	(36.18)	1,963.82
11/04/22	Lowes	Light Switch & Light Switch Plates	(13.63)	1,950.19
11/07/22	Amazon	Pressure Washer Surface Cleaner	(369.99)	1,580.20
11/11/22	Amazon	Empty Spray Bottles (Ct. 4)	(13.97)	1,566.23
11/14/22	Amazon	CH Printer Ink Cartridges (Ct. 2)	(42.88)	1,523.35
11/22/22	Amazon	Christmas + Misc. CH Supplies	(542.79)	980.56
11/22/22	Amazon	Christmas Stockings	(63.96)	916.60
11/22/22	Amazon	Decorating Materials For Stockings	(9.95)	906.65
11/26/22	Publix	Staff Meeting Food & Drinks	(54.10)	852.55
11/28/22	Amazon	Wrong Items Ordered (Ct. 4)	91.96	944.51
11/29/22	Amazon	Christmas (\$63.94 Credit App.)	0.00	944.51
11/29/22	Amazon	Christmas (\$28.02 Partial Credit	(27.90)	916.61
11/29/22	Mailchimp	Monthly Charges	(23.00)	893.61
11/29/22	ABC FW&S	Christmas Event	(359.94)	533.67
11/30/22	Constant Conta	Monthly Charges	(5.00)	528.67
				528.67
11/30/2022	Truist	<b>Replenish Balance</b>	<b>(1,471.33)</b>	
		<b>Balance</b>	<b>\$2,000.00</b>	

---

Club Manager	Date
Justin Lawrence	11/30/2022

Manager

Details for Order #114-3983489-3430654

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

Order Placed: November 3, 2022

Amazon.com order number: 114-3983489-3430654

Order Total: \$36.18

Not Yet Shipped

Items Ordered

Price

1 of: Simple Green 30501 d Pro 5 Disinfectant, 1 gal Bottle  
Sold by: Amazon.com Services LLC

\$23.99

Condition: New

1 of: Duracell Coppertop 9V Battery, 4 Count Pack, 9-Volt Battery with Long-lasting Power, All-Purpose Alkaline 9V Battery for Household and Office Devices  
Sold by: Amazon.com Services LLC

\$12.19

Condition: New

Shipping Address:

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa ending in 7960

Item(s) Subtotal: \$36.18  
Shipping & Handling: \$0.00

Billing address

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

Total before tax: \$36.18  
Estimated tax to be collected: \$0.00

**Grand Total: \$36.18**

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

11/3/22

Manager

**Details for Order #114-6313305-7801821**

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

**Order Placed:** November 7, 2022

**Amazon.com order number:** 114-6313305-7801821

**Order Total: \$369.99**

**Not Yet Shipped**

**Items Ordered**

1 of: *janz 24" Pressure Washer Surface Cleaner with 4 Wheels, Dual Handle, Stainless Steel Housing, 2 Hose Adapters and 4 Replacement Nozzles, Ideal for Cleaning Driveways, Sidewalks, Patios, Decks*

**Price**  
\$369.99

Sold by: JANZ Direct ([seller profile](#))

Condition: New

**Shipping Address:**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa ending in 7960

Item(s) Subtotal: \$369.99  
Shipping & Handling: \$0.00

-----

Total before tax: \$369.99

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$369.99**

**Billing address**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

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

11/7/22

Manager

Details for Order #114-6872013-5321031

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

Order Placed: November 11, 2022  
Amazon.com order number: 114-6872013-5321031  
Order Total: \$13.97

Not Yet Shipped

Items Ordered

1 of: Uineko Plastic Spray Bottle (4 Pack, 24 Oz, All-Purpose) Heavy Duty Spraying Bottles Leak Proof Mist Empty Water Bottle for Cleaning Solution Planting Pet with Adjustable Nozzle and Measurements

Price  
\$13.97

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

Condition: New

Shipping Address:

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 7960

Item(s) Subtotal: \$13.97  
Shipping & Handling: \$0.00

-----

Total before tax: \$13.97

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$13.97**

Billing address

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

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

11/11/22

Manager

Details for Order #114-0813508-9317003

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

**Order Placed:** November 14, 2022  
**Amazon.com order number:** 114-0813508-9317003  
**Order Total: \$42.88**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Original HP 62 Tri-color Ink Cartridge | Works with HP ENVY 5540, 5640, 5660, 7640 Series, HP OfficeJet 5740, 8040 Series, HP OfficeJet Mobile 200, 250 Series | Eligible for Instant Ink | C2P06AN* \$23.83

Part 1 of 2 - [HP 62 | Ink Cartridge Bundle | Black, Tri-color | C2P04AN, C2P06AN](#)  
Sold by: Amazon.com Services LLC

Condition: New

1 of: *Original HP 62 Black Ink Cartridge | Works with HP ENVY 5540, 5640, 5660, 7640 Series, HP OfficeJet 5740, 8040 Series, HP OfficeJet Mobile 200, 250 Series | Eligible for Instant Ink | C2P04AN* \$19.05

Part 2 of 2 - [HP 62 | Ink Cartridge Bundle | Black, Tri-color | C2P04AN, C2P06AN](#)  
Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa ending in 7960

Item(s) Subtotal: \$42.88

Shipping & Handling: \$0.00

-----

Total before tax: \$42.88

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$42.88**

**Billing address**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

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

11/14/22

# Return/Refund Status



Details ▾

**Hekaty 50pcs 3D Halloween Light Up Ring...**

Color: Halloween rings  
\$22.99

✓ **Return in transit for 1 of 4 items**  
\$22.99 refund issued on Nov 28, 2022.

[Print Mailing Label](#)



Details ▾

**Hekaty 50pcs 3D Halloween Light Up Ring...**

Color: Halloween rings  
\$22.99

✓ **Return in transit for 1 of 4 items**  
\$22.99 refund issued on Nov 28, 2022.

[Print Mailing Label](#)

**Total Refund: \$91.96**

✓ **Return in transit for 2 of 4 items**  
\$45.98 refund issued on Nov 28, 2022.

[Print Mailing Label](#)



**Shipping Speed:**  
FREE Prime Delivery

### Payment information

**Payment Method:**  
Visa ending in 7960

**Billing address**  
Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

Item(s) Subtotal:	\$542.79
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$542.79
Estimated tax to be collected:	\$0.00
	-----

**Grand Total: \$542.79**

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

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11/22/22

**Order Placed:** November 22, 2022**Amazon.com order number:** 114-5503915-5276212**Order Total:** \$542.79**Not Yet Shipped**

Items Ordered	Price
4 of: <i>Hekaty 50pcs 3D Halloween Light Up Ring Toys Halloween Treats Halloween Party Favors for Kid Adult Flash LED Glow Ring Glow in the Dark Party Supplies Halloween Goodie Bag Fillers Non Candy Gift Bags</i> Sold by: sonrun ( <a href="#">seller profile</a> )	\$22.99
(Returned)	
Condition: New	
4 of: <i>JOYIN 24 Pack Christmas Wind Up Toy Assortments Stocking Stuffers for Christmas Party Favor Supply Accessories (24 Pieces Pack)</i> Sold by: JoyinDirect ( <a href="#">seller profile</a> )	\$23.99
Condition: New	
1 of: <i>3D Hekaty 50PCS Christmas Light Up Rings Toy Christmas Party Favors Flash Finger Ring For Kid Ring Glow in The Dark Party Supplies Christmas Stocking Stuffers Christmas Gifts Christmas Party Toy Rings</i> Sold by: sonrun ( <a href="#">seller profile</a> )	\$16.99
Condition: New	
10 of: <i>KUUQA 50Pcs Christmas Bags Burlap Christmas Drawstring Bags Small Christmas Jute Goodie Bags Bulk for Christmas Party Supplies</i> Sold by: KuuqaDirect ( <a href="#">seller profile</a> )	\$20.98
Condition: New	
6 of: <i>24 Christmas Assorted Bright Colored Plastic Stamps - Self Ink Christmas Stamps - Fun Gift, Party Favors, Party Toys, Goody Bag Favors</i> Sold by: WBO ( <a href="#">seller profile</a> )	\$7.99
Condition: New	
4 of: <i>Coogam 40PCS Christmas Silicone Bracelets, Xmas Rubber Wristbands Accessories Gift for Kids Adults Stocking Stuffers, Holiday Decoration Wrist Band Party Supplies Favors</i> Sold by: Coogam Direct ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	\$13.99
Condition: New	
1 of: <i>Post-it Notes, 3x3 in, 4 Pads, America's #1 Favorite Sticky Notes, Canary Yellow (5400)</i> Sold by: Amazon.com Services LLC	\$3.19
Condition: New	
1 of: <i>JMEXSUSS Weather Resistant Standard Corn Hole Bags, Set of 8 Regulation Professional Cornhole Bags for Tossing Game, Corn Hole Beans Bags with Tote Bag(Black/Red)</i> Sold by: jmexsuss ( <a href="#">seller profile</a> )	\$20.99
Condition: New	

**Shipping Address:**

Justin Lawrence  
 1500 MEADOW POINTE BLVD  
 WESLEY CHAPEL, FL 33543-6876  
 United States

Manager

**Details for Order #114-7605761-5101800**

Print this page for your records.

