



Rizzetta & Company

# Meadow Pointe III Community Development District

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**Board of Supervisors'  
Regular Meeting  
February 15, 2023**

**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>	Paul Carlucci Michael Hall 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)

February 13, 2023

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

## **REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, February 15, 2023 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. Discussion of FY 2023-2024 Budget
- 5. STAFF REPORTS**
  - A. Community Deputy Update
  - B. Aquatics Update
    1. January Waterway Inspection Report ..... Tab 1
  - C. Landscape Update
    1. OLM January Inspection Report..... Tab 2
    2. Update on Landscape RFP
    3. Yellowstone January Inspection Report ..... Tab 3
    4. Consideration of Yellowstone Proposals for the Front Entrance Project ..... Tab 4
  - D. Amenity Management**
    1. Presentation of January Amenity Report..... Tab 5
    2. Consideration of Proposals to Upgrade All Entry Gates ..... Tab 6
  - E. District Counsel
  - 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 January 18, 2023..... Tab 7**
  - B. Consideration of Operations & Maintenance Expenditures for December 2022..... Tab 8
- 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 or Stacey Gillis at [sgillis@rizzetta.com](mailto:sgillis@rizzetta.com).

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

# Tab 1

# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III Waterway Inspection Report

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**Reason for Inspection:** Requires attention

**Inspection Date:** 2023-02-03

**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: 93

### Comments:

Treatment in progress  
Perimeter grasses well into decomposition following recent treatment. Control structure is missing skimmer(right).



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

## Site: 94

### Comments:

Site looks good  
No issues observed at the time of inspection. Recently installed Arrowhead plants doing well.



### Action Required:

Routine maintenance next visit

### Target:

## Site: 95

### Comments:

Normal growth observed  
Minor shoreline weeds present.  
Open water looks good.



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



Site: 96

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**

Site: 97

**Comments:**

Normal growth observed  
Minor surface algae developing along the perimeter. Treatment will be applied during next maintenance. Expect 10-14 days for results.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 98

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**



## Site: 99

### Comments:

Treatment in progress

Recent selective treatment for invasive grasses within the native vegetation was successful. grasses can be seen well into decomposition(left).



### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds

## Site: 100

### Comments:

Site looks good

No issues observed at the time of inspection. Recently installed Arrowhead looks healthy(right).



### Action Required:

### Target:

## Site: 101

### Comments:

Requires attention

Minor Torpedograss sprouting in this very shallow site will be treated during next visit. Recently installed Arrowhead along the perimeter looks good.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 1

### Comments:

Treatment in progress

Site was recently treated for surface algae. Less than 5% remains with more progress expected in the next 7 days.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 2

### Comments:

Requires attention

Moderate algae developing along the perimeter. Treatment will be applied in the next 7 days to keep it from spreading further. Expect 10-14 days for results.

### Action Required:

Treat within 7 days

### Target:

Surface algae



## Site: 3

### Comments:

Normal growth observed

Site contains floating Duckweed along the perimeter. Treatment will be applied during next maintenance. Expect 7-10 days for results.

### Action Required:

Routine maintenance next visit

### Target:

Duckweed





Site: 4

Comments:

Normal growth observed

Minor Duckweed is spread out on the surface along with some leaves and tree matter. Treatment will be applied during next visit.

Action Required:

Routine maintenance next visit

Target:

Duckweed



Site: 5

Comments:

Normal growth observed

Minor Slender Spikerush sprouting on pond bottom will be targeted during next maintenance. Expect 4-6 weeks for results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 6

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:





Site: 7

**Comments:**

Site looks good

No issues observed at the time of inspection.



**Action Required:**

Routine maintenance next visit

**Target:**

Site: 8

**Comments:**

Normal growth observed

Minor Torpedograss and Primrose Willow along the wild side of the pond will be targeted during upcoming maintenance. Expect 2 weeks for results.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 9

**Comments:**

Normal growth observed

Moderate Submersed Slender Spikerush on pond bottom will be treated during next service. Expect 4-6 weeks for results.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: 10

**Comments:**

Treatment in progress

Shoreline weeds well into decomposition following recent treatment. No other issues observed.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Management Summary

This month's inspection took place over 2 days. Sites 93-101 were inspected on 2/3. The rest on 2/6 due to heavy rain on the previous visit.

Overall, they are still in good shape. We did notice a bit more growth than in previous months, due to a week of above average temps.

Sites 97 and 2 will require algae treatments during the next visit to keep the blooms contained.

Sites 5 and 9 will require a systemic treatment of the entire waterbody to control the submersed vegetation. This treatment requires a bit more time for results. we can expect to see fallout in 4-8 weeks depending on how much rain we get in that time period.

Sites 3 and 4 will require treatment for floating Duckweed. This treatment is simple and should yield results in about a week.

The recently installed Arrowhead on sites 94, 100, and 101 all looked very healthy and showed no serious signs of stress from the winter freezes.

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

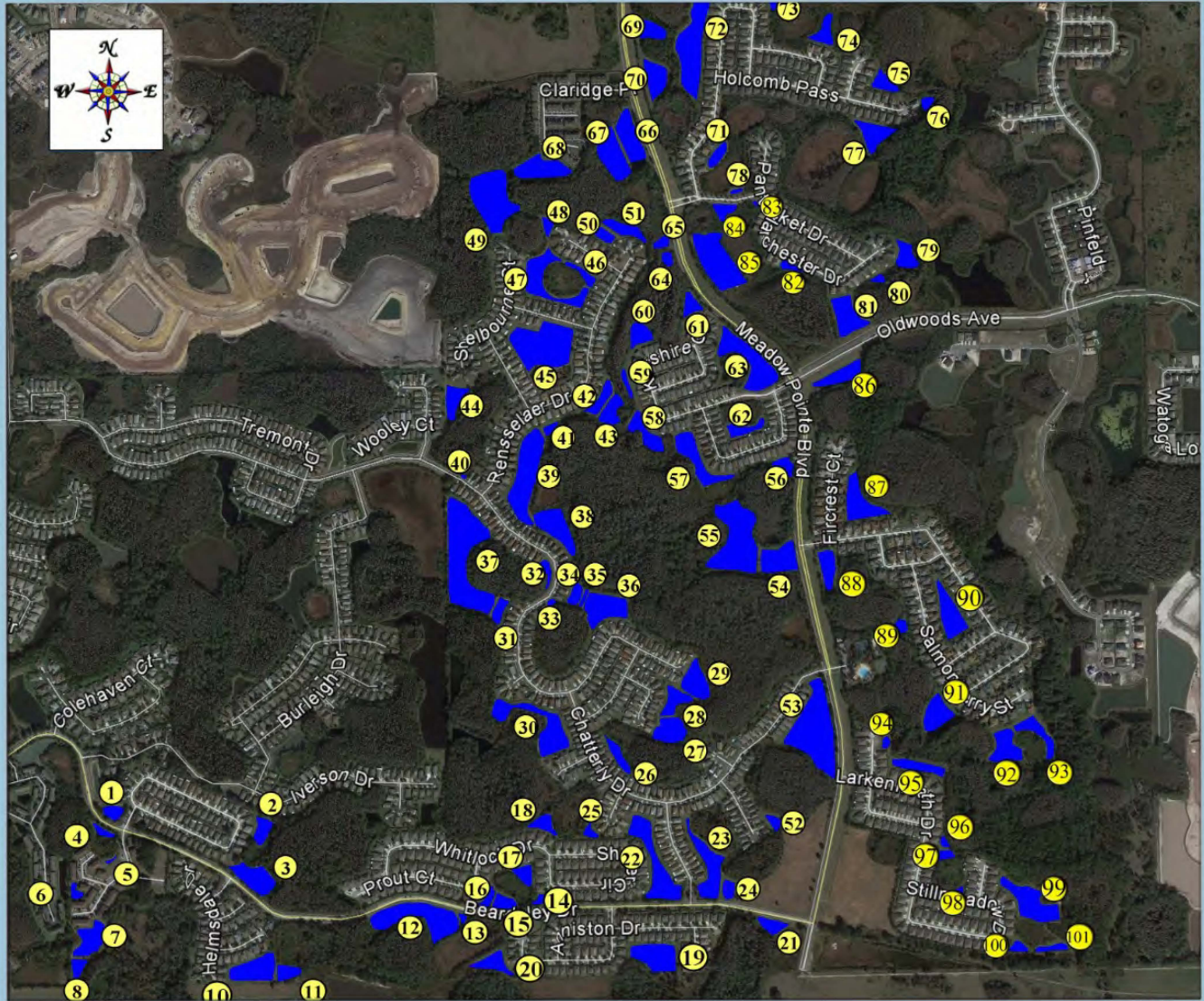
Thanks for choosing Solitude Lake Management!

	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
93	Treatment in progress	Shoreline weeds	Routine maintenance next visit
94	Site looks good		Routine maintenance next visit
95	Normal growth observed	Shoreline weeds	Routine maintenance next visit
96	Site looks good		Routine maintenance next visit
97	Normal growth observed	Surface algae	Routine maintenance next visit
98	Site looks good		Routine maintenance next visit
99	Treatment in progress	Shoreline weeds	Routine maintenance next visit
100	Site looks good		
101	Requires attention	Torpedograss	Routine maintenance next visit
1	Treatment in progress	Surface algae	Routine maintenance next visit
2	Requires attention	Surface algae	Treat within 7 days
3	Normal growth observed	Duckweed	Routine maintenance next visit
4	Normal growth observed	Duckweed	Routine maintenance next visit
5	Normal growth observed	Submersed vegetation	Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Submersed vegetation	Routine maintenance next visit
10	Treatment in progress	Shoreline weeds	Routine maintenance next visit



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

Call 888.480.LAKE



PCB 1/2020

## **Tab 2**



# MEADOW POINTE III CDD

LANDSCAPE INSPECTION  
December 21, 2022

ATTENDING:  
ARRON FRAZER – YELLOWSTONE  
PAUL WOODS – OLM, INC.

**SCORE: 89%**

**NEXT INSPECTION  
FEBRUARY 15, 2023 AT 8:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Remove leaves in mulch beds.
2. Across the front entrance: Control broadleaf weeds in mixed turf stands.
3. **Entrance: Fertilize Loropetalum.**
4. Establish a non growth band where the natural areas boarder the perimeter of the volleyball court to the closed boardwalk to limit manual labor and mowing too close to the edge.
5. Avoid flat top and box shearing of Walter Viburnum, Loropetalum, and Guava hedgerows.
6. Near the play court: Remove leaves along curb lines.

### COMMONS

7. Beaconsfield entrance: Rake down fire ant mounds.
8. Beaconsfield entrance: Rejuvenate prune Ilex Schilling by approximately 1/3 and treat with systemic fungicides. Allow the plant to reflush below the fungal damage deadwood.

### SHERINGHAM

9. Rear of the Holcomb Pass homes: Prune back wood line overgrowth maintaining an uninterrupted mow.
10. Complete hard and soft edging during the next mowing operation.

### CLARIDGE PLACE

11. Exit side: Maintain separation between the driveway and the rod iron fence.
12. **Along Meadow Pointe Blvd.: Control broadleaf turf weeds.**

## HEATHERSTONE

13. Gate: Hand prune deadwood from the Parsoni Junipers.
14. Remove bed weeds in the unused seasonal color bed.
15. Monument: Confirm irrigation coverage and determine if there is a weeping or leaking zone.

## BEARDSLEY

16. **Remove Moss in common area trees.**
17. Across from the Wrencrest entrance: Prune back the largest stalks on the Saw Palmetto so it does not encroach into sidewalk areas.
18. Wrencrest entrance: Remove leaves and debris.
19. **Wrencrest gate at Meadow Pointe Blvd.: Rake down fire ant mounds once insects have been eradicated.**
20. Shatter Leaf Court: Remove crack weeds in curb lines.