**Order Placed:** November 22, 2022  
**Amazon.com order number:** 114-7605761-5101800  
**Order Total: \$63.96**

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
4 of: <i>Angelhood Christmas Stockings, 4pcs 18.5" Large Christmas Stockings Decorations, Santa Claus Snowman Penguin Bear Character with Hanging Loop for Family Christmas Decoration</i>	\$15.99
Sold by: WANyan ( <a href="#">seller profile</a> )	
Condition: New	

**Shipping Address:**  
Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**  
Standard Shipping

**Payment information**

**Payment Method:**  
Visa ending in 7960

**Billing address**  
Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

Item(s) Subtotal:	\$63.96
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$63.96
Estimated tax to be collected:	\$0.00
-----	

**Grand Total: \$63.96**

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

11/22/22



Manager

**Details for Order #114-4330816-5273028**

Print this page for your records.

**Order Placed:** November 22, 2022

**Amazon.com order number:** 114-4330816-5273028

**Order Total: \$9.95**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *Tassel Toppers 10 Pack - Non-Toxic Washable Glitter Glue Stick Set, Glitter Glue Gel Pens for Art Projects, Grad Caps Assorted Colors Glue Stick, Decorating Supplies, Glitter Pens,* \$9.95

Sold by: Tassel Toppers ([seller profile](#))

Condition: New

**Shipping Address:**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa ending in 7960

Item(s) Subtotal: \$9.95  
Shipping & Handling: \$0.00

-----

Total before tax: \$9.95

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$9.95**

**Billing address**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

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

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11/22/22

Manager



Your order has been processed.

**Order MC17158677**

Processed on Nov 29, 2022 02:22 am New York.

**Essentials plan**

1,500 contacts

\$23.00

**Paid via Visa** ending in **8729** which expires **09/2025**

on November 29, 2022

**\$23.00**

**Balance as of November 29, 2022**

\$0.00

**Discount**

Save 10% off a monthly marketing plan for 1 month by enabling [two-factor authentication](#).

[Restrictions apply](#)

11/29/22

Details for Order #114-1169877-9498622

Print this page for your records.

**Order Placed:** November 29, 2022  
**Amazon.com order number:** 114-1169877-9498622  
**Order Total: \$27.90**

**Not Yet Shipped**

<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Mammoth Acrylic Wall Sign Holder 8.5 x 11 Inches, Thick &amp; Durable Design, Stick On or Screw On, Screws and Double Sided Tape Inclusive (Portrait 3 Pack)</i> Sold by: One Apollo Brands ( <a href="#">seller profile</a> )	\$19.95
Condition: New	
1 of: <i>WisFox 2.4G Wireless Mouse for Laptop, Ergonomic Computer Mouse with USB Receiver and 3 Adjustable Levels, 6 Button Cordless Mouse Wireless Mice for Windows Mac PC Notebook (Grey)</i> Sold by: SHC - Store ( <a href="#">seller profile</a> )	\$11.99
Condition: New	
2 of: <i>Pinkiwine 48 PCS Christmas Mochi Squishy Toys Squishies Christmas Toys for Kids Girls Boys Toddlers Christmas Party Favors Stocking Stuffers Gifts</i> Sold by: Pinkiwine ( <a href="#">seller profile</a> )	\$11.99
Condition: New	

**Shipping Address:**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

Amazon Day Delivery

**Payment information**

**Payment Method:**

Amazon gift card balance  
Visa ending in 7960

**Billing address**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

11/29/22

Item(s) Subtotal:	\$55.92
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$55.92
Estimated tax to be collected:	\$0.00
Gift Card Amount:	-\$28.02
-----	

**Grand Total: \$27.90**

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

Manager

Details for Order #114-3431024-4072207

Print this page for your records.

**Order Placed:** November 29, 2022  
**Amazon.com order number:** 114-3431024-4072207  
**Order Total: \$0.00**

**Not Yet Shipped**

**Items Ordered**

**Price**

2 of: VKTEN 48 Pcs Christmas Party Favor Toy Assortment for Kids Party Favor, Birthday Party, School Classroom Rewards, Carnival Prizes, Pinata Fillers, Treasure Chest, Prize Box Toys, Goody Bag Fillers, Christmas Stocking Stuffers \$9.99  
Sold by: VKTEN ([seller profile](#))

Condition: New

2 of: JOHOUSE Christmas Magic Springs, 40PCS Plastic Spring Toy Christmas Pop Gift for Kids, Christmas Stocking Stuffers, Party Favors \$13.99  
Sold by: Johouse ([seller profile](#))

Condition: New

2 of: Partywind 204 PCS Individually Wrapped Glow Christmas Tattoos for Kids Stocking Stuffers, Christmas Party Decorations Favors Gifts, Xmas Holiday Goodie Bag Fillers Games Toys \$7.99  
Sold by: Partywind ([seller profile](#))

Condition: New

**Shipping Address:**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Amazon gift card balance  
Visa ending in 7960

Item(s) Subtotal: \$63.94  
Shipping & Handling: \$0.00

Total before tax: \$63.94  
Estimated tax to be collected: \$0.00  
Gift Card Amount: ~~\$63.94~~

**Billing address**

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

11/29/22

**Grand Total: \$0.00**

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

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

Manager

# INVOICE



ABC Fine Wine & Spirits  
Website: rdavis@abcfws.com

Invoice No#: 2421  
Invoice Date: Nov 14, 2022  
Reference: Davis/Concierge  
Due Date: Nov 14, 2022



PAID

**\$0.00**  
AMOUNT DUE

### BILL TO

mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	ABC Fine Wine & Spirits Concierge Service Justin Lawrence, Meadow Pointe 111 event, Store 95	\$359.94	\$359.94

Subtotal \$359.94

Shipping \$0.00

**TOTAL \$359.94 USD**

Amount paid \$359.94

**AMOUNT DUE \$0.00 USD**

11/29/22

### NOTES TO CUSTOMER

Thank you for utilizing our Concierge Service for your special event!

### TERMS AND CONDITIONS

IMPORTANT - Invoices from ABC Fine Wine & Spirits must be paid with a credit or debit card that allow for immediate payment. Any other form of payment (such as an electronic check) that creates a "pending payment" will void your order until another form of payment is received. Delivery/Pick-up will not be scheduled until payment is received in full.



Manager

**Payment Receipt for November 30, 2022**

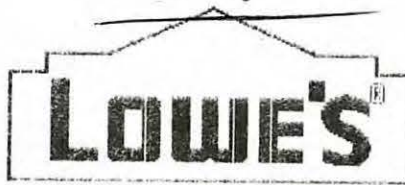
Thank you for your recent payment. Your payment receipt is found below.

Attention: Michael Rodriguez  
Meadow Pointe III CDD  
3434 Cowell Ave  
Tampa, FL 33614  
US  
8133836676

**User Name:** [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)  
**Today's Date:** November 30, 2022

**Payment Date:** November 30, 2022  
**Payment Method:** VI (last 4 digits: 8729)  
**Amount:** \$5.00

11/30/22



LOWE'S HOME CENTERS, LLC  
6201 COMMERCE PALMS DRIVE  
TAMPA, FL 33647 (813) 558-6750

*Manager*  
**Publix**

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

**SALE**

SALES# S1003001 341308 DIGNUM 7158060 11 04 22

67436 ETN 15A 120/277 3-WAY TEL 4.94  
2 @ 4.47  
E1067 ETN 15A 120/277U SF DECO 2.44  
70687 ETN 1A STD DECO PLATE VH 2.25  
3 @ 0.75

SUBTOTAL: 13.63  
TAX: 0.00  
INVOICE 09469 TOTAL: 13.63  
VISA: 13.63

VISA: XXXXXXXXXXXX7960 AMOUNT: 13.63 AUTHCD: 086230  
CHIP REFID: 160309099374 11/04/22 14:20:51  
CUSTOMER CODE: 33614  
APL: US DEBIT TVR: 8080088000  
AID: A0000000980840 ISI: 6800  
STORE: 1003 TERMINAL: 09 11/04/22 14:21:00  
# 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](http://www.lowes.com/survey) \*  
\* YOUR ID #094690 100343 084568 \*  
\* 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](http://www.lowes.com/survey) \*  
\*\*\*\*\*  
STORE: 1003 TERMINAL: 09 11/04/22 14:21:00



0006 BRM 059 359

GW VFTY MIN MUFFIN 5.29 F  
LOL (FR) OLIVE OIL 2.79 F  
BLUEBRY SCONES 8CT 3.69 F  
PHIL CREAM CHEESE 4.12 F  
GW PLY ED MINI MFN 5.29 F  
GW BERRY BAGELS 4C 2.59 F  
GW EGG BAGELS 4CT 2.59 F  
GRAPES APPLE STRAW 5.49 F  
ASST DONUTS 4CT 2.99 F  
You Saved 0.90  
GLZ/PHDZ ICD DONUT 4.39 F  
CALIFIA FARMS C/B 5.89 F  
ORGANIC OJ PULP GW 4.49 F  
You Saved 1.00  
ORGANIC OJ PULP GW 4.49 F  
You Saved 1.00