## WHITLOCK

21. Entrance drive: Monitor regrowth of freeze damaged Copperleaf and Loropetalum.
22. Entrance drive: Fertilize Loropetalum.

## AMMANFORD

23. Rejuvenate prune Muhly Grass once the bloom cycle is complete.
24. Entrance: Mow or line trim down the poorly formed Jasmine planting and the front of the seasonal color bed top dressing with mulch to cover bare areas.

## BROUGHTON PLACE

25. **Inbound and exit lane: Remove leaves and debris in the Viburnum hedgerows.**

## ALCHESTER PLACE

26. Entrance: Reduction prune Arboricola Trinette obstructing visibility of the monument.
27. Entrance: Treat Ilex Schilling with systemic fungicides.
28. Entrance: Rejuvenate prune Ilex Schilling to the base of the sign lettering.

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

NONE

**CATEGORY IV: NOTES TO OWNER**

1. Recent cold temperatures has resulted in temporary discoloration or leaf drop in sensitive plant material. No permanent damage is expected, however hold off on pruning until the risk of freezing is over and the plants show limits of damage.

**CATEGORY V: NOTES TO CONTRACTOR**

1. I recommend temporary watering devices on Japanese Blueberries along the Beaconsfield drive.

cc: 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)  
Aaron Frazier [afrazier@yellowstonelandscape.com](mailto:afrazier@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	-6	Effective pre-post controls needed on MP Boulevard
TURF INSECT/DISEASE CONTROL	10	-1	Fire ant
PLANT FERTILITY	5	-2	Loropetalum
WEED CONTROL – BED AREAS	10	-3	Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5	-3	Leaves, and moss
CARRY OVER	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Weedy
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date 1-25-23 Score: 89 Performance Payment™ 100 %

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

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

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





## **Tab 3**



# **Meadow Pointe 3**

**SITW AUDIT**

**Tuesday, 07 February 2023**

**Prepared For Stacy Gillis**

**13 Issues Identified**

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### **Site Cleanup**

Assigned To Crew

Trim area and remove debris along the fence line.



### **Trim Grasses**

Assigned To Crew & Horticulture

Trim grasses and treat with fungicide and insecticide.



### **New Annuals**

Assigned To Management

New annuals have been installed in Meadow Pointe 3.



### **Fountain Grass Trimming**

Assigned To Management & Horticulture

Grasses cut back along the boulevard.  
Horticulture treating with fungicides.



### **Clubhouse Tree Trimming**

Assigned To Management

Meadow Pointe Boulevard and Beardsley tree  
trimming in progress this week.



### **New Annuals Clubhouse**

Assigned To Management

New annuals installed at the clubhouse.



### **Street Tree Replacement**

Assigned To Management

Cypress trees in front of homeowners were replaced last week.



### **Unirrigated Common Area Trees**

Assigned To Management

Some of the Japanese Blueberry trees are struggling in the common areas.



### **Leaning Cypress Trees**

Assigned To Management

We replaced the worst trees last week in front of the residents only.





### **Remaining Cypress Trees**

Assigned To Management

We still have 16 Cypress trees remaining that were not on the last round.



### **Cypress Trees Still Standing**

Assigned To Management

We did not replace the Cypress trees that are standing up right.



### **Salmonberry & Crosswoods Cypress Trees**

Assigned To Management

Trees along Salmonberry and Crosswoods were replaced.





## Common Area Cypress Trees

Assigned To Management

Due to lack of water we left the remaining Cypress trees in the common areas.

Aaron Frazier

Yellowstone Landscape

## **Tab 4**



# Heatherstone

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

- Podocarpus 'Pringles'*
- Arboricola 'Trinette'*
- Dwarf Asiatic Jasmine*
- Japanese Blueberry*
- Copperleaf*
- Annuals*



# Heatherstone

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Arboricola 'Trinette'  
Copperleaf*



# Heatherstone

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Podocarpus  
Arboricola 'Trinette'  
Dwarf Asiatic Jasmine  
Copperleaf*



# Heatherstone

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



*Existing*



*Potential*

## Landscape Design Suggestions

- Podocarpus*
- Arboricola 'Trinette'*
- Dwarf Asiatic Jasmine*
- Japanese Blueberry*



# Heatherstone

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## Landscape Design Suggestions

*Podocarpus  
Bike Rack*



# Heatherstone

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Japanese Blueberry 'Standard'*



# Whitlock

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Variegated Shell Ginger*

*Liriope 'Super Blue'*

*Foxtail Fern*

*Plumbago*

*Annuals*



# Whitlock

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

- Copperleaf*
- Arboricola 'Trinette'*
- Asiatic Jasmine*
- Plumbago*
- Allamanda*
- Annuals*



# Whitlock

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Copperleaf  
Arboricola 'Trinette'  
Liriope 'Super Blue'*



# Whitlock

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Foxtail Fern*

*Liriope 'Super Blue'*



# Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Podocarpus 'Pringles'*

*Arboricola 'Trinette'*

*Asiatic Jasmine*

*Allamanda*

*Plumbago*

*Annuals*



# Wrencrest Rensselaer

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Copperleaf  
Arboricola 'Trinette'  
Liriope 'Super Blue'  
Japanese Blueberry  
Annuals*



# Wrencrest Rensselaer

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Arboricola 'Trinette'*  
*Liriope 'Super Blue'*  
*Japanese Blueberry*  
*Copperleaf*



# Wrencrest Rensselaer

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*



*Potential*

## *Landscape Design Suggestions*

*Foxtail Fern  
Liriope 'Super Blue'  
Podocarpus*





Proposal #279674

Date: 01/30/2023

From: Brandon Padilla

**Proposal For**

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

main:  
 mobile:

**Location**

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Heatherstone Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$4,385.00	\$4,385.00
Japanese Blueberry	4.00	\$725.00	\$2,900.00
Podocarpus - Pringles #3 gal.	36.00	\$20.00	\$720.00
Red Copperleaf - #3 gal.	57.00	\$20.00	\$1,140.00
Arboricola - Trinette - #3 gal.	154.00	\$18.57	\$2,859.96
Asiatic Jasmine - #1 gal.	350.00	\$11.50	\$4,025.00
Podocarpus - Maki #7 gal.	43.00	\$71.50	\$3,074.50
Pine Bark Mini Nuggets - Pallet	1.00	\$695.00	\$695.00
Bike Rack	1.00	\$1,575.00	\$1,575.00
Fast Setting Concrete	2.00	\$25.75	\$51.50
Bahia Sod	1.00	\$430.00	\$430.00
Irrigation Labor	1.00	\$1,275.00	\$1,275.00
Irrigation Parts	1.00	\$600.00	\$600.00



**Heatherstone Entrance Enhancement:**

- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (4) Japanese Blueberry Trees
- (57) Red Copper Leaf - #3 gal.
- (36) Podocarpus Pringles - #3 gal.
- (154) Arboicola - Trinette - #3 gal.
- (350) Asiatic Jasmine - #1 gal.
- (43) Podocarpus - Maki - #7 gal.
- (1) Pallet - Bahia Sod
- (1) Bike Rack
- Yellowstone will clean up and remove all debris in areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$23,730.96
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$23,730.96</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

Assigned To

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

Brandon Padilla

Office:

bpadilla@yellowstonelandscape.com

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

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



Proposal #279691

Date: 01/30/2023

From: Brandon Padilla

Proposal For

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

main:  
 mobile:

Location

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Whitlock Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$2,975.00	\$2,975.00
Liriope "Super Blue" - #1 gal.	117.00	\$10.75	\$1,257.75
Plumbago - #3 gal.	62.00	\$17.15	\$1,063.30
Foxtail Fern - #3 gal.	74.00	\$22.25	\$1,646.50
Red Copperleaf - #3 gal.	76.00	\$18.57	\$1,411.41
Allamanda - #3 gal.	15.00	\$17.25	\$258.75
Pine Bark Mini Nuggets - Pallet	1.00	\$695.00	\$695.00
Arboricola "Trinette" - #3 gal.	78.00	\$18.57	\$1,448.55
Bahia Sod	1.00	\$430.00	\$430.00
Irrigation Labor	1.00	\$795.70	\$795.70
Irrigation Parts	1.00	\$600.00	\$600.00

Client Notes

**Whitlock Entrance Enhancement:**



- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (117) Liriope "Super Blue" - #1 gal.
- (62) Plumbago - #3 gal.
- (74) Foxtail Fern - #3 gal.
- (76) Red Copperleaf - #3 gal.
- (15) Allamanda - #3 gal.
- (78) Arboricola "Trinette" - #3 gal.
- (1) Pallet - Bahia Sod
- Yellowstone will clean up and remove all debris in all areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$12,581.96
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$12,581.96</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



Proposal #279711

Date: 01/30/2023

From: Brandon Padilla

**Proposal For**

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

main:  
 mobile:

**Location**

1500 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Property Name: Meadow Pointe III CDD

Meadow Pointe III CDD - Wrencrest/Rennselaer Entrance Project  
 Entrance Project

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$3,215.00	\$3,215.00
Liriope "Super Blue" - #1 gal.	180.00	\$10.75	\$1,935.00
Plumbago - #3 gal.	36.00	\$17.15	\$617.40
Foxtail Fern - #3 gal.	50.00	\$20.00	\$1,000.00
Red Copperleaf - #3 gal.	85.00	\$18.57	\$1,578.55
Arboricola "Trinette" - #3 gal.	125.00	\$18.57	\$2,321.40
Podocarpus "Maki" - #3 gal.	15.00	\$17.15	\$257.25
Japanese Blueberry	4.00	\$715.00	\$2,860.00
Bahia Sod	1.00	\$430.00	\$430.00
Japanese Blueberry	4.00	\$715.00	\$2,860.00
Irrigation Labor	1.00	\$1,260.25	\$1,260.25
Irrigation Parts	1.00	\$600.00	\$600.00

**Client Notes**



**Wrencrest/Rensselaer Entrance Enhancement:**

- Yellowstone will Site/Prep/Demo areas for install.
- **Yellowstone will install:**
- (180) Liriope "Super Blue" - #1 gal.
- (36) Plumbago - #3 gal.
- (50) Foxtail Fern - #3 gal.
- (85) Red Copperleaf - #3 gal.
- (125) Arboricola "Trinette" - #3 gal.
- (15) Podocarpus "Maki" - #7 gal.
- (4) Japanese Blueberry - #30 gal.
- (1) Pallet - Bahia Sod
- Yellowstone will clean up and remove all debris in all areas worked.
- Yellowstone will have the irrigation team make adjustments and repairs for proper coverage and run times.