Order Total 54.10  
Sales Tax 0.00  
Grand Total 54.10  
Debit Payment 54.10  
Change 0.00

Savings Summary

Special Price Savings 2.90  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 2.90 \*  
\*\*\*\*\*

Receipt ID: 0006 BRM 059 359

PRESTO!  
Trace #: 059592  
Reference #: 0324856457  
Acct #: XXXXXXXXXXXX7960  
Debit Purchase FROM CHECKING  
Amount: \$54.10  
Lot #: 063946

DEBIT CARD PURCHASE  
A0000000980840 US DEBIT  
Entry Method: Chip Read  
Mode: Issuer-PIN Verified

Your cashier was Yelitza

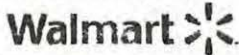
**Meadow Pointe III**  
**Truist Debit Card-Frank Padilla**  
**11/01/22**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
11/01/22		Beginning Balance		1,500.00
11/02/22	Walmart	Misc. Clubhouse Supplies	-64.58	1435.42
11/02/22	Walmart	Gas For Truck	-47.01	1388.41
11/11/22	Chevron	Gas For Truck	-62.00	1326.41
11/15/22	Walmart	Misc. Clubhouse Supplies	-95.42	1230.99
11/17/22	Walmart	Christmas Clubhouse Decorations	-194.94	1036.05
11/15/22	Walmart	Gas For Pressure Washer	-75.03	961.02
11/28/22	Walmart	Christmas Clubhouse Decorations (Retu	82.82	1043.84
11/28/2022	Wawa	Gas For Truck	-\$58.00	985.84
11/29/22	Walmart	Misc. Clubhouse Supplies	-48.33	937.51
		Total/Replenish	562.49	937.51

Frank Padilla 11/30/2022  
 Maintenance Lead Date

Maint.

Give us feedback survey.walmart.com  
Thank you! ID #: 7RHM1JYNS12



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

ST# 02740	OP# 009011	TE# 11	TR# 01770
CB 24CT CON	007447101894	F	16.92 0
DONUT SHP 48	009955515154	F	26.72 0
AQUAFINA	001200001311	F	6.98 N
AQUAFINA	001200001311	F	6.98 N
AQUAFINA	001200001311	F	6.98 N
SUBTOTAL			64.58
TOTAL			64.58
VISA TEND			64.58

US DEBIT \*\*\*\* \* 1446 1 0

APPROVAL # 060039  
 # 1042000314  
 TRANS ID - 302306431758965  
 VALIDATION - PG3K  
 PAYMENT SERVICE - E  
 AID A0000000980840  
 AAC 2A526A18D86C7635  
 TERMINAL # SC010485

11/2/22

11/02/22 07:59:40  
 CHANGE DUE 0.00  
 # ITEMS SOLD 5

TC# 6655 4149 3315 2783 574



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Low Prices You Can Trust. Every Day.  
 11/02/22 07:59:40  
 \*\*\*CUSTOMER COPY\*\*\*

Maint.

56448  
GAS/Truck

See bottom of receipt  
for your chance to win  
\$1000 ID#: 7RHM40YNZCO

Wal\*mart #2740  
 19910 BRUCE B DOWNS BLVD  
 TAMPA, FL 33647

Pump# 01 UNLEAD(11)	
Gallons	14.976
Price/Gal	\$3.139
Fuel Sale	\$47.01

US DEBIT \$47.01  
 VS \*\*\*\*\*1446 I  
 00  
 Auth: AA  
 Apprvl: 052574

AID #A0000000980840

11/02/22 08:08AM

TC#  
3040 8862 5984 6089 455

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN  
 1 OF 5 \$1000 WALMART  
 GIFT CARDS OR 1 OF 750  
 \$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU  
 VISITA A WALMART HOY Y  
 USTED PODRIA GANAR UNA  
 DE LAS 5 TARJETAS DE  
 REGALO DE WALMART DE  
 \$1000 O UNA DE LAS 750  
 TARJETAS DE REGALO DE  
 WALMART DE \$100.

WWW.SURVEY.WALMART.COM

11/2/22

Maint. Gas/Truck

with Chevron Texaco  
 Business Cards  
 1.888.531.3717

THANK YOU  
HAVE A NICE DAY

WELCOME

56,690

DATE 11/11/22 12:38  
 TRAN#9050161

PUMP# 05  
 SERVICE LEVEL: SELF  
 PRODUCT: REGULAR  
 GALLONS: 17.228  
 PRICE/G: \$3.599  
 FUEL SALE \$62.00  
 CREDIT \$62.00

\*\*\*\*\*1446  
 Stn# 00374778

VISA

Inv# 7816003  
 Auth# 011337  
 Entry Method: Chip  
 Read

VISA DEBIT  
 MODE: ISSUER  
 AID: A0000000031010  
 TVR: 8080008000  
 IAD: 06011203A08000  
 TSI: 6800  
 ARC: 00

Get rewarded on  
 every fill-up at  
 Chevron with a  
 Techron Advantage

11/11/22

Maint.

Give us feedback @ survey.walmart.com  
Thank you! ID #:7RHHH1YPIJ5

**Walmart** \*

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

ST# 02740	OP# 008473	TE# 91	TR# 09182	
SNIFFER	003700023680		5.94	0
SNIFFER	003700023680		5.94	0
GV 12RL TOUL	007874221085		17.14	0
SUFR UJ LQ	003700083061		5.94	0
SUFR UJ LQ	003700083061		5.94	0
SNIFFER	003700023680		5.94	0
LH BROOH PAN	007173600212		13.68	0
AQUAFINA	001200001311		6.98	34.90
5 AT 1 FOR				
UBTOTAL			95.42	
TOTAL			95.42	
VISA TEND			95.42	

US DEBIT  
APPROVAL # 057671  
REF # 1042000314  
TRANS ID - 462319471103491  
VALIDATION - 5CLN  
PAYMENT SERVICE - E  
AID A0000000980840  
AAC AD728CCF76C60F5A  
TERMINAL # SC010856  
11/15/22 08:05:08  
CHANGE DUE 0.00  
# ITEMS SOLD 12  
TC# 4770 4966 2778 4400 6415

11/15/22

**Walmart** \*

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11/15/22 08:05:20  
\*\*\*CUSTOMER COPY\*\*\*

Maint. (Christmas)

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Thank you! ID #:7RHHH5YNSKY

**Walmart** \*

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

ST# 02740	OP# 000003	TE# 19	TR# 01549	
STKG RED	068188454726		7.44	0
STKG RED	068188454726		7.44	0
10 AT 1 FOR			74.40	0
S DRD PLD BL	063297108473		2.98	0
S SL OCTN BL	063297108491		2.98	0
S GD OCTN BL	063297108490		2.98	0
SH SL SUL FI	063297108497		2.98	0
GT SUC CUP	003706320267		1.98	0
SLV HOOKS	076487803565		0.98	0
GT SUC CUP	003706320267		1.98	0
CREAMER	005000034101	F	2.98	0
CREAMER	005000034102	F	2.98	0
CB 24CT COM	007447101894	F	16.92	0
CANDLE	004969629904		1.98	0
CANDLE	004969629904		1.98	0
CANDLE	004969629904		1.98	0
DONUT SHP 48	009955515154	F	26.72	0
GV SUGAR CAN	007874243403	F	2.12	0
ST 2CYC 6.4	008505188004			
8 AT 1 FOR			1.56	12.48
LUBRICANT	007956749002		5.88	0
LUBRICANT	007956749002		5.88	0
RBR HALLET	082342077146		3.38	0
BOBS WINTTUB	004142003929	F	5.48	0
BOBS WINTTUB	004142003929	F	5.48	0
SUBTOTAL			194.94	
TOTAL			194.94	
VISA TEND			194.94	

US DEBIT  
APPROVAL # 076247  
REF # 1042000314  
TRANS ID - 582321656935252  
VALIDATION - TD5K  
PAYMENT SERVICE - E  
AID A0000000980840  
AAC E09182D214ACD3F7  
TERMINAL # SC010604  
11/17/22 13:14:53  
CHANGE DUE 0.00  
# ITEMS SOLD 39  
TC# 8989 9626 0480 7622 9962 3

11/17/22

**Walmart** \*

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11/17/22 13:15:02  
\*\*\*CUSTOMER COPY\*\*\*