Signature

x

SUBTOTAL	\$18,934.85
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$18,934.85</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

Assigned To

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

Brandon Padilla

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

Office:

bpadilla@yellowstonelandscape.com

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



## **Tab 5**





# MEADOW POINTE III

## Operations Report – February 2023 (January 12<sup>th</sup> - February 8<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 18,57,58 & 77 (Once finalized, providing detailed report on pond 17 & unapproved planting)
- Detailed cleaning of the playground
- Romaner Graphics fixed white rail fencing panels on Meadow Pointe Boulevard (close to Wrencrest/Chatterly & Heatherstone entrance)
- Romaner installed new permanent pool signs for pop-up stands (Pool gates within the month)
- Bike rack installation started for Heatherstone & Sheringham/Nesslewood (Should be finalized before March)
- Waiting on Lawyer's approval for Romaner Graphics to get playground safety sign made/installed
- Romaner Graphics finalized durable repair/adaption on Larkenheath & Whitlock pedestrian gate (Frequent damages)
- Took pictures & created folder for community Christmas decoration set-up
- Did bi-weekly drive-through with Brandon & Aaron from Yellowstone of the entire community & focused on any pending issues or resident complaints
- Restarted plan for monitoring and staking conservation cutback zones (all materials are purchased & finalizing all previous documentation into new document)
- Finalized inventory process for all CDD/Clubhouse items/assets



Rizzetta & Company



- Still working on Pasco County to reimburse/pay for bus damages at Beaconsfield & Sheringham/Nesslewood (Now working with a 3<sup>rd</sup> party, CCMSI to finalize & receive reimbursement for some or all damages caused by buses)
- Purchased & installed new tennis nets
- Working with Daryl to create new tow contract
- Brought truck in for tire repair (new tire)
- Receiving proposals for annual gutter cleaning & soft-wash of clubhouse area
- Detailed ant treatment phase ¼ (Clubhouse area, start of Wrencrest and ¼ mile North & South of Meadow Pointe Boulevard)
- Detailed pond clean-up phase ¼ (Finalized Pond #3 & #23)
- Retrieved abandoned mattress off Meadow Pointe Boulevard; Will breakdown to properly discard of
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 3 January room rentals
- 3 January Food Truck Wednesdays (5-7:30pm)
- 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 January 12<sup>th</sup>-February 8<sup>th</sup> due to power outages/ other sources unknown)
- Exit gate issues again at Wrencrest (Thackery) (SAAS check it out and did full reset & stated all operations were back to normal; Did recommend calling an electrician to check out the GFCI outlet. Will follow up with Electrician)
- Lock replaced on mechanical/motor panel at Claridge Place (Entry/exit gate)
- Full manual mechanical and electrical reset at Wrencrest (Chatterly & Thackery), Sheringham (Nesslewood) & Claridge Place

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See February 2022 Pressure Washing Report)
- Preventative algae spray along white rail fences throughout whole community (Also February 2022 Pressure Washing Report)
- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X3) & Beardsley Drive (X1)
- Reported any needed streetlamp outages to TECO and Withlacoochee



Rizzetta & Company



- Conducted daily/weekly trash pickups in all needed areas of MP111
- 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



Rizzetta & Company



**BLANK**



## Explanation/details of additional agenda items – February 2023

**(A) Multi-Purpose Court Concrete Erosion:** I have been working with Tonja & Yellowstone to identify the issues and come up with fast solution. I have coned off the problem areas and monitored it almost every day. Yellowstone recommends cutting down the trees surrounding to avoid any further damage. The Engineer has agreed with the plan and believes as well it is caused from the roots of the surrounding trees. I have Welch tennis working on a proposal for repair asap. I would ask the board to specify a board member to approve repair-processes with Daryl before the next meeting, if possible. There may be some smaller but similar issues starting at Tennis. I will be starting a similar investigation as well to see what our next step would be.

**(B) MJS Tennis Program Expansion:** MJS Tennis would like to add a fitness program as well. She sent over a detail plan to me, submitted in the agenda, but was not able to be in attendance for the next meeting. I should have the ability to call her during the meeting if the board has any questions from her.

**(C) Meadow Pointe III Crafters:** A small group of ladies in Meadow Pointe III would like to start craft club. It would be of no cost to residents or the district and open to any MP III residents. It would be once a week, during the day while the room is open. It fell under all the perimeters to be approved without board or legal counsel so I tentatively approved it but wanted to still inform the board. I will advertise in the newsletter and occasionally put it on the board to make sure all residents are welcome to come.

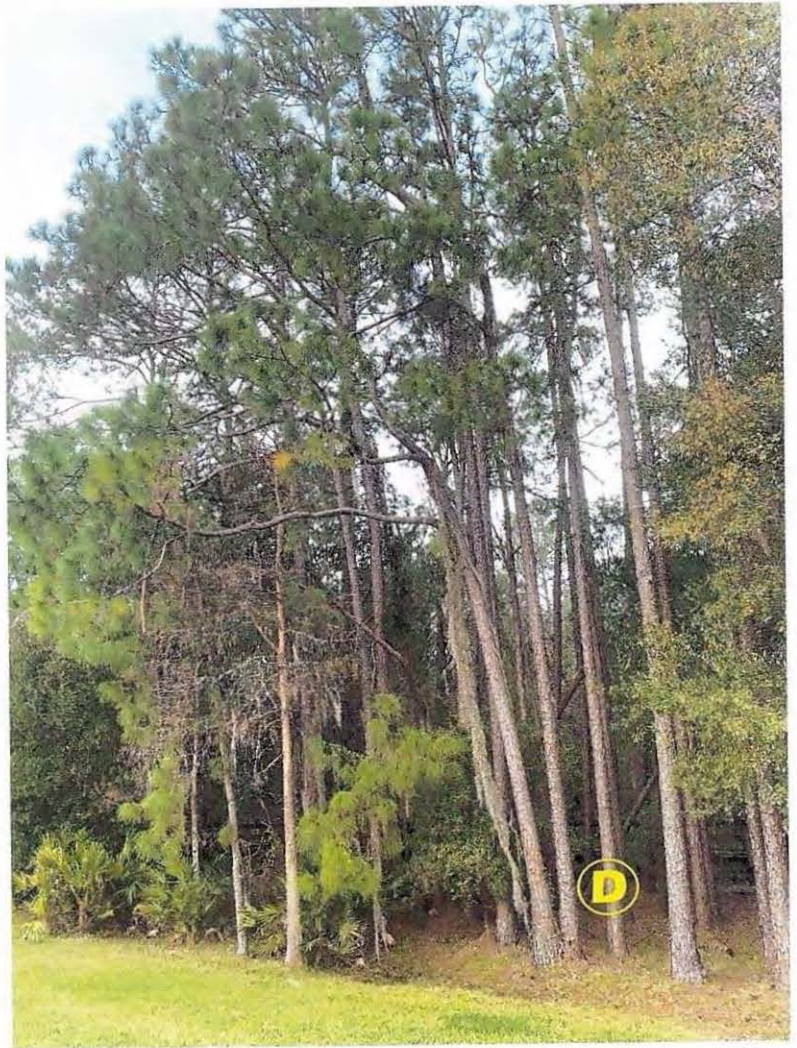
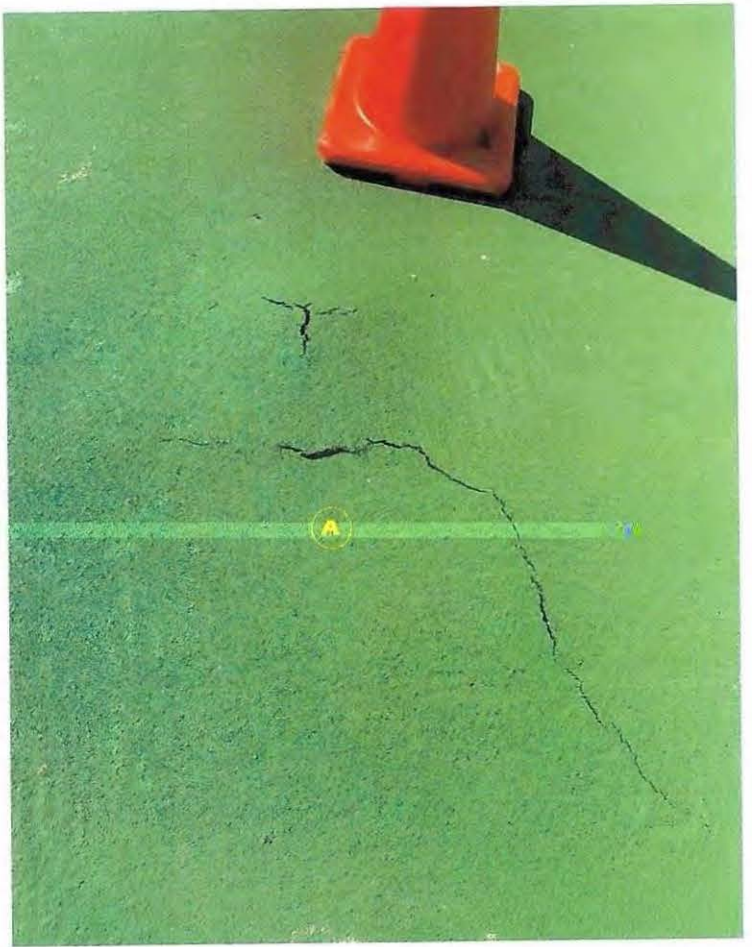
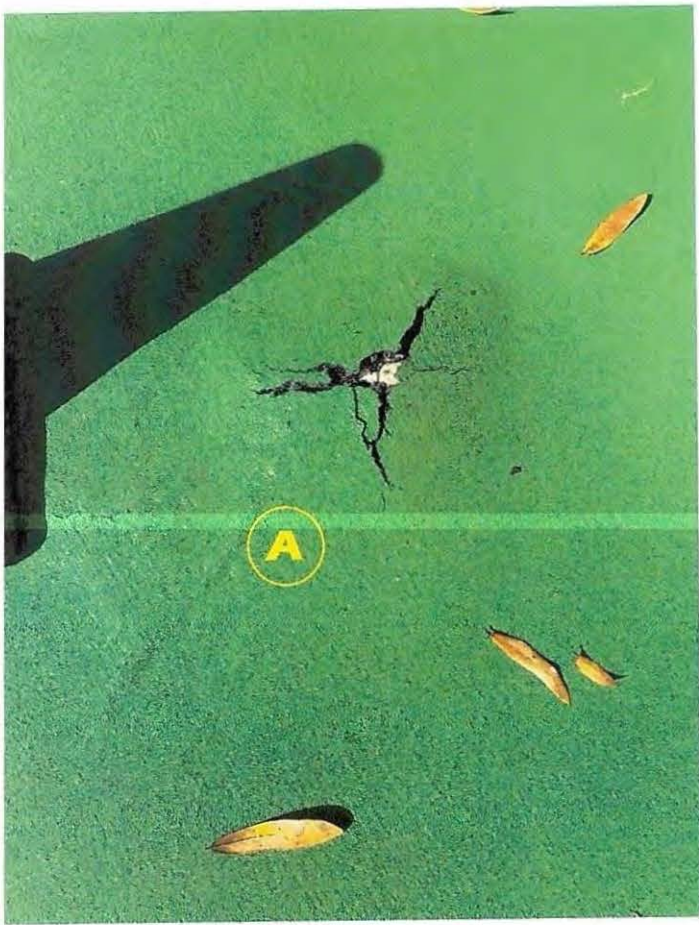
**(D) 1138 Wrightswynde Ct. (Kathy Pfeffer):** I came out a few weeks ago and met with Kathy and her husband. They let me know there had major tree damage to their property in the past from a storm. They were responsible for all damages but requested the CDD to cut the trees back to avoid further damage. The district had hired a 3<sup>rd</sup> party I believe little over a year ago to cut them back but upon my visit I do agree there are a



handful of trees that can be a major liability if another big storm should come. I know there was some connection with SwiftMud as well for assistance in the matter but nothing came of it. They would like to request the district to help in trimming back and cutting the higher-risk trees.

**(E) 31001 Whitlock Dr. (Judy Barnett):** Similar situation to the previous but as far as I know there has been no previous damage. The trees are coming from the conversation and do seem that if some fell could cause damage to the property. I did let the homeowner they can trim back anything that falls into their property. A few of them are so high and coming from a point past their property, it would be very difficult to properly cut back without them going into district and conservation property.









February 1, 2023

Dear Justin,

We are writing today to inquire about adding additional services to our tennis programs. We are excited about the thriving tennis programs we offer at Meadow Pointe III. Many of the families have been with us for years and they are inquiring about additional fitness for the players and their families. This would be a great opportunity to introduce and promote a healthy lifestyle at MPIII.

We are co-owners of Bolt Tennis Academy, as you may already be aware. When the children progress in their tennis or when they are more advanced, these players require more court time and intense training. We then move these players to Heritage Isles or Lake Padgett East where they train with our High Performance Coaches. I am proud that we currently have several MPIII families involved in this program. Our academy has a full-time fitness trainer. Many families know this and have approached me for months asking about the ability of bringing in a fitness trainer.

We are writing today to inquire about bringing this added program to MPIII to help families from having to drive long distances in the after school programs. Many of the elementary school children do not get out of school until 4:30pm and this would be a real added benefit for them as it would be incredibly convenient to the families. These classes will be open to ALL



(B)

residents and could include morning boot camps for parents, after school or evening calisthenics, stretching and strength building, or a general fitness class. At this time, the plan is not to encompass the gym inside as we know it is small. Outside is our primary focus. We just do not want to eliminate this option for residents.

MJS Tennis would be 100% responsible about overseeing the program. At first, we will offer free trial classes (group & private) and this would not disrupt any of the residents from using the amenities. There is plenty of room as this doesn't require a dedicated space. We will also be overseeing all rosters and payments as we usually do with tennis.

The Fitness Trainer will be Mel Williams, former NFL players and current resident of MPIII. He is extremely well known in the area for all Fitness, but he is also uniquely tennis specific. Mel is a certified fitness trainer and holds liability insurance. I will email you a copy of both. Mel has tremendous energy, enthusiasm and wants to help children and families in the community achieve a healthy lifestyle. This is a unique opportunity to have someone of this caliber working with us and we are very proud that he is on our team. He is currently working with my 2 sons and has done wonders for them in athletics and mentorship.

We are incredibly grateful to the Board and we are happy to meet with them, however, it is impossible for us to attend meetings on Wednesday as we are working. We simply do not have substitutes to replace us and we avoid canceling lessons at all costs because these families really look forward to their



B

activities. I would be happy to speak with the Board over the phone or meet during the day. I apologize for this inconvenience.

Thank you for allowing us to present this to the Board and to the families of MPIII. We are requesting the Board's permission to add Fitness to our Tennis programs. This Fitness program is open to ALL residents and will include different options for families. We will communicate feedback and class offerings to the Board. MJS Tennis will be 100% overseeing the programs (group & private) and will pay 10% back to the CDD for this opportunity. We will start the first few classes offering Free classes to families and we will report rosters for transparency. This does not interfere with resident usage of the amenities. We are proud to offer this level of professional fitness to the residents. Pricing will be similar to the tennis programs and will be based on frequency and number of family members participating. Several families have asked for this service.

Thank you in advance for your time and this opportunity.

Molly & Jesse Schwartz  
MJS Tennis





# CERTIFICATE OF LIABILITY INSURANCE

(B)

DATE (MM/DD/YYYY)  
01/26/2023

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com														
<b>INSURED</b> ProAthleticTraining 1987 Whitewillow Dr Wesley Chapel, FL 33543	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width:20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: State National Insurance Company, Inc.</td> <td>12831</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: State National Insurance Company, Inc.	12831	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER F:															

### COVERAGES

CERTIFICATE NUMBER: 259424010

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NXTRFWRWH4-00-GL	01/26/2023	01/26/2024	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr><th colspan="2">LIMITS</th></tr> </thead> <tbody> <tr><td>EACH OCCURRENCE</td><td style="text-align:right;">\$500,000.00</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td style="text-align:right;">\$100,000.00</td></tr> <tr><td>MED EXP (Any one person)</td><td style="text-align:right;">\$5,000.00</td></tr> <tr><td>PERSONAL &amp; ADV INJURY</td><td style="text-align:right;">\$500,000.00</td></tr> <tr><td>GENERAL AGGREGATE</td><td style="text-align:right;">\$1,500,000.00</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td style="text-align:right;">\$500,000.00</td></tr> <tr><td></td><td style="text-align:right;">\$</td></tr> </tbody> </table>	LIMITS		EACH OCCURRENCE	\$500,000.00	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00	MED EXP (Any one person)	\$5,000.00	PERSONAL & ADV INJURY	\$500,000.00	GENERAL AGGREGATE	\$1,500,000.00	PRODUCTS - COMP/OP AGG	\$500,000.00		\$
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	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">PER STATUTE</th> <th style="width:10%;">OTH-ER</th> <th style="width:80%;">LIMITS</th> </tr> </thead> <tbody> <tr><td></td><td></td><td>E.L. EACH ACCIDENT</td><td style="text-align:right;">\$</td></tr> <tr><td></td><td></td><td>E.L. DISEASE - EA EMPLOYEE</td><td style="text-align:right;">\$</td></tr> <tr><td></td><td></td><td>E.L. DISEASE - POLICY LIMIT</td><td style="text-align:right;">\$</td></tr> </tbody> </table>	PER STATUTE	OTH-ER	LIMITS			E.L. EACH ACCIDENT	\$			E.L. DISEASE - EA EMPLOYEE	\$			E.L. DISEASE - POLICY LIMIT	\$	
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

### CERTIFICATE HOLDER

ProAthleticTraining  
 1987 Whitewillow Dr  
 Wesley Chapel, FL 33543

LIVE CERTIFICATE



Click or scan to view

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



C

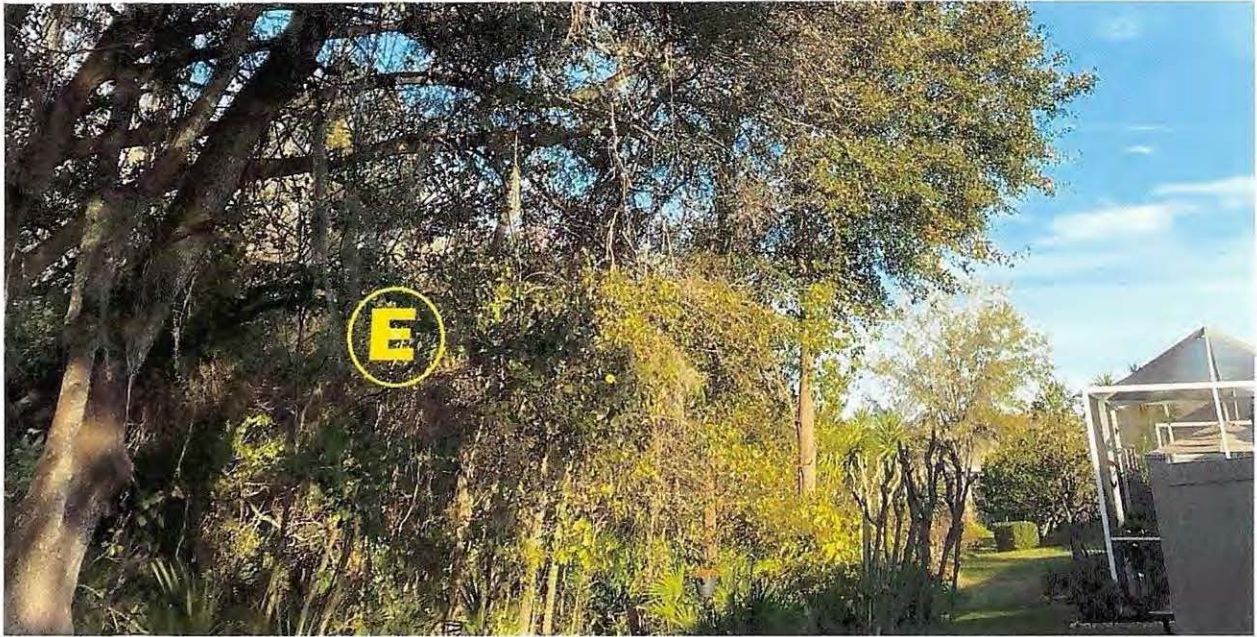


## **MEADOW POINTE III CRAFTERS**

**A GROUP FOR RESIDENT CRAFTERS TO GET TOGETHER TO CHAT, MAKE NEW FRIENDS AND SHARE TALENTS AND SKILLS...BRING A PROJECT TO WORK ON WHILE WE VISIT**

**LOCATION : MEADOW POINTE III CLUBHOUSE  
DATE AND TIME : THURSDAYS 12:30-2:00PM**







**BLANK**



**MPIII**  
**Truist Account #XXXXXXXXXXXX9919 \$2,000**  
**01/01/23**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
01/01/23	N/A	N/A	N/A	2,000.00
01/04/23	Constant Conta	Monthly Charges (December 2022)	(5.00)	1,995.00
01/05/23	Open Door Ent	Gate Remotes (Ct. 40)	(580.00)	1,415.00
01/05/23	Amazon	10-Slot Bike Rack (Ct. 2) (\$343 Cr.	(118.18)	1,296.82
01/06/23	Publix	Christmas Event (Final Gift Card W	(25.00)	1,271.82
01/12/23	Amazon	Misc. Clubhouse Supplies	(90.09)	1,181.73
01/12/23	Amazon	Silicone Sealing Tape	(9.99)	1,171.74
01/19/23	Amazon	Misc. Clubhouse/Maint. Supplies	(253.55)	918.19
01/23/23	Amazon	Misc. Clubhouse/Maint. Supplies	(41.83)	876.36
01/29/23	Mailchimp	Monthly Charges	(26.50)	849.86
01/30/23	Constant Conta	Monthly Charges	(5.00)	844.86

1/31/2023	Truist	<b>Replenish Balance</b>	<b>(1,155.14)</b>	
		<b>Balance</b>	<b>\$2,000.00</b>	

---

Club Manager	Date
Justin Lawrence	1/31/2023



Manager

## Payment Receipt for December 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:** December 30, 2022

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

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

*Important Notice: To help maintain Constant Contact's strong sending reputation, we have implemented a monthly email send allowance and overage fee if the allowance is exceeded. This charge will be reflected on your next invoice, if you exceed the allowance. While most of our customers won't be impacted, [click here](#) to learn more.*

We appreciate your business.  
Best Regards,  
Constant Contact Billing  
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!  
US / Canada Toll Free: (855) 229-5506  
UK Toll Free: 0808-234-0942  
Outside US / Canada: 0808-234-0945

12/30/22 \*

[\* Added to January's Debit Log though]



Manager

# INVOICE

Open Door Enterprises LLC

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

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



Invoice No#: 350126  
Invoice Date: Dec 23, 2022  
Due Date: Dec 23, 2022



PAID

\$0.00  
AMOUNT DUE

### BILL TO

mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	3089-Linear remote Multicode	40	\$14.50	\$580.00
	Subtotal			\$580.00
	TOTAL			\$580.00 USD
	Amount paid			\$580.00

AMOUNT DUE \$0.00 USD

1/5/22



Manager

Details for Order #113-3656894-3813017

Print this page for your records.

Order Placed: January 5, 2023
Amazon.com order number: 113-3656894-3813017
Order Total: \$118.18

Not Yet Shipped

Items Ordered Price
2 of: BestEquip 10 Holders Floor Bike Rack, 59" Length All-Steel Grid Bike Rack, 10-Bike Capacity Dual-Side Storage Stand for Garages Streets Yards Bike Events \$230.59
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:
Two-Day Shipping

Payment information

Payment Method:
Visa | Last digits: 7960
Gift Card

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

Item(s) Subtotal: \$461.18
Shipping & Handling: \$0.00
Total before tax: \$461.18
Estimated tax to be collected: \$0.00
Gift Card Amount: -\$343.00

Grand Total: \$118.18

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.

1/5/22



Manager

Details for Order #113-8128642-5448252

Print this page for your records.

Order Placed: January 12, 2023
Amazon.com order number: 113-8128642-5448252
Order Total: \$90.09

Not Yet Shipped

Table with 2 columns: Items Ordered, Price. Contains 4 rows of product details including Ortho Orthene Fire Ant Killer, Amazon Brand Solimo Hand Soap, Two Rivers Coffee Pods, and The Original Donut Shop Keurig Pods.