Maint. G  
Pressure  
Wash

See bottom of receipt  
for your chance to win  
\$1000 ID#: 7RHNGYYNXI

Wal\*mart #2740  
19910 BRUCE B DOWNS E  
TAMPA, FL 33647

Pump# 16 UNLEAD(11)  
Gallons 22.075  
Price/Gal \$3.399  
Fuel Sale \$75.03

US DEBIT \$75.03  
VS \*\*\*\*\*1448  
00  
Auth: AA  
Apprvl: 065344

AID #A0000000980840

11/15/22 08:18AM

TC# 4518 8273 8439 8649 38

11/15/22

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

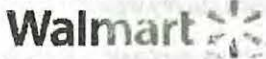
TODAY AND YOU COULD WIN  
1 OF 5 \$1000 WALMART  
GIFT CARDS OR 1 OF 750  
\$100 WALMART GIFT CARDS

DIGANOS ACERCA DE SU  
VISITA A WALMART HOY Y  
USTED PODRIA GANAR UNA  
DE LAS 5 TARJETAS DE  
REGALO DE WALMART DE  
\$1000 O UNA DE LAS 750  
TARJETAS DE REGALO DE  
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

Partial Return

Give us feedback @ survey.walmart.com  
Thank you! ID #:7RHPV0YMRPD



HM Supercenter  
813-994-6543 Mgr. ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647-2446  
WALMART STORE  
TAMPA, FL

ST# 02740 DPM 008132 TEN 92 TR# 00695  
MERCHANT# 048202740998000  
VISA

\*\*\* CREDIT ISSUED \*\*\*  
GENERAL MDSE TOTAL 82.82-  
VISA \*\*\*\* \*\* 1446  
APPROVAL # 080501

Low prices You Can Trust. Every Day.  
Savings Catcher! Scan with Walmart app

11/28/22 14:23:07

\*\*\* CUSTOMER COPY \*\*\*

11/28/22

Maint.

56,990 Gas/Truck

Wawa #5226  
27866 SR 56

Wesley Chapel FL 335

\*\*\*\*\*

11/28/2022:35:04 AM

Term: XXXXXXXXXX1004

Appr: 059015

Seq#: 023153

Product: Unleaded

Pump Gallons Price

15 17.064 ~~\$2.399~~

Total Sale \$58.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 58.00

US DEBIT

Mode: Issuer

AID: A0000000980840

TUR: 8000088000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

60327CBE30418702

11/28/22

11/28/2022 06:31:51

PIN Bypassed

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

\*\*\*\*\*

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Tell us about your  
experience at

\* MyWawaVisit.com \*

Take our survey for

a chance to win

Free Hoagies for

a year (1 per week)

or Wawa swag basket

& \$25 gift card!!

Disponible

en Espanol

\*\*\*\*\*

Survey Code: 1884475

Store Number: 05226

\*\*\*\*\*

Please respond

within 5 days

NO PURCHASE

NECESSARY

See rules at website

Maint.

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



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

ST# 02740 DPM 000003 TEN 16 TR# 02527  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
BOBS WINTTUB 004142003929 F 5.48 0  
BOBS WINTTUB 004142003929 F 5.48 0  
ENINE FUNL 061084242466 2.47 0

SUBTOTAL 48.33

TOTAL 48.33

VISA TEND 48.33

US DEBIT \*\*\*\* \*\* 1446 I 0

APPROVAL # 054620

REF # 1042000314

TRANS ID - 462333518163315

VALIDATION - SCFZ

PAYMENT SERVICE - E

AID A0000000980840

AAC B6092B1F651FBF88

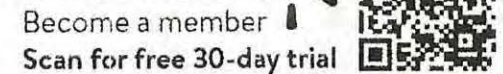
TERMINAL # SC010411

11/29/22 09:23:36

CHANGE DUE 0.00

# ITEMS SOLD 8

TC# 8353 1139 3102 1353 7168



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11/29/22 09:23:46

\*\*\*CUSTOMER COPY\*\*\*

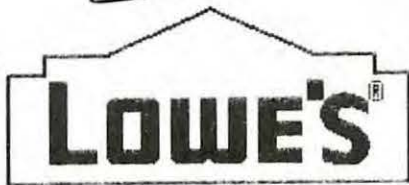
11/29/22

## Frank Padilla Lowe's Credit Log

Attach all receipts to this form	<b>November 2022</b>	
Date	Reason for Expenditure	Amount
11/2/2022	Clubhouse Lightbulbs	20.87
11/2/2022	Cleaning/Sanitizing Supplies	149.31
11/3/2022	Clubhouse Lightbulbs + Fence Cleaner/Algacide	343.28
11/18/2022	Misc. Clubhouse Maintenance Supplies	241.08
<b>Total</b>		<b>754.54</b>

Submitted By: \_\_\_\_\_ Justin Lawrence

Maint.



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

- SALE -

SALES#: S1003HG2 2177804 TRANS#: 55388334 11-02-22

903847	GE LFL 28W T5A 4FT 3.5K 1	9.48
9.98	DISCOUNT EACH	-0.50
903858	GE LFL 32V U6 T8A 4.1K 1C	11.39
11.98	DISCOUNT EACH	-0.59

SUBTOTAL: 20.87  
TAX: 0.00  
INVOICE 52039 TOTAL: 20.87  
LAR: 20.87

TOTAL DISCOUNT: 1.09

LAR: XXXXXXXXXXXX5276 AMOUNT:20.87 AUTHCD: 000854  
SWIPED REFID:093887 11/02/22 07:25:02  
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 11/02/22 07:25:34

# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

11/2/22



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

\*\*\*\*\*

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\* 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](http://www.loves.com/survey) \*

\* YOUR ID #520399 100333 066557 \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.loves.com/loves](http://www.loves.com/loves) \*

Maint.



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

- SALE -

SALES#: S1003HG2 2177804 TRANS#: 55387707 11-02-22

899662	4X75-CT CLOROX DISINF WIP	15.75
16.58	DISCOUNT EACH	-0.83
1217523	13-GAL 130-CT KITCHN FLX (	48.39
16.98	DISCOUNT EACH	-0.85
3 @		16.13
224273	55-GAL 1-MIL 40-CT DRUM L	33.22
17.48	DISCOUNT EACH	-0.87
2 @		16.61
571432	144-0Z PINE-SOL ORIGINAL	23.52
12.38	DISCOUNT EACH	-0.62
2 @		11.76
827077	2-CT 8.8-0Z FEBREZE GAIN	5.68
5.98	DISCOUNT EACH	-0.30
1478575	FEBREZE UNSTOPABLES 8.8-0	10.15
10.68	DISCOUNT EACH	-0.53
893884	2-CT FEBREZE AIR OCEAN	6.92
7.28	DISCOUNT EACH	-0.36
829099	2-CT 8.8-0Z FEBREZE HAVAI	5.68
5.98	DISCOUNT EACH	-0.30

SUBTOTAL: 149.31  
TAX: 0.00  
INVOICE 52038 TOTAL: 149.31  
LAR: 149.31

TOTAL DISCOUNT: 7.85

LAR: XXXXXXXXXXXX5276 AMOUNT:149.31 AUTHCD: 000982  
SWIPED REFID:093713 11/02/22 07:14:05  
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 11/02/22 07:15:07

# OF ITEMS PURCHASED: 12  
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

11/2/22



Maint.



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

SALE

SALES#: S1003NG2 2177804 TRANS#: 55484271 11-03-22

589517 30 SECOND 320-02 OUTDOOR	127.08
24.78 DISCOUNT EACH	-3.60
6 @ 21.18	
903847 GE LFL 28W T5A 4FT 3.5K 1	56.88
9.98 DISCOUNT EACH	-0.50
6 @ 9.48	
903858 GE LFL 32W U6 T8A 4.1K 10	159.32
11.98 DISCOUNT EACH	-0.60
14 @ 11.38	

SUBTOTAL: 343.26  
 TAX: 0.00  
 INVOICE 52167 TOTAL: 343.26  
 LAR: 343.26

TOTAL DISCOUNT: 33.00

LAR: XXXXXXXXXXXX5276 AMOUNT: 343.26 AUTHCD: 001177  
 SWIPE REFID: 417969 11/03/22 10:05:05  
 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 11/03/22 10:04:31  
 # OF ITEMS PURCHASED: 26  
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
 FOR DETAILS ON OUR RETURN POLICY, VISIT  
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 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

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

11/3/22

\*\*\*\*\*  
 \* 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/feedback \*  
 \*\*\*\*\*

Maint.