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 | Last digits: 7960

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

Item(s) Subtotal: \$90.09
Shipping & Handling: \$0.00
Total before tax: \$90.09
Estimated tax to be collected: \$0.00

Grand Total: \$90.09

To view the status of your order, return to Order Summary.

1/12/23



Manager

**Details for Order #113-0452434-0342644**

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

**Order Placed:** January 12, 2023

**Amazon.com order number:** 113-0452434-0342644

**Order Total: \$9.99**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *CLAVICHORD Seal Self Fusing Silicone Tape - 1 Inch Wide and 15 Feet Long Weatherproof Self Fusing Silicone Sealing Tape for Emergency Pipeline Repair/Cable Bandage/Tool Fixing (Black)*

\$9.99

Sold by: Clavichord ([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:**

Visa | Last digits: 7960

Item(s) Subtotal: \$9.99  
Shipping & Handling: \$0.00

-----

**Billing address**

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

Total before tax: \$9.99  
Estimated tax to be collected: \$0.00

-----

**Grand Total: \$9.99**

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

1/12/23



**Details for Order #113-8396811-9718627**

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

**Order Placed:** January 19, 2023  
**Amazon.com order number:** 113-8396811-9718627  
**Order Total: \$253.55**

**Not Yet Shipped**

**Items Ordered**

**Price**

1 of: *6 Pieces Beach Decor Rustic Carved Seashell Wall Decor Plaque Wood Nautical Beach Wall Art Starfish Seashell Wall Decorations Coastal Bathroom Ocean Decor Set for Farmhouse Bathroom (Vivid Color)* \$13.99  
Sold by: Kaywance ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New  
1 of: *2-IN-1 Cordless Pole Saw & Mini Chainsaw, IMOUMLIVE Brushless Chainsaw, 6.9 LB Lightweight, 21V 3.0Ah Li-ion Battery, 6" Cutting with Oiling System, 15-Foot MAX Reach Pole Saw for Tree Trimming* \$152.99  
Sold by: Amazon.com Services LLC

Condition: New  
1 of: *Liberty Garden Products 514 Two Wheel, Hose Cart, Plastic,bronze (Assembly required)* \$86.57  
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:**

Delivery. Arrives with your recent order

**Payment information**

**Payment Method:**

Visa | Last digits: 7960

Item(s) Subtotal: \$253.55  
Shipping & Handling: \$0.00

**Billing address**

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

Total before tax: \$253.55  
Estimated tax to be collected: \$0.00

**Grand Total: \$253.55**

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

1/19/23



Manager

Details for Order #113-9005937-6289042

Print this page for your records.

Order Placed: January 23, 2023
Amazon.com order number: 113-9005937-6289042
Order Total: \$41.83

Preparing for Shipment

Table with 2 columns: Items Ordered, Price. Contains details for Amazon Basics batteries, QWORK pipe wrap insulation, and DEWALT chainsaw oil.

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 | Last digits: 7960

Billing address

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

Item(s) Subtotal: \$41.83
Shipping & Handling: \$0.00
Total before tax: \$41.83
Estimated tax to be collected: \$0.00

Grand Total: \$41.83

To view the status of your order, return to Order Summary.

1/23/23



Manager

Your order has been processed.

**Order MC17584722**

Processed on Jan 29, 2023 02:16 am New York.

**Essentials plan**

**\$26.50**

1,500 contacts

**Paid via Visa** ending in **8729** which expires **09/2025**  
on January 29, 2023

**\$26.50**

**Balance as of January 29, 2023**

**\$0.00**

1/29/23



Manager



## Payment Receipt for January 30, 2023

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:** January 30, 2023

**Payment Date:** January 30, 2023

**Payment Method:** VI (last 4 digits: 8729)

**Amount:** \$5.00

Thank you for your payment!

1/30/23



*Manager*  
**Publix**

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

PAF V VAR 25.00

Account #XXXXXXXXXXXX1536

Order Total	25.00
Sales Tax	0.00
Grand Total	25.00
Debit Payment	25.00
Change	0.00

Receipt ID: 0006 16N 06E 242

PRESTO!

Trace #: 062902

Reference #: 0449304479

Acct #: XXXXX\*XXXXX7960

Debit Purchase FROM CHECKING

Amount: \$25.00

Auth #: 092512

DEBIT CARD

A000000090840

Entry Method

Mode:

*1/6/23*

PURCHASE

US DEBIT

Chip Read

Issuer-PIN Verified

Your cashier was Mahendra

01/06/2023 14:47 S0006 R106 5242 00261

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



**BLANK**



**Meadow Pointe III**  
**Truist Debit Card-Frank Padilla**  
**01/01/23**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
01/01/23		Beginning Balance		1,500.00
01/14/23	Wawa	Gas For Truck	-50.00	1450.00
01/14/23	Wawa	Gas For Truck	-80.86	1369.14
01/17/23	Chevrolet of WC	MPIIII Truck Maintenance (New Tire)	-277.15	1091.99
01/18/23	Walmart	Clubhouse Water	-27.92	1064.07
01/18/23	Ace	Misc. Clubhouse Maintenance Supplies	-17.75	1046.32
01/20/23	Ace	Partial Refund from 1/18 purchase	7.06	1053.38
01/24/23	Wawa	Gas For Truck	-63.40	989.98
01/25/23	UPS Store	Shipping Cost - Tennis Crank Handle R	-18.51	971.47
01/25/23	Publix	Clubhouse Water	-24.92	946.55
		Total/Replenish	553.45	946.55

---

Frank Padilla 1/31/2023  
Maintenance Lead Date

58071 Maint.  
Gas/Truck

Wawa #5226  
27866 SR 56  
Wesley Chapel FL 335  
\*\*\*\*\*  
1/14/2023 7:46:46 AM  
Term: XXXXXXXXXX1004  
Appr: 019688  
Seq#: 048802  
Product: Unleaded  
Pump Gallons Price  
03 15.827 \$8.159  
Total Sale \$50.00  
Capture

Visa  
XXXXXXXXXXXX1446  
Chip Read

USD\$ 50.00

US DEBIT  
Mode: Issuer  
AID: A0000000980840  
TUR: 8000888000  
IAD: XXXXXXXXXXXXXXX  
TSI: 6800  
ARC: 00  
ARQC:  
470BEE53EB9BDE00

01/14/2023 07:43:29

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.  
\*\*\*\*\*  
YOUR OPINION MATTERS  
Tell us about your experience at  
\* MyWawaVisit.com \*  
Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card!!  
Disponibile en Espanol  
\*\*\*\*\*  
Survey Code: 1902700  
Store Number: 05226  
\*\*\*\*\*  
Please respond within 5 days  
NO PURCHASE NECESSARY  
See rules at website

Maint. 5 gallons  
16 gas  
Gas/PW

Wawa #5226  
27866 SR 56  
Wesley Chapel FL 335  
\*\*\*\*\*  
1/14/2023 7:40:59 AM  
Term: XXXXXXXXXX1004  
Appr: 002149  
Seq#: 048791  
Product: Unleaded  
Pump Gallons Price  
03 25.597 \$8.159  
Total Sale \$80.86  
Capture

Visa  
XXXXXXXXXXXX1446  
Chip Read

USD\$ 80.86

US DEBIT  
Mode: Issuer  
AID: A0000000980840  
TUR: 8000888000  
IAD: XXXXXXXXXXXXXXX  
TSI: 6800  
ARC: 00  
ARQC:  
26167C13ABBF3F1B

01/14/2023 07:35:56

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.  
\*\*\*\*\*  
YOUR OPINION MATTERS  
Tell us about your experience at  
\* MyWawaVisit.com \*  
Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card!!  
Disponibile en Espanol  
\*\*\*\*\*  
Survey Code: 1902699  
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 #: 7ScU7PYNU34

Walmart

813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647  
STM 02740 GPH 000205 TEN 20 TR# 04128  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
AQUAFINA 001200001311 F 6.98 0  
SUBTOTAL 27.92  
TOTAL 27.92  
VISA FEND 27.92  
\*\*\*\* \* 1446 1 0

US DEBIT  
APPROVAL # 087658  
REF # 301800403853  
TRANS ID - 383018547171218  
VALIDATION - 7LPG  
PAYMENT SERVICE - E  
AID A0000000980840  
ARC B27DF21D308BFFFF  
TERMINAL # SC011513  
01/18/23 10:11:57

1/18/23

CHANGE DUE 0.00  
# ITEMS SOLD 4  
FCM 2255 5533 1751 9570 1544



Walmart

Become a member  
Scan for free 30-day trial



01/18/23 10:12:09  
\*\*\*CUSTOMER COPY\*\*\*



Customer Number: 1104918

Invoice No: 79611

\*INVOICE\*

LITHIA CHEVROLET OF WESLEY CHAPEL #392

26922 Wesley Chapel Blvd Wesley Chapel, FL 33544
Main Phone: (813) 279-7600
Service Direct: (813) 279-7527 Service Fax: (813) 279-7625
www.chevyofwesleychapel.com

CLIFTON FISCHER MEADOW POINTE III CD

5844 OLD PASCO ROAD

WESLEY CHAPEL, FL 33544

Home: 813-994-1001 Bus:

E-mail: email|cfischer@rizzetta.com|home

Page 2 of 2

Cell: 813-428-7072

Remit Payment To: Lithia Motors Support Services
PO BOX 679811, Dallas, TX 75267-9811
Repair Shop Registration Number: MV105725

SERVICE ADVISOR: 242579 LEANDRO NAKANIS

Table with columns: COLOR, YEAR, MAKE/MODEL, VIN, LICENSE, MILEAGE IN / OUT, TAG. Includes delivery date (30JUN16), production date (17JAN23), and options (ENG:LFX TRN:MYB).

Table with columns: LINE, OPCODE, TECH, TYPE, HOURS, LIST, NET, TOTAL. Lists items like MOUNT AND BALANCE 1 TIRE, TD TIRE DISPOSAL, TT TIRE TAX, and WMK WHEEL MOUNTING KIT with associated costs.

ESTIMATE: 0.00 17JAN23 11:59 SA: 242579

PROVISIONS AND MATERIALS
#L009 CREATED 2023-01-10
01:18:00PM TAKEN BY TI FFANY
FRANCE

Handwritten note: Had to Replace 7.65 tire; Nail or Shrapnel too deep / Location able to patch!

Handwritten date: 1/17/23

WARRANTY DISCLAIMER: ALL PARTS AND ACCESSORIES ARE SOLD AND ALL REPAIRS ARE PERFORMED BY THE DEALERSHIP AS-IS. THE DEALERSHIP HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS AND IMPLIED...

Table with columns: DESCRIPTION, TOTALS. Totals include LABOR AMOUNT \$45.00, PARTS AMOUNT \$226.65, TOTAL CHARGES \$284.80, and PLEASE PAY THIS AMOUNT \$284.80.

By signing below, you acknowledge that you were notified of and authorized the Dealership to perform the services/repairs itemized in this invoice and that you received (or had the opportunity to inspect) any replaced parts as requested by you.

Section 501.98, Florida Statutes, requires that, at least 30 days before bringing any claim against a motor vehicle dealer for an unfair or deceptive trade practice, a consumer must provide the dealer with a written demand letter stating the name, address, and telephone number of the consumer...



# Maint.

THANK YOU FOR SHOPPING AT  
BB ACE HARDWARE  
5371 VILLAGE MARKET  
Wesley Chapel, Fl 33544  
(813) 973-2000

No returns on anything Christmas  
after December 25th.