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

SALE

SALES#: S1003EG3 3521051 TRANS#: 71805522 11-18-22

3E9902 ZEP 128-FL OZ DRIVEWAY/CO	13.28
13.98 DISCOUNT EACH	-0.70
3E9889 ZEP 128OZ CALCIUM/LINE/RU	30.36
15.98 DISCOUNT EACH	-0.80
2 @ 15.18	
1030660 12 OZ 10W30 HONDA MOTOR O	13.26
6.98 DISCOUNT EACH	-0.35
2 @ 6.63	
78402 KW SC SGL SEC DEADEOLT	51.24
17.98 DISCOUNT EACH	-0.90
3 @ 17.08	
551855 ENERGIZER AAA 24-PACK	19.93
20.98 DISCOUNT EACH	-1.05
656330 124-FL OZ WEATHERSHIELD F	108.28
56.98 DISCOUNT EACH	-2.84
2 @ 54.14	
4053 5-GAL LOWES BUCKET-ENCORE	4.73
4.98 DISCOUNT EACH	-0.25

SUBTOTAL: 241.08  
 TAX: 0.00  
 INVOICE 09920 TOTAL: 241.08  
 LAR: 241.08

TOTAL DISCOUNT: 12.68

LAR: XXXXXXXXXXXX5276 AMOUNT: 241.08 AUTHCD: 001090  
 SWIPE REFID: 233619 11/18/22 16:04:30  
 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 11/18/22 16:05:22  
 # OF ITEMS PURCHASED: 12  
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'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

11/18/22

\*\*\*\*\*  
 \* \* \* \* \*  
 \*\*\*\*\*

## Meadow Pointe III Home Depot Credit Log-Frank Padilla

Attach all receipts to this form	<b>November 2022</b>	
Date	Reason for Expenditure	Amount
11/11/2022	Misc. Clubhouse Maintenance Supplies	104.73
11/21/2022	Misc. Clubhouse Maintenance Supplies	160.68
<b>Total</b>		<b>265.41</b>

Submitted By: \_\_\_\_\_ Justin Lawrence

Maint.



How doers get more done.

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

6311 00062 89615 11/21/22 08:52 AM  
SALE CASHIER ROBERT

040235752565 30SEC 2.5GAL <A>  
30 SECONDS O/DR 3200Z  
6@26.78

160.68N

SUBTOTAL 160.68  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$160.68

XXXXXXXXXXXX3880 HOME DEPOT

USD\$ 160.68  
TA

AUTH CODE 021989/2622550

MEADOWPOINTE III CDD  
PADILLA FRANK D

11/21/22

Chip Read  
AID A0000000049999D8400305 THD PLCC PROX

6311 11/21/22 08:52 AM



6311 62 89615 11/21/2022 6609

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 11 365 11/21/2023

\*\*\*\*\*  
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 185830 179581  
PASSWORD: 22571 179519

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.

aint.



How doers get more done.

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

6311 00008 21975 11/11/22 12:19 PM  
SALE CASHIER MINANSHU

037000973058 DAWN ORIGINA <A> 3.47N  
DAWN DISH ORG 19.40Z

030772037188 PLATINUM 54. <A,U> 11.47N  
DAWN PLATINUM REFRESHING RAIN 54.80Z

074182463250 SS LHS 50 CR <A> 6.48N  
SOFTSOAP HS REFILL CLEAN 500Z

074182445713 SFTSOAP11.25 <A> 2.87N  
SOFTSOAP ANTIBAC HS CRISPCLN 11.250Z

019200793261 LYSOL <A>  
LYSOL DISINFECT AERO SPRING 190Z  
3@8.78 26.34N

019200793292 LYSOL CR LN <A>  
LYSOL DISINFECT AERO LINEN 190Z  
3@8.78 26.34N

736511500660 66KWIKSETKEY <A>  
66 KEY KWIKSET  
8@3.47 27.76N

SUBTOTAL 104.73  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$104.73

XXXXXXXXXXXX3880 HOME DEPOT

USD\$ 104.73  
TA

AUTH CODE 011573/2083496

MEADOWPOINTE III CDD  
PADILLA FRANK D  
Chip Read

11/11/22

AID A0000000049999D8400305 THD PLCC PROX

<U> - NON-DISCOUNTABLE ITEM

6311 11/11/22 12:19 PM



6311 08 21975 11/11/2022 3799

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

\*\*\*\*\*  
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 50550 44247  
PASSWORD: 22561 44239

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.

# Parking Violations

(November 10<sup>th</sup> – December 14<sup>th</sup>, 2022)

Street/Address	Vehicle Make/Model/Color	License Plate #/State	Photos Y/N	Violation #1 Date/Time	Violation #2 Date/Time	Violation #3 Date/Time	Staff Initials
1807 Leybourne lp	White Toyota RAV 4	RLF7949 Texas		3:30 PM 11/9/22			LR
2401 Nettlewood dr	Black Escalade SUV	632XQP FL		10:34 AM 11/11/22			FP
2446 Nettlewood dr	White Toyota Corolla	59AYLN FL		6:30 PM 11/11/22			LR
2401 Nettlewood dr	Black Cadillac Escalade	632 XQP FL		6:30 PM 11/11/22			LR
31206 Whitlock dr	Dodge Charger Black	B3RVY FL		2:05 PM 11/12/22			PS
31202 Whitlock dr	F150 Silver 4 doors	47AVYP FL		2:06 PM 11/12/22			PS
31603 Manchester dr	Black Chevy Silverado	HAFN20 FL		10 AM 11/16/2022			LR
1847 Leybourne lp	Gray Honda Accord	CLID35 Florida		10 AM 11/16/2022			LR
31307 Chatterly dr	White Mazda CX7	AE8924 FL		4:03 PM 11/17/2022			PS
1049 Billsbory ct	Black Camry SE	O3ATHI FL		4:28 PM 11/17/2022			PS
30807 Lanesborough cir	White Camry SE	43JA812 Alabama		4:36 PM 11/17/2022			PS
31738 Harthorn ct	White truck/Ford 350	BD2OWT FL		1:26 PM 11/18/2022			PS
31239 Wrencrest dr	Grey Honda Accord	JJQS3 FL		1:35 PM 11/18/2022			PS
31806 Whitlock dr	Black Mustang GT	EGKA60 FL		1:44 PM 11/18/2022			PS
1753 Beaconsfield dr	Black Dodge Ram 1500	68BDMT FL		2:12 PM 11/18/2022			PS
31812 Crosswoods wy	Black Jetta	GOALWU FL		2:16 PM 11/18/2022			PS
Sheringham	Black Nissan Versa	Z776V6 FL		5 PM 11/25/2022			PS
31218 Anniston dr	Blue 4 doors Honda	QNVA59 FL		12:55 PM 11/29/2022			PS

## Parking Violations

1019 Anniston dr	Gray Mercedes MC 350	4005TZ FL		1:03 PM 11/29/2022			PS
1014 Anniston dr	White GLE350	EEJS11 FL		1:05 PM 11/29/2022			PS
1743 Beaconsfield dr	Black GMC Denali	O3KNH FL		2:47 PM 11/29/2022			PS
31741 Baymont lp	White Silverado Chevy	IERS55 FL		2:53 PM 11/29/2022			PS
31509 Chatterly dr	Gray Nissan Rogue	O565PY FL		11:15 AM 12/02/2022			PS
2446 Kenchester lp	White Toyota Corolla	59AYLN FL		11:30 AM 12/02/2022			PS
31140 Whitlock dr	Black Lexus RX 350	LKMX54 FL		2:10 PM 12/02/2022			PS
31601 Holmcomb pss	White Dodge Van 2500	BD93LZ FL		1:17 PM 12/03/2022			PS
31149 Chatterly dr	Blue BMW M235	EBCLA Washington		2:30 PM 12/07/2022			PS
31520 Chatterly dr	Gray Honda Odyssey	CLME42 FL		2:30 PM 12/07/2022			PS
31629 Bearded oaks dr	White Toyota RAV 4	HNYP89 FL		2:59 PM 12/07/2022			PS
31244 Chatterly dr	White Yoron GMC	ARTC FL		4:04 PM 12/07/2022			PS
31137 Chatterly dr	White Acura 3.2 TL	Z5845Y FL		4:10 PM 12/07/2022			PS
30518 Lanesborough Crl	Gray Lexus ES 300	BF83JJ FL		4:33 PM 12/08/2022			PS

## Updated (December 2022) Conservation/District Cutback Request List

Contact Name/Closest Resident: Jerry Smith

Address: 2310 Nesslewood Drive Phone Number/Email: XXX-XXX-XXXX

Status: Pending (12-14)

Contact Name/Closest Resident: Ken Willy

Address: 1837 Beaconsfield Drive Phone Number/Email: XXX-XXX-XXXX

Status: Unapproved (12-14)

Contact Name/Closest Resident: Paula Lesko/Kathy Pfeffer

Address: 1135 & 1138 Wrightswynde Court Phone Number/Email: XXX-XXX-XXXX / XXX-XXX-XXXX

Status: Unapproved (12-14)

Contact Name/Closest Resident: Jane Schaibly/Sharon Shanahan

Address: 31329 & 31409 Shaker Circle (Zone is for North side of Beardsley; Heading towards Meadow Pointe Boulevard) Phone Number/Email: XXX / XXX

Status: Unapproved (12-14)

# December 2022

(PR = Private Rental)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						3 Golenko (PR) 10A-7P (cancelled)
	4	5	6	7	8	9 10 Fried (PR) 10A-7P (Remove receipt in Lobby for Party) (P)
	11	12	13	14	15	16 17 Brooks (PR) 1:30-5:30P
Christmas Event 4-8P		DRB 6:30P FTW 5P		DRB 6:30P FTW 5P	Windermere HoA 6P	
18	19	20	21	22	23	24
		Larkenheath HoA 6:30P	Mr. Electric (Ballast & Lights) 8A-12P (Window) FTW 5P CDD 6:30P			
25	26	27	28	29	30	31
			FTW 5P			

FTW = Food Truck  
Wednesday



# Deputy Schedule – December 2022



**MEADOW POINTE III**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 K	2 B	3 B
4 B	5 K	6 K	7 B	8 B	9 K	10 K
11 K	12 B	13 B	14 K	15 K	16 B	17 B
18 B	19 K	20 K	21 B	22 B	23 K	24 K
25 K	26 B	27 B	28 K	29 K	30 B	31 B
		<b>Buddy:11am-11pm Krapfl:11am-11pm (Thursday: 5am-5pm)</b>				



Additional Item # 2 (Agenda)


# Gate/Security Presentations by:


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## Contact Us

Have questions for our team? We're always here to help answer any questions you may have about potential security system needs or general business inquiries.