01/18/23 11:46AM MHS	551	SALE
-----		
1497171	1 EA	\$9.99 EA
QUICK COUP PLUG M22FX1/4		\$9.99
1497338	1 EA	\$6.59 EA
QUICK CONNECT3/8" F PLUG		\$6.59
-----		
SUB-TOTAL:\$	16.58	TAX: \$ <b>1.17</b>
		TOTAL: \$ 17.75
BC AMT:	\$	17.75

BK CARD#: XXXXXXXXXX1446  
 MID:\*\*\*\*\*0887 TID:\*\*\*5185  
 AUTH: 059435 AMT: \$ **17.75**  
 Host reference #:871766 Bat#

Authorizing Network: VISA

Chip Read  
 CARD TYPE:VISA EXPR: XXXX  
 AID : A0000000031010  
 TVR : 8080008000  
 IAD : 06011203608000  
 TSI : 6800  
 ARC : 00  
 MODE : Issuer  
 CVM :  
 Name : VISA DEBIT  
 ATC :006E  
 AC : 8C23C843BEFA4A  
 TxnID/ValCode: 629678

Bank card USD\$ 17.75



==>> JRNL#171766/1  
CUST NO: \*5

THANK YOU FRANK DEJESUS PADILLA  
FOR YOUR PATRONAGE

*Frank Padilla*

Name : X  
 I agree to pay above total amount  
 according to card issuer agreement  
 (merchant agreement if credit voucher)  
 Acct: CASH CUSTOMER

**1/18/23**  
 (\* Wouldnt  
 remove  
 tax w/o  
 account  
 with  
 them.  
 Maint.  
 didnt  
 have  
 all  
 correct  
 info.  
 needed)

# Maint.

(Refund)

THANK YOU FOR SHOPPING AT <sup>from</sup>  
BB ACE HARDWARE  
5371 VILLAGE MARKET <sup>1/18</sup>  
Wesley Chapel, Fl 33544 <sup>Purchase</sup>  
(813) 973-2000

No returns on anything Christmas  
after December 25th.

01/20/23 8:41AM JAT	555	SALE
-----		
1497338	-1 EA	6.59 EA R
QUICK CONNECT3/8" F PLUG		-6.59
-----		
Orig: I71766/1	01/18/23 TX:	
-----		
SUB-TOTAL:\$	-6.59	TAX: \$ - .47
		TOTAL: \$ -7.06
BC AMT:	\$	<b>-7.06</b>

BK CARD#: XXXXXXXXXX1446  
 MID:\*\*\*\*\*0887 TID:\*\*\*5185  
 AUTH: 0 AMT: \$ 7.06  
 Host reference #:872302 Bat#

Chip Read  
CARD TYPE:VISA EXPR: XXXX

AID : A0000000031010  
 TVR : 8080008000  
 IAD : 06011203608000  
 TSI : 6800  
 ARC : 00  
 MODE : Issuer  
 CVM :  
 Name : VISA DEBIT  
 TxnID/ValCode: 630074

Bank card USD\$ -7.06



==>> JRNL#172302/1  
CUST NO: \*5 **1/20/23**

THANK YOU FRANK DEJESUS PADILLA  
FOR YOUR PATRONAGE

*Frank Padilla*

Name : X  
 I agree to pay above total amount  
 according to card issuer agreement  
 (merchant agreement if credit voucher)  
 Acct: CASH CUSTOMER

Customer Copy

Happy Holidays from all --



Maint.

58,326

Gas/Truck

Wawa #5226  
27866 SR 56

Wesley Chapel FL 335

\*\*\*\*\*

1/24/2023 9:58:23 AM

Term: XXXXXXXXXXX1004

Appr: 012266

Seq#: 002644

Product: Unleaded

Pump Gallons Price

11 17.616 \$3.599

Total Sale \$63.40

Capture

Visa

XXXXXXXXXXXX1446

Contactless

USD\$ 63.40

UISA DEBIT

Mode: Issuer

AID: A0000000031010

TUR: 0000000000

IAD: XXXXXXXXXXXXXXXX

TSI: 0000

ARC: 00

ARQC:

BEF0491290C10296

1/24/23

01/24/2023 09:55:25

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

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your experience at

\* MyWawaVisit.com \*

Take our survey for a chance to win

Free Hoagies for a year (1 per week)

or Wawa swag basket & \$25 gift card!!

Disponible en Espanol

\*\*\*\*\*

Survey Code: 1906470

Store Number: 05226

\*\*\*\*\*

Please respond within 5 days

NO PURCHASE NECESSARY

See rules at website

Maint.

The UPS Store #4071  
1936 BRUCE B DOWNS BLVD  
WESLEY CHAPEL, FL 33544-9262  
813-994-1777

Terminal....: POS4071B Date.: 1/25/2023  
Employee....: 174290 Time.: 10:45 AM  
Cashier's Name Cashier

ITEM NAME	QTY	PRICE	TOTAL
Priority Mail			\$18.51
Tax	1 @	\$18.51	\$0.00

MHH5XU5S91HYR  
Tracking Number - 9405511206207917212954

Subtotal	\$18.51
Shipping/Other Charges	\$0.00
Total tax	\$0.00

Total	\$18.51
Cards	\$18.51

Items Designated NR are NOT eligible for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



1 2 3 0 1 2 5 4 0 7 1 B 0 2 1 8 9 4

View The UPS Store, Inc.'s privacy notice at  
<https://www.theupsstore.com/privacy-policy>

Win a \$100 gift card  
Tell us how we're doing for your chance to win a \$100 gift card. Scan the QR code or visit the URL below to take the survey.



<https://www.research.net/r/TheUPSSStoreCSS100?Center=4071&Creative=PRNT>

NO PURCHASE NECESSARY. Void where prohibited.  
Ends 1/31/23. Must be US resident 18 years or older to enter. Limit (1) entry per person per month.  
For Official Rules visit  
[www.TheUPSStore.com/surveyrules2022](http://www.TheUPSStore.com/surveyrules2022)

VISA \*\*\*\*\*1446 042329

01/25/2023

10:44 AM

Maint.

PUBLIX

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

AQUAFINA WATER	6.23	F
AQUAFINA WATER	6.23	F
AQUAFINA WATER	6.23	F
AQUAFINA WATER	6.23	F

Order Total	24.92
Sales Tax	0.00
Grand Total	24.92
Credit	24.92
Change	0.00

Receipt ID: 0006 10N 772 193

PRESTO!  
Trace #: 778151  
Reference #: 0306571765  
Acct #: XXXXXXXXXXXXXXX1446  
Purchase VISA  
Amount: \$24.92  
Auth #: 043115

CREDIT CARD A0000000980840  
Entry Method Mode: PURCHASE US DEBIT Chip Read Issuer

1/25/23

Your cashier was Self-Checkout Lane 1  
01/25/2023 10:52 S0006 R177 2193 C0777

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.



**BLANK**





Maint.



How doers  
get more done.

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

6311 00001 32258 01/24/23 02:04 PM  
SALE CASHIER SARAH

081099036361	5/8"X2 PANL <A>	6.68N
	5/8"X2'X2' DRYWALL REPAIR PANEL	
012758025204	LINERS <A>	4.78N
	HANDY PAINT PAIL LINERS 6PK	
077089911015	10PKLINERS <A>	6.97N
	LINZER 9 IN PET TRAY LINER WHITE 10P	
056198677494	GLN INT SG <A>	
	GLID PREM INT SG PURE WHITE 1240Z	
2@27.98		55.96N

	SUBTOTAL	74.39
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$74.39
XXXXXXXXXXXX3880	HOME DEPOT	
	USD\$	74.39
AUTH CODE 024144/8017023		TA
MEADOWPOINTE III CDB	1/24/23	
PADILLA FRANK D		
Chip Read		
AID A0000000049999D8400305	THD PLCC PRX	

6311 01/24/23 02:04 PM



6311 01 32258 01/24/2023 0649

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	11	365 01/24/2024

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

User ID: H8B 71116 64806  
PASSWORD: 23074 64805

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.



**BLANK**

## Frank Padilla Lowe's Credit Log

Attach all receipts to this form	<b>January 2023</b>	
Date	Reason for Expenditure	Amount
1/18/2023	Misc. Clubhouse Maintenance Supplies	359.18
1/20/2023	Pressure Washer Gun/Hose Adaptor	28.49
<b>Total</b>		<b>387.67</b>

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



Maint.



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

- SALE -

SALES#: S1003NG2 2177804 TRANS#: 55052648 01-18-23

332970 100-CT NITRILE GLOVE	45.36
2 @ 22.68	
1150581 SMX PRO 36-IN SPRAY WAND	39.98
1217521 13-GAL 12OCT KTCHN SCNT (	37.96
2 @ 18.98	
224273 55-GAL 1-MIL 40-CT DRUM L	34.96
2 @ 17.48	
1150580 SMX PRO 4500 PSI SPRAY GU	59.98
900618 5 GAL OUTDOOR CLEANER	140.94
3 @ 46.98	

SUBTOTAL: 359.18  
TAX: 0.00  
INVOICE 52917 TOTAL: 359.18  
VISA: 359.18

VISA: XXXXXXXXXXXX1446 AMOUNT:359.18 AUTHCD: 080128  
CHIP REFID:100352079549 01/18/23 09:40:28  
APL: US DEBIT TUR: 8080088000  
AID: A0000000980840 TSI: 6800  
STORE: 1003 TERMINAL: 52 01/18/23 09:37:28  
# OF ITEMS PURCHASED: 11  
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

1/18/23

LOWE'S PRICE PROMISE

FOR MORE DETAILS, VISIT: LOWES.COM/PRICEPROMISE

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\* YOUR ID #529177 100300 189092 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* \*  
\*\*\*\*\*

Maint.



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

- SALE -

SALES#: S1003SA1 195563 TRANS#: 85225459 01-20-23

936073 SMX PRO 4500PSI QUICK CON	28.49
29.98 DISCOUNT EACH	-1.49
SUBTOTAL:	28.49
TOTAL TAX:	0.00
INVOICE 25394 TOTAL:	28.49
LAR:	28.49

TOTAL DISCOUNT: 1.49

LAR:XXXXXXXXXX5276 AMOUNT:28.49 AUTHD:000575  
SHIPPED REFID:402859 01/20/23 09:37:46  
ACCOUNT NAME: HEADQUAINTA III CD  
AUTH BUYER: DE JESUS 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

1/20/23

STORE: 1003 TERMINAL: 25 01/20/23 09:37:50  
# OF ITEMS PURCHASED: 1  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

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

STORE MANAGER: CHRIS VASILE

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

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\* YOUR ID # 253349 100320 200614 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
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# Gate Remote Sales - January 2023

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
1/3/2023	Cooper	1	31155 Flannery CT	Claridge Pl		\$ 30	FKuL	2938	NM
1/10/2023	Phuos	1	31304 Chatterly	Wrencrest		\$ 30	nptr	2939	JP
1/10/2023	Wasko	1	1804 Leybourne Lp	Heatherstone		\$ 30	xuP2	2940	JP
1/13/2023	Jackson	2	1046 Sleepy oak dr	Hillhurst		\$ 60	rDh7	2951, 2952	NM
1/17/2023	Solt	1	30318 Ellderwood dr	Hillhurst		\$ 30	d4da	2941	NM
1/22/2023	<u>Gibbs</u>	2	30741 lanesborough cir	Ammanford		\$ 60	RQeH	2942/2945	LR
1/24/2023	Guerrero	1	31207 chatterly dr	Wrencrest		\$ 30	FuG4	2978	JQ
1/26/2023	Collins	1	1753 Beaconsfield dr	Beaconsfield		\$ 30	hMe8	2944	JL
1/27/2023	Aye Kyi	1	31053 Wolfert pl	Wrencrest		\$ 30	PVrc	2946	NM
1/31/2023	Garcia	1	2242 Rantucket dr	Sheringham		\$ 30	1c3p	2,943	NM
1/31/2023	Carlucci	1	31835 Crosswoods Wy	Beaconsfield		\$ 30	DvNt	A un-numbered Black/B	JL
	TOTAL	13				\$ 390			



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# MEADOW POINTE III

## Pressure Washing Tracker – February 2023 (January 12<sup>th</sup>-February 8th)

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

### January Zones Completed:

- Completed concrete wall down MPIII between Heatherstone & almost to Beaconsfield
- Completed Concrete wall on Beardsley between Wrencrest & Alchester (Closest to Anniston Drive)
- Completed concrete wall on Beardsley (North side) from Wrencrest to Whitlock
- Completed pressure washing of concrete dumpster bay and surrounding area
- 50% Complete concrete wall on Beardsley (North side) from Whitlock to Pond 12
- 50% complete concrete wall on Beardsley (North side) from Pond 12 to Hillhurst
- 75% Complete white divider fence (PVC) in Larkenheath (South of Blythewood Way)



Rizzetta & Company



### **February Zones to be Completed:**

- Complete concrete wall on Beardsley (North side) from Whitlock to Pond 12 (50% done)
- Complete concrete wall on Beardsley (North side) from Pond 12 to Hillhurst (50% done)
- Complete white divider fence (PVC) in Larkenheath (South of Blythewood Way) (75% done)
- Start clubhouse pool deck
- Start splash pad zone & pool patio furniture (disinfectant/preventative algae spray & light cleaning of pool patio furniture)
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)



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# Deputy Schedule – February 2023



**MEADOW POINTE III**

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

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(PR = Private Rental)

# February 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Yellowstone 11A (Street Tree Labeling - Sheridan, Because & Whitlock)	2 OLM 1P (Landscape RFP Mtg.)	3 Brown (PR) 3-7P
			FTW 5P			Adair (PR) 10-2P
	5	6	7	8	9	10 Conklin 10A-7P (PR) Valentines Day Brunch 10A (CH)
		DRB 6:30P		FTW 5P		
	12	13	14	15	16	17 Pantunji 10A-7P 856-206- 2233
Eward-Mangione (PR) 3-7P			FTW 5P CDD 6:30P			
19	20	21	22	23	24	25
Rossiter (PR) 10A-2P			FTW 5P	MP3C 12:30P		
26	27	28				
		Whitlock HOA 6:30P				

MP3C = Meadow rafters // FTW = Food Truck Wednesday

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## Updated (February 2023) Conservation/District Cutback Request List

Contact Name/Closest Resident: **Jerry Smith**

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

Status: **Pending** (2-8)

Contact Name/Closest Resident: **Ken Willy**

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

Status: **Unapproved** (2-8)

Contact Name/Closest Resident: **Paula Lesko/Kathy Pfeffer**

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

Status: **Unapproved** (2-8)

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** (2-8)

Contact Name/Closest Resident: **Don Kennedy**

Address: **31622 Marchester Drive** Phone Number/Email: **XXX / XXX-XXX-XXXX**

Status: **Unapproved** (2-8)

Contact Name/Closest Resident: Jacqui Micheli

Address: 31524 Marchester Drive Phone Number/Email: XXX

Status: Unapproved (2-8)



## **Tab 6**



# Automatic Gate Engineering, LLC

12581 N US Hwy 301 | Thonotosassa, FL 33592  
813-412-7622 | Service@autogatellc.com | www.autogatellc.com

**RECIPIENT:**

**Meadow Pointe 3**

1500 Meadow Pointe Blvd  
Wesley Chapel, Florida 33543

Estimate #4236	
<b>Total</b>	<b>\$440.00</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
TRP	Travel Charge	1	\$40.00	\$40.00*
PMI-SVC	Preventative Maintenance For Service - Per Operator & Phone Unit	5	\$80.00	\$400.00*
PMI-VB	The price on this estimate is per visit - Once per quarter. PMI is billed per visit, not as an yearly contract. PMI includes checking all wiring, operation of devices and accessories, lubrication of chains and wheels, check gate for major physical damage that would effect the operation, check phone unit operation. PMI does NOT include replacement of worn, broken, or malfunctioning parts. If any parts are in need of replacement, customer will be notified and a separate invoice will be created.	1	\$0.00	\$0.00*

**Total** **\$440.00**

\* Non-taxable

This quote is valid for the next 90 days, after which prices may be subject to change.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_





# Automatic Gate Engineering, LLC

12581 N US Hwy 301 | Thonotosassa, FL 33592  
813-412-7622 | Service@autogatellc.com | www.autogatellc.com

**RECIPIENT:**

**Meadow Pointe 3**

1500 Meadow Pointe Blvd  
Wesley Chapel, Florida 33543

Estimate #4176	
Sent on	01/27/2023
Who Created Quote?	Bill
PRECON MEETING NEEDED	YES
DETAILS	ESTIMATE TO INSTALL CAMERAS
<b>Total</b>	<b>\$14,073.73</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
SVC-CCTV	Service / Labor Camera Department	1	\$6,000.00	\$6,000.00*
Misc	Large Weatherproof Electrical Enclosure (Behind Entry Wall)	1	\$1,162.43	\$1,162.43*
HDW-CAMERA POLE	Aluminum Camera Pole, 10Ft W/Cap, Painted Black	2	\$436.35	\$872.70*
HDW-ENCLOSURE-14x12x6	Fiberglass Weatherproof Electrical Enclosure with Hinged Cover & Quick Release Latch, 14x12x6, N4X-FG-CHQR series, with Backplate (By phone Unit)	1	\$356.63	\$356.63*
EEN-SU304+	Eagle Eye Network Bridge - supports up to 20 IP cameras @ 4MP, Dual GB - Lifetime Warranty - Lifetime Software/Firmware Updates	1	\$603.48	\$603.48*
EEN-SW05	Eagle Eye 4 Port Managed PoE Switch	2	\$119.73	\$239.46*
EEN-CDUB-010A	Eagle Eye DB10 outdoor Mini Bullet IP camera, 4MP, H265, Night vision smart IR, IP67, WDR, PoE [2.8mm Fixed Lens] (Entry / Exit Overview)	2	\$266.07	\$532.14*
SPECO-SO-O2BLP1M	Speco 2MP License Plate recognition IP network camera (7-22mm, 3.1x optical zoom varifocal lens) (Entry / Exit License Plate)	2	\$840.09	\$1,680.18*
CCTV-IP Camera Antenna	Mid Range Antenna For IP Cameras	2	\$240.00	\$480.00*
CCTV- Antenna bracket	Aluminum antenna mounting bracket	2	\$96.00	\$192.00*
Misc	Conduit, Wire, Concrete, Hardware, Etc...	1	\$500.00	\$500.00*



# Automatic Gate Engineering, LLC

12581 N US Hwy 301 | Thonotosassa, FL 33592  
813-412-7622 | Service@autogatellc.com | www.autogatellc.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
HDW-Battery Backup	Battery Backup / Surge UPS	1	\$198.55	\$198.55*
EEN-HD2-D30-12	YEARLY SUBSCRIPTION INCLUDES: - 30 Days Cloud storage @ 2Mpx = \$314.04/Camera/Year = \$1256.00 per year - Monthly remote access PMI on camera system to keep system running smoothly - Quarterly on-site PMI performed - Lifetime updates on firmware and software  * OTHER SUBSCRIPTION PLANS AVAILABLE *	4	\$314.04	\$1,256.16*
*** NOTE ***	THIS ESTIMATE REQUIRES THAT THERE IS HIGH VOLTAGE IN THE CENTER ISLAND BY THE CALL BOX, AND THAT INTERNET BE PROVIDED IN THE CENTER ISLAND BY THE GATES. INTERNET MODEM CAN BE LOCATED INSIDE THE LARGE ENCLOSURE THAT WE WILL PROVIDE.			
Job Description	- Install large enclosure on the inside of the center island wall by entry operator - Install 2 camera poles and set in concrete - Install enclosure on camera pole by phone unit - Run conduits and install high voltage in both enclosures - Run conduits from exit camera pole to main enclosure - Pull wires for cameras and antenna - Install cameras and antennas - Install UPS, Bridge and switches - Wire up system and connect to internet - Aim and focus cameras, test recording, train customer	1	\$0.00	\$0.00*

**A 50% deposit of \$7,036.87 will be required to begin.**

**Total**

**\$14,073.73**

\* Non-taxable

This quote is valid for the next 90 days, after which prices may be subject to change.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_





# Automatic Gate Engineering, LLC

12581 N US Hwy 301 | Thonotosassa, FL 33592  
813-412-7622 | Service@autogatellc.com | www.autogatellc.com

**RECIPIENT:**

**Meadow Pointe 3**

1500 Meadow Pointe Blvd  
Wesley Chapel, Florida 33543

Estimate #4175	
Sent on	01/27/2023
Who Created Quote?	Bill
PRECON MEETING NEEDED	YES
DETAILS	ESTIMATE TO REPLACE / UPGRADE OPERATORS AND PHONE UNIT
<b>Total</b>	<b>\$32,164.22</b>

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
CONST-I	Construction / Installation	5	\$1,360.00	\$6,800.00*
MAX-SW1400-HP-PRO	Maximum Controls Megatron High Traffic Commercial Brushless 24VDC Swing Gate Operator (High Profile)	4	\$3,434.63	\$13,738.52*
MAX-LOOPDEDI	Plug In Loop Detector for Maximum Controls Gate Operator	5	\$113.20	\$566.00*
HDW-MMA-E3K	Omron Reflective Photo Eye (REQUIRED UL2018)	2	\$206.81	\$413.62*
HDW-MMA-COVER3K	Omron E3K Protective Cover	2	\$74.81	\$149.62*
Misc	Conduit, Wire, Hardware, Ground Rods, Etc... (For Operator Installation)	2	\$200.00	\$400.00*
GAA-SWINGGATEKIT15DBL	Swing Gate LED Kit With 15' LEDs For Double Sided Swing Gate, Includes 2 LED Strips, 2 Channel, 2 Wire Harness, Dual LED Controller and power Supply	4	\$876.24	\$3,504.96*
Misc	BX-Cable, Conduit, Wire, Hardware, Etc... (FOR LED STRIPS)	4	\$0.00	\$0.00*
DK-1837-080	DoorKing 80 series surface mount Phone Unit, Large Display W/Housing and 3000 Mem	1	\$4,966.50	\$4,966.50*
DK-1800-080	Doorking Voice & Data Cellular Adapter Kit For 1830 Series Phone Units. ONE TIME ACTIVATION FEE \$45.00 & MONTHLY CELLULAR RATES PAID DIRECTLY THROUGH DOOR KING	1	\$1,175.00	\$1,175.00*



# Automatic Gate Engineering, LLC

12581 N US Hwy 301 | Thonotosassa, FL 33592  
813-412-7622 | Service@autogatellc.com | www.autogatellc.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Misc	Wire, Hardware, Etc... (For Phone & Cell Unit Installation)	1	\$50.00	\$50.00*
EPA-DISPOSAL	EPA Disposal Fee - Legally Dispose Of Operators, Gearboxes, And Metal Gates (Per Unit)	4	\$100.00	\$400.00*
Job Description	<ul style="list-style-type: none"> <li>- Replace obsolete operators and dispose of legally</li> <li>- Install new operators and ground rods (if needed)</li> <li>- Install new loop detectors and UL safety devices</li> <li>- Attach gate arms and weld to proper length</li> <li>- Set Battery backup, Set limits and Test</li>   <li>- Install LED kits on swing gates (Both Sides)</li> <li>- Configure for Red/Green operation, Flashing while moving</li>   <li>- Replace phone unit and install cellular module</li> <li>- Reinstall any accessories (Knox, Card Reader, Receiver, Etc...)</li> <li>- Set up database in the cloud for easier management</li> </ul> <p>NOTE: CUSTOMER RESPONSIBLE FOR ENTERING DATA PRIOR TO INSTALLATION</p> <ul style="list-style-type: none"> <li>- Test communications</li> </ul>			

**A 50% deposit of \$16,082.11 will be required to begin.**

Total

**\$32,164.22**

\* Non-taxable

This quote is valid for the next 90 days, after which prices may be subject to change.