 813.909.7775

 [info@mysecuriteam.com](mailto:info@mysecuriteam.com)

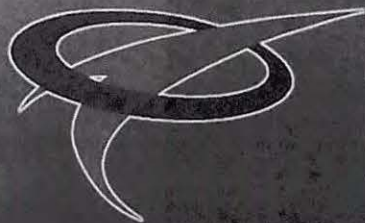
 Remote Support

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## Contact Royce Bravo Security and Access Control

11302 N Nebraska Ave  
Tampa, FL 33612  
[Get Directions](#)

Main: (813) 885-2777  
[customerservice@bravofence.com](mailto:customerservice@bravofence.com)



# Automatic Gate Engineering, LLC

*Serving All Of Central Florida*

**813-412-7622**

# Additional Agenda Item # 2

Requests boards attention/research on property in the district listed as owned by "Clearwater Bay Associates" (2 pending projects which outcome would depend on if it was private property or district-owned)



## **Tab 8**

## RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY ON DRIVEWAY APRON AND SIDEWALK IMPROVEMENTS LOCATED ON DISTRICT OWNED SUBDIVISION ROAD RIGHT OF WAYS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow Pointe III Community Development District (the “**District**”) owns the subdivision road right of ways within the District (the “**District ROW**”);

**WHEREAS**, the District ROW begins on the outer edge of the sidewalk and runs through the entire width of the sidewalk, the landscaping strip, the road, all the way to the outer edge of the sidewalk on the opposite side of the District ROW;

**WHEREAS**, the District maintains the roads and the sidewalks (excluding any portion of sidewalks in a resident’s driveway apron) located within the District ROW and the District’s staff or vendors, on at least an annual basis, inspects the sidewalks and reports any unsafe conditions observed to the Board of Supervisors of the District (the “**Board**”);

**WHEREAS**, homeowners have requested to install certain improvements in their driveway apron and or portions of the sidewalk located in the District ROW in front of their homes;

**WHEREAS**, the Board is authorized to establish policies for District owned property; and

**WHEREAS**, the Board desires to adopt the “**Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW**” attached hereto as **Exhibit A** to permit homeowners to install certain improvements within the District ROW.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption of Policy**. The Board hereby adopts the Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW.
3. **Conflicts**. This Resolution replaces any resolution, policy, rules, actions, or motion in conflict with this Resolution.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**Passed and Adopted on December 21, 2022.**

**Attest:**

**Meadow Pointe III  
Community Development District**

---

Darryl Adams  
Assistant Secretary

---

Michael Hall  
Chair of the Board of Supervisors

## Exhibit A

### Policy on Driveway Apron and Sidewalk Improvements Located in the District ROW

The Meadow Pointe III Community Development District (the “**District**”) owns the subdivision road right of ways (“**District ROW**”) in the District. The District ROW begins on the outer edge of the sidewalk and runs through the entire width of the sidewalk, the landscaping strip, the road, all the way to the outer edge of the sidewalk on the opposite side of the District ROW.

The following policy applies for homeowners desiring to install and maintain driveway apron and sidewalk improvements, including, but not limited to, stamped concrete, concrete staining, or pavers (the “**Improvements**”), located in the District ROW:

1. Homeowners must submit their request in writing to the Clubhouse Manager or the District Manager. The request must include a detailed description of the Improvements the homeowner desires to install.
2. The District Manager, Chair or Vice-Chair of the Board of Supervisors, and other District staff shall review the request.
3. If the District Manager, Chair or Vice-Chair of the Board of Supervisors, and other District staff have no concerns then the Clubhouse Manager or District Manager will provide the homeowner a Driveway Apron and Sidewalk Improvement License Agreement (the “**Agreement**”) that will need to be signed by all record owners of the home (as evidenced by their deed) and returned to the District.
  - a. The Agreement ensures the homeowner and their successors agree in writing to be responsible for maintaining and repairing the Improvements in compliance with all governmental regulations and permits (including the Americans with Disabilities Act) and other items as described in the Agreement.
  - b. All record owners will need to sign their signature block(s) of the Agreement in blue ink and ensure the signatures are properly witnessed and notarized.
4. Upon receipt of the original homeowner signature pages the District will coordinate its execution of the Agreement and send the originals to the District Counsel so that they will record the fully executed Agreement in the public records of Pasco County, Florida.
5. The Clubhouse Manager or District Manager will provide the homeowner a copy of the recorded Agreement for their records.
6. The Clubhouse Manager or District Manager shall keep a list of all locations where an Agreement exists and will remove such locations from the District’s list of sidewalks to maintain.
7. The homeowner may not construct the Improvements until they have received written authorization from the District and any applicable association or governmental entity.

The District reserves the right to review, amend, replace, or rescind this Policy. Nothing in this Policy shall be construed to create or imply a present or continuing obligation on the part of the District to maintain sidewalks located in a resident’s driveway apron or any resident Improvements.

## **Tab 9**

Return to:  
Vivek K. Babbar  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606

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## Driveway Apron and Sidewalk Improvement License Agreement

This Driveway Apron and Sidewalk Improvement Agreement (this "**Agreement**"), is made and entered into as of \_\_\_\_\_, 202\_, between the **Meadow Pointe III Community Development District**, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is c/o Rizzetta and Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33514, \_\_\_\_\_ (together with their successors and assigns, the "**Homeowner**"), who owns the property within the District located at the address of \_\_\_\_\_ Wesley Chapel, FL 33543.

### WITNESSETH:

**WHEREAS**, the Homeowner is the owner of the property located at the address above and legally described in their deed attached hereto as **Exhibit A** (the "**Lot**").

**WHEREAS**, the District is the owner of the public right-of-way, including the sidewalk, located in front of the Lot and the driveway apron;

**WHEREAS**, the Homeowner requested permission from the District to improve the portion of their driveway apron, including the sidewalk located in the driveway apron, and the portion of the sidewalk located in front of their Lot by removing the existing concrete and installing pavers (the "**Driveway Apron and Sidewalk Improvements**");

**WHEREAS**, the District wishes to allow the Homeowner to install the Driveway Apron and Sidewalk Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

**WHEREAS**, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

**NOW, THEREFORE**, that for and in consideration of the sum of \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals set forth are true, correct and are incorporated herein by reference.
2. **Grant of License and Restrictions.** The District hereby grants to the Homeowner a non-exclusive license for the sole purpose of installing and maintaining the Driveway Apron and Sidewalk Improvements in front of their Lot. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District, Pasco County, or third parties without the prior written approval of such parties.



3. **Acknowledgment of District's Rights.**

- a. Nothing contained herein shall constitute a waiver by the District of its right to use the driveway apron and sidewalk.
- b. The rights granted to Homeowner herein shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements within the Lot.
- c. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron and Sidewalk Improvements; the District will not be responsible for restoring the Driveway Apron and Sidewalk Improvements to the condition that existed before the District conducted the foregoing activities.

4. **Homeowner Maintenance, Responsibility for Safety, and Use .**

- a. The Homeowner, at their sole cost and expense, shall keep the Driveway Apron and Sidewalk Improvements in good repair and in a neat, orderly, and safe condition.
- b. The Homeowner agrees that they are responsible for ensuring the Driveway Apron and Sidewalk Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron and Sidewalk Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.
- c. The Homeowner agrees and acknowledges that the Driveway Apron and Sidewalk Improvements shall be used at the sole risk of the Homeowner, and that the District is expressly relieved of any responsibility for any damage or loss to the Homeowner or any other party resulting from such use.

5. **Compliance with Laws, Permits, and Approvals.** The Homeowner, at their sole cost and expense, hereby covenants and agrees to (1) comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron and Sidewalk Improvements including, but not limited to, the Americans with Disabilities Act and (2) obtain all licenses, permits, and/or other governmental approvals and all approvals from the homeowners' association which may be required for installation of the Driveway Apron and Sidewalk Improvements;

6. **Insurance.** The Homeowner shall insure that the Homeowner, and any of its contractors and/or subcontractors using the driveway apron and sidewalk, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the driveway apron and sidewalk. The Homeowner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Homeowner

shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

7. **Indemnification.** Homeowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Driveway Apron and Sidewalk Improvements caused by the District or its agents; (3) any damage to any District, Pasco County, or third party improvements or structures located within the driveway apron and sidewalk; and (4) any claims for injury to any person or damages to any property because of the Driveway Apron and Sidewalk Improvements.
8. **License to Run With the Land.** The rights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the Lot. Homeowner agrees that it will not convey the Lot until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
9. **Notice.** All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.
10. **Events of Default.** The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.
11. **Effect of Default by Homeowner.** If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron and Sidewalk Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron and Sidewalk Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron and Sidewalk Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.
12. **Governing Law and Venue.** This Agreement shall be governed by Florida law with venue in Pasco County, Florida.
13. **Enforceability of Agreement.** In the event that either the District or the Homeowner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **Amendment.** This Agreement may only be amended in writing by both parties.
15. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are

not materially prejudiced and the intentions of the parties continue to be in existence.

- 16. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 17. **Entire Agreement.** This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**Witnesses:**

**Meadow Pointe III  
Community Development District**

\_\_\_\_\_

Print Name

\_\_\_\_\_  
Michael Hall  
Chair of the Board of Supervisors

\_\_\_\_\_

Print Name

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 202\_\_, by Michael Hall as Chair of the Meadow Pointe III Community Development District, [ ] who is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

**Witnesses:**

\_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Print Name

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before by means of physical presence on \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, [ ] who is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_

Notary Seal

**BLANK**

Return to:  
Vivek K. Babbar  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606

---

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### WITNESSETH:

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**WHEREAS**, the Homeowner requested permission from the District to improve the portion of their driveway apron, including the sidewalk located in the driveway apron, and the portion of the sidewalk located in front of their Lot by removing the existing concrete and installing pavers (the "**Driveway Apron and Sidewalk Improvements**");

**WHEREAS**, the District wishes to allow the Homeowner to install the Driveway Apron and Sidewalk Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

**WHEREAS**, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

**NOW, THEREFORE**, that for and in consideration of the sum of \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

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2. **Grant of License and Restrictions.** The District hereby grants to the Homeowner a non-exclusive license for the sole purpose of installing and maintaining the Driveway Apron and Sidewalk Improvements in front of their Lot. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District, Pasco

County, or third parties without the prior written approval of such parties.

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- a. Nothing contained herein shall constitute a waiver by the District of its right to use the driveway apron and sidewalk.
- b. The rights granted to Homeowner herein shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements within the Lot.
- c. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron and Sidewalk Improvements; the District will not be responsible for restoring the Driveway Apron and Sidewalk Improvements to the condition that existed before the District conducted the foregoing activities.

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- c. The Homeowner agrees and acknowledges that the Driveway Apron and Sidewalk Improvements shall be used at the sole risk of the Homeowner, and that the District is expressly relieved of any responsibility for any damage or loss to the Homeowner or any other party resulting from such use.

5. **Compliance with Laws, Permits, and Approvals.** The Homeowner, at their sole cost and expense, hereby covenants and agrees to (1) comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron and Sidewalk Improvements including, but not limited to, the Americans with Disabilities Act and (2) obtain all licenses, permits, and/or other governmental approvals and all approvals from the homeowners' association which may be required for installation of the Driveway Apron and Sidewalk Improvements;

6. **Insurance.** The Homeowner shall insure that the Homeowner, and any of its contractors and/or subcontractors using the driveway apron and sidewalk, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the driveway apron and sidewalk. The Homeowner shall ensure that the District is named as an

additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

7. **Indemnification.** Homeowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Driveway Apron and Sidewalk Improvements caused by the District or its agents; (3) any damage to any District, Pasco County, or third party improvements or structures located within the driveway apron and sidewalk; and (4) any claims for injury to any person or damages to any property because of the Driveway Apron and Sidewalk Improvements.
8. **License to Run With the Land.** The rights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the Lot. Homeowner agrees that it will not convey the Lot until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
9. **Notice.** All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.
10. **Events of Default.** The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.
11. **Effect of Default by Homeowner.** If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron and Sidewalk Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron and Sidewalk Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron and Sidewalk Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.
12. **Governing Law and Venue.** This Agreement shall be governed by Florida law with venue in Pasco County, Florida.
13. **Enforceability of Agreement.** In the event that either the District or the Homeowner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **Amendment.** This Agreement may only be amended in writing by both parties.
15. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions



shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

- 16. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 17. **Entire Agreement.** This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**Witnesses:**

**Meadow Pointe III  
Community Development District**

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

\_\_\_\_\_  
Michael Hall  
Chair of the Board of Supervisors

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

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 202\_\_, by Michael Hall as Chair of the Meadow Pointe III Community Development District, [ ] who is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

**Witnesses:**

\_\_\_\_\_

Print Name

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

\_\_\_\_\_

Print Name

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before by means of physical presence on \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, [ ] who is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

**Witnesses:**

\_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

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

\_\_\_\_\_

Print Name

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, [ ] who is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_

Notary Public Signature

\_\_\_\_\_

Notary Seal

# Tab 10

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

16 Present and constituting a quorum:

17 Michael Hall	<b>Board Supervisor, Chairman</b>
18 Paul Carlucci	<b>Board Supervisor, Vice Chairman</b>
19 John Johnson	<b>Board Supervisor, Assistant Secretary</b>
20 Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>
21 Michael Torres	<b>Board Supervisor, Assistant Secretary</b>

22  
23  
24 Also present via conference call were:

25	
26 Daryl Adams	<b>District Manager, Rizzetta &amp; Co</b>
27 Justin Lawrence	<b>Clubhouse Manager</b>
28 Jeffrey LaFlamme	<b>Assistant Clubhouse Manager</b>
29 Brandon Padilla	<b>Yellowstone</b>
30 Vivek Babbar	<b>District Counsel, Straley Robin &amp; Vericker</b>

31  
32  
33 Audience **Present**

34  
35 **FIRST ORDER OF BUSINESS**

**Call to Order**

36  
37 Mr. Adams called the meeting to order and performed a roll call confirming a  
38 quorum for the meeting and noted that there were audience members in attendance.  
39

40 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

41  
42 All present at the meeting joined in the Pledge of Allegiance.  
43  
44  
45  
46  
47  
48

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

50  
51 There were no audience comments presented.

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

54  
55 **A. Community Deputy Report**  
56 Deputy was present and gave his report.

57  
58 **B. Aquatic Report**  
59 Not present.

60  
61 **C. Landscape Report**  
62 The Board reviewed the Landscape Reports received from OLM and  
63 Yellowstone.

64  
65 The Board reviewed and considered several street tree proposals.

66  
67 After a brief discussion, they agreed to approve the following Street Tree  
68 Proposals. Phase 1 – Wrencrest for \$3,620, Phase 2 – Alchester Place for  
69 \$1,880 & Broughton Place for \$1,540, Phase 3 – Beaconsfield for \$960,  
70 Heatherstone for \$1,680 & Larkenheath for \$100, and Phase 4 – Rensselaer for  
71 \$2,680 totaling \$12,460. This will not include Nesslewood or Sheringham.

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On a motion from Mr. Torres, seconded by Mr. Johnson, the Board of Supervisors approved Phase 1 through Phase 4 Street Tree Proposals in the amount of \$12,460 for Meadow Pointe III Community Development District.

73  
74 The Board asked Mr. Lawrence to plant wood stacks when Yellowstone does the  
75 cutbacks and give an update at the next meeting.

76  
77 Mr. Adams informed the Board that Mr. Woods suggested waiting until the first  
78 quarter to go out to bid for landscaping. The Board agreed.

79  
80 The Board would like a Street Tree line items added to the budget for \$16,000.

81  
82 The Board reviewed the Yellowstone Entrance Proposals and agreed to table  
83 these until budget season.

84  
85 The Board reviewed the Yellowstone Fallen Tree Removal for \$825 and agreed  
86 that Mr. Adams can approved this proposal.

87  
88 The Board reviewed the sod replacement proposal for Sheringham and  
89 Larkenheath in the amount of \$1,088.57 and agreed that Mr. Adams can approve  
90 this proposal.

94 The Board reviewed and considered a proposal for Street Tree Replacement at  
95 Sheringham and Nesslewood for \$20,310. After a brief discussion, the Board  
96 approved this proposal not to exceed \$20,000. Mr. Padilla will provide a revised  
97 proposal to reflect \$20,000.  
98

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board of Supervisors approved the proposal for street tree replacement at Sheringham and Nesslewood not to exceed \$20,000 for Meadow Pointe III Community Development District.

99  
100 The Board reviewed and considered a community mulch proposal for \$31,500.  
101 After discussion, they agreed to table this item to the next meeting.

102  
103 The Board reviewed and considered the winter annual rotation proposal for  
104 \$4,500.  
105

On a motion from Mr. Torres, seconded by Mr. Carlucci, the Board of Supervisors approved the proposal for street tree replacement at Sheringham and Nesslewood not to exceed \$20,000 for Meadow Pointe III Community Development District.

106  
107 **D. Amenity Management**  
108 Mr. Lawrence presented his amenity report to the Board and introduced Jeffrey  
109 LaFlamme as the new Assistant Clubhouse Manager.

110  
111 The Board would like Mr. Lawrence to submit a log for pressure washing and a  
112 clearer copy of the parking log in his monthly reports.

113  
114 Mr. Lawrence presented one proposal for a laptop. After discussion, the Board  
115 would like two more proposals before making a decision. Mr. Lawrence will  
116 present these at the next meeting.

117  
118 **E. District Engineer**  
119 Not present.

120  
121 **F. District Counsel**  
122 The Board received District Counsel report from Mr. Babbar.

123  
124 Mr. Babar informed the Board that he sent out the Amenities RFP and should  
125 have proposals at the February 15<sup>th</sup> meeting.

126  
127 There was a brief discussion regarding driveway agreements. Mr. Babbar will  
128 draft a driveway agreement and provide it at the next meeting.

129  
130 **G. District Manager**  
131 The Board received the District Manager Report from Mr. Adams.

132  
133 Mr. Adams reminded the Board that their next scheduled meeting will be held on  
134 December 21, 2022 at 6:30 p.m.  
135

136 The Board requested that Mr. Adams bring their compensation checks to the  
137 clubhouse when they are available so they can be picked up by each Board  
138 member.

139  
140 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
141 **of Regular meeting held October 19, 2022**

142  
143 Mr. Adams' presented the Board with the October 19, 2022 regular meeting minutes.  
144

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board of Supervisors approved the regular meeting minutes for October 19, 2022 for the Meadow Pointe III Community Development District.

145  
146 **SIXTH ORDER OF BUSINESS** **Consideration of Operations and**  
147 **Maintenance Expenditures for September**  
148 **2022**

149  
150 The Board was presented with the Operation and Maintenance Expenditures for  
151 September 2022 in the amount of \$166,298.93.

On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board approved ratifying the Operation and Maintenance Expenditures for September 2022 in the amount of \$166,298.93 for the Meadow Pointe III Community Development District.

152  
153 **SEVENTH ORDER OF BUSINESS** **Supervisor and Audience Comments**

154  
155 The Board heard residents' comments regarding street trees in Nesselwood, cracks in  
156 the sidewalks, and putting signs up informing renters they must be approved. Also, the  
157 Board heard residents' comments about getting bike gates for people to walk and ride  
158 their bikes.

159 Mr. Torres requested Mr. Lawrence to get a proposal for a bike gate in Heatherstone.

160  
161 **EIGHTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Torres, seconded by Mr. Johnson, the Board agreed to adjourn the meeting at 8:51p.m. for the Meadow Pointe III Community Development District.

163  
164  
165  
166 \_\_\_\_\_  
167 Assistant Secretary Chairman/Vice Chairman



# Tab 11

**Meadow Pointe III Community Development District**  
District Office - 3434 Colwell Ave - Suite 200 - Tampa, Florida 33614

**Operations and Maintenance Expenditures**  
**October 2022**  
**For Board Approval**

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

The total items being presented: **\$127,489.51**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Florida Mechanical Services, Inc	100072	i20654	Qrtyl Preventative Maintenance 09/22	\$ 193.12
Bettin Construction, LLC	100073	1907	Replace doors 09/22	\$ 4,891.00
Cintas Corporation	100074	4133735262	Cleaning Supplies 10/22	\$ 168.96
Cintas Corporation	100074	4132329437	Cleaning Supplies 09/22	\$ 50.00
Fitness Logic, Inc.	100085	109487	Quarterly General Maintenance 10/22	\$ 95.00
Florida Department of Economic Opportunity	100086	86223	Special District Fee FY22-23	\$ 175.00
Florida Department of Revenue	ACH	61-8015577967-4 09/22	Sales & Use Tax 09/22	\$ 284.20
Frontier Florida, LLC	ACH	Phone Summary- 720 10/22	239-188-0915-091913-5 Phone Summary 10/22	\$ 403.53
Glen Richard Aleo	100087	GA101922	Board of Supervisors 10/19/2022	\$ 200.00
John A. Johnson	100088	JJ101922	Board of Supervisors 10/19/2022	\$ 200.00
Michael J Hall	100089	MH101922	Board of Supervisors 10/19/2022	\$ 200.00

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael Torres	100090	MT101922	Board of Supervisors 10/19/2022	\$ 200.00
Paul Carlucci	100091	PC101922	Board of Supervisors 10/19/2022	\$ 200.00
Home Depot Credit Services	100075	3880.409091	Supplies 09/22	\$ 86.77
Lowe's	100076	9900 321527 6 09/22	Clubhouse Supplies 09/22	\$ 186.62
Meadow Pointe III Clubhouse Credit Card	DC10.14.22	DC10.14.22	Meadow Pointe III Clubhouse Credit Card- 10-14-22	\$ 1,783.24
OLM, Inc.	100070	40168	Monthly Landscape Inspection 09/22	\$ 750.00
Outsmart Pest Management, Inc.	100077	35088	Monthly Pest Control 10/22	\$ 60.00
Pasco County Utilities	100071	17263725	1500 Meadow Pointe Blvd 09/22	\$ 1,301.16
Rizzetta & Company, Inc.	100079	INV0000072101	Amenity Management & Personnel 10/22	\$ 13,464.84
Rizzetta & Company, Inc.	100078	INV0000072052	Cell Phone - Auto Mileage & Travel 10/22	\$ 160.00
Rizzetta & Company, Inc.	100068	INV0000071836	Personnel Reimbursement 09/22	\$ 10,831.51

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100069	INV0000071804	District Management Services 10/22	\$ 5,619.08
Romaner Graphics	100080	21373	CDD Meeting Banners 10/22	\$ 570.00
Romaner Graphics	100080	21372	Logos installed at clubhouse 10/22	\$ 480.00
Romaner Graphics	100080	21363	Fence Repair - Larkenheath - 31818 Blythwood Way 09/22	\$ 890.00
Romaner Graphics	100080	21353	ADA Mats Install 09/22	\$ 600.00
Romaner Graphics	100080	21346	Concrete Repair 09/22	\$ 950.00
Solitude Lake Management, LLC	100097	PSI-18907	Lake & Pond Management Services 10/22	\$ 5,710.83
Solitude Lake Management, LLC	100097	PSI-08829	Lake & Pond Management Services 09/22	\$ 5,710.83
Southern Automated Access Services, LLC	100092	11888	Gate Phone 813-435-0748 10/22	\$ 53.95
Southern Automated Access Services, LLC	100092	11883	Phone number 813 482 2049 10/22	\$ 53.95
Southern Automated Access Services, LLC	100081	11811	Gate Phone/CAPXL Cloud - HEATHERSTONE 10/22	\$ 124.50

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100081	11810	Gate Phone/CAPXL Cloud -AMMANFORD 10/22	\$ 124.50
Southern Automated Access Services, LLC	100081	11809	Gate Phone/CAPXL Cloud - Wrencrest 10/22	\$ 124.50
Southern Automated Access Services, LLC	100081	11795	Gate Repair - Storm Prep 03/22	\$ 131.25
Southern Automated Access Services, LLC	100081	11793	Prepare for Hurricane Ian 09/22	\$ 302.50
Spectrum	ACH	0034120094-01 10/22	1500 Meadow Pointe Blvd 10/22	\$ 47.71
Straley Robin Vericker	100082	22141	General Legal Services 08/22	\$ 2,304.20
TECO	ACH	311000030198.41	Summary Bill 09/22	\$ 11,053.53
Times Publishing Company	100093	0000243716 10/12/2022	Account #119369 Legal Advertising 10/22	\$ 136.00
U.S. Water Services Corporation	100083	SI58700	Monthly Lift Station Inspection 10/22	\$ 86.21
VGlobal Tech	100084	4365	Web Maintenance: ADA Website 10/22	\$ 300.00
VGlobal Tech	100095	4228	Quarterly ADA & ACAG Audits 09/22	\$ 400.00

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VGlobal Tech	100094	4210	Web Maintenance: ADA Website 09/22	\$ 300.00
Waste Connections of Florida	ACH	6336283W425	Waste Disposal 09/22	\$ 15,172.80
Wildlands Conservation, Inc.	100096	2731	Conservation Easements Annual Reports 10/22	\$ 2,824.50
Wildlands Conservation, Inc.	100096	2575	Conservation Easements Annual Reports 02/22	\$ 2,824.50
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary - 720 09/22	Electric Summary 09/22	\$ 366.69
Withlacoochee River Electric Cooperative, Inc.	ACH	1353910 9/22	Street Lights 09/22	\$ 1,581.28
Yellowstone Landscape	100098	TM 443978	Fall Annual Rotation 10/22	\$ 4,289.00
Yellowstone Landscape	100098	TM 439170	Landscape Maintenance 10/22	\$ 24,272.25
Yellowstone Landscape	100098	TM 439026	Emergency - Road/Walkway Clearance 10/22	\$ <u>4,200.00</u>
<b>Report Total</b>				<b>\$ <u>127,489.51</u></b>