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



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## Meadow Point III VSG

### Meadow Point III

1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33544  
+18133836676

**Prepared by:**

Christopher Beck  
Sales Project Manager  
chrisb@mysecuriteam.com  
813-930-7899



## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's Main Office and National Monitoring Center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel



**Rob Cirillo – Founder & CEO**

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified



**Frank Prete – Vice President**

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience



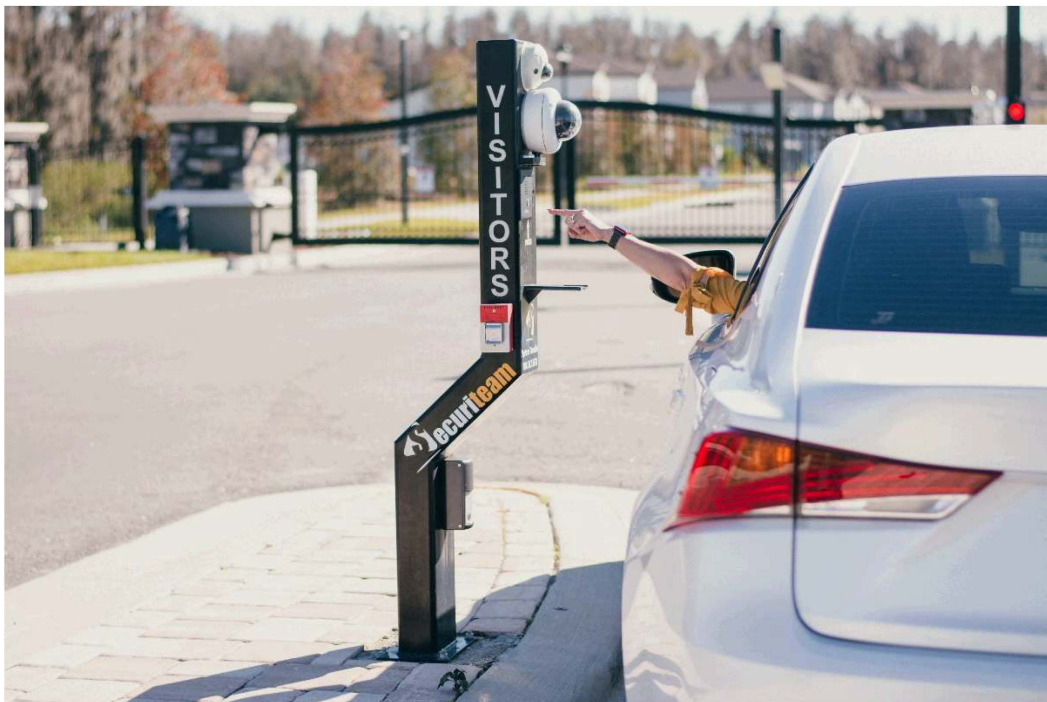
## How Virtual Security Guard Service works:

Remote Guards can instantly search resident and guest information, often searching in less than five seconds. Residents can connect anytime to update their personal and guest information and receive email and text notifications and reports.

Administrators are able to view and update all resident, guest, and view logs of guests entering the community.

Residents access to software from any computer or mobile device and can add, edit, and delete guest information, update their personal information, change their password, list additional residents, set up notifications for guest arrival, view a community directory, set up call restrictions, view their registered vehicles and add guests license plates, and even view a history of guest activity.

- License plate reader system for permeant guest entering vehicles.
- Cloud based software.
- Delivers overview video and images of the vehicle and the license plate.
- Reduces vehicle wait time at gate
- Residents receive a text message or call for guest entry
- Residents manage their guests online
- Setup guest denied if necessary



**Meadow Point III  
Meadow Point III VSG**

**Standard Single Entry**

**\$0.00**

1	Virtual Security Guard Kiosk Video and Intercom	
1	110-Series Single-WAN Gigabit VPN Router with Wifi	
1	Araknis Networks 210 Series PoE	
3	15 Aluminum Mounting Post - Black Powder Coat includes footer	
1	Proptia Scanner Securiteam Kit (IP/UDP)	
1	Securitem LPR Server for VSG Service	
1	SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge	
3	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm	
1	2MP Bullet IP Camera 10.9-29mm Lens	
1	Securiteam Intercom	
1	23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial	
1	18 AWG 4 Conductor Bare Copper, Non-Shielded Non-Plenum Suitable for Wet Locations	
1	2N Verso Double Frame	
1	2N Double Box for Installation	
1	Underground Boring with Conduit	
1	Air Conditioned Enclosure with rack 24	
1	SmartPro LCD 120V 1500VA 900W Line-Interactive UPS, AVR, 2U Rack/Tower, LCD, USB, DB9 Serial, 8 Outlets	
1	Protege GX Pre-Wired Kit - 2 Doors	
1	Surge Protector	
1	Misc. Cable and Hardware	
3	12-Volt 7AH Battery with F2 Connector	
1	24- hour Virtual Security Guard Service monthly	
1	Doorking Universal Wiegand Receiver	
1	8 Channel Network Surge Protector	
	100.0% Discount	-\$47,759.90

*\* Recurring service charges not included in the total install price.*



## Project Summary

**Virtual Security Guard Service: Total Homes 1500 within 12 gated entries.**

**Traditional on site guard service \$245,000 per year per entry.**

**Compared to..**

**Securiteam Virtual Guard service \$46,800 per year per entry. (Average of 12 entries with 1500 homes. Pricing will vary per entry.)**

**\$0 Down Virtual Security Guard Equipment / Installation**

**Equipment includes Virtual Guard kiosk, overview and LPR surveillance, visitor management platform, and automatic guest entry via QR scanner or LPR. Credentials are programmed via the visitor management software. This is an all in one platform!**

**Virtual security service contract required.**

**Programmable gate remotes - \$30 each.**

*\* Recurring service charges not included in the total install price.*



### Virtual Security Guard Kiosk Video and Intercom

Custom Powder Coat Welded at all sides for a reinforced solid construction. Finish stainless steel or cold roll steel or black or white powder coat Provided with service plate in rear base for simple mounting. Designed at comfortably accessible heights for both pedestrian and special needs traffic. Customized design options



### 110-Series Single-WAN Gigabit VPN Router with Wifi

This Araknis Networks® Wi-Fi router is perfect for entry-level networks in small living spaces like condos and townhomes. It supports 1 Gigabit WAN interface for today's modern Internet speeds, plus includes 2 Gigabit LAN interfaces with full Gigabit LAN-LAN speed. It also includes 2x2 Wireless-AC Wave 2 to add wireless connectivity at minimal cost. Plus, every Araknis router is fully embedded with OvrC Pro, giving you full network visibility and intuitive troubleshooting tools.



### Araknis Networks 210 Series PoE

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.

### Proptia Scanner Securiteam Kit (IP/UDP)





**Securitem LPR Server for VSG Service**

NUC1017FNH, 16GB, 256GB M.2 SATA - SUPPORT SERVICE, NUC 3-year



**SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge**

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud  
 First-Year Free Turing Vision Cloud AI Feature Access  
 Support Ultra265/H.265/H.264 video formats  
 8-channel input; 8 POE Ports  
 Up to 8MP input and 4K output  
 2TB Included; 2 SATA Max, up to 10TB for each HDD  
 Best used with Turing SMART series IP Cameras  
 Turing cloud-ready with Smart NVR series and Turing bridge/servers  
 Support cloud upgrade



**SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
 Max. 4MP (2688x1520) resolution @30/25fps  
 2.8mm fixed lens  
 TwilightVision allows for optimal image clarity in low light  
 Smart IR up to 30m (98ft)  
 Support 256 G microSD card  
 IP67, WDR, PoE



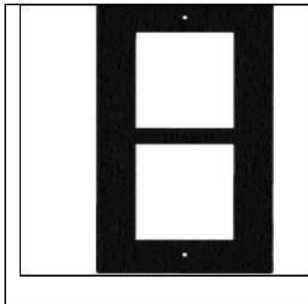
**2MP Bullet IP Camera 10.9-29mm Lens**

AXIS P1465-LE P14 Series 2MP Fully Featured Bullet IP Camera, 10.9-29mm Lens.  
 1920 x 1080 Resolution at up to 60 fps  
 10.9-29mm Varifocal Lens  
 Audio Input



**Securiteam Intercom**

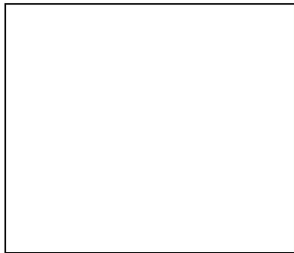
The 2N® IP Verso security intercom is configurable to your needs thanks to its modularity. It provides reliable access control and allows you to easily interface with other systems, achieving even higher site security.



**2N Verso Double Frame**



**2N Double Box for Installation**



**Air Conditioned Enclosure with rack 24**

Front and rear access to 19-in. rack equipment provided by three-part design door center section and wall section. Solid door provides complete physical and visual protection. Window door made of scratch-resistant safety glass provides visual monitoring of internal equipment while maintaining equipment protection. All seams are fully welded and ground smooth. Doors center section and wall section are provided with ground studs to facilitate proper bonding and grounding of the cabinet. Premium seamless foam-in-place gasket prevents contaminants from entering the cabinet. Keylocking wing knob is included on painted steel cabinet providing access control to the cabinet. two keys are incl



**SmartPro LCD 120V 1500VA 900W Line-Interactive UPS, AVR, 2U Rack/Tower, LCD, USB, DB9 Serial, 8 Outlets**

Provides reliable 1500VA/900W power protection for your desktop computer, network workstation, audio/video components or media center. Protects against surges, line noise, blackouts and brownouts.

- Supports a half-load (450W) up to 11.8 min. during power outage
- Supports a full load (900W) up to 4.4 min. during power outage
- High 98% efficiency in line power mode
- Features 8 protected NEMA 5-15R outlets
- Offers automatic voltage regulation (AVR)
- LCD screen reports real-time UPS and power status
- 3-year limited warranty



**Protege GX Pre-Wired Kit - 2 Doors**





**Surge Protector**

120 VAC  
Surface or conduit mounting  
Diagnostic indicator light  
Self restoring  
3 wire device  
ELOCK Circuit Breaker Lockout Kit included



**Dooring Universal Wiegand Receiver**

Dooring Universal wiegand receiver Programmable for MicroClick or MicroPlus remotes  
Dry contact available for stand-alone applicatio



**8 Channel Network Surge Protector**



## Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. \_\_\_\_\_





## Meadow Point III TES and Surveillance

### Meadow Point III

1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33544  
+18133836676

**Prepared by:**

Christopher Beck  
Sales Project Manager  
chrisb@mysecuriteam.com  
813-930-7899

## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

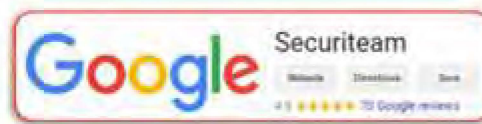
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service





## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel

### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

## Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

## Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



## Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.





**Meadow Point III  
Meadow Point III TES and Surveillance**

**Single Entrance Telephone Entry System**

**\$9,461.00**

- 1 Liftmaster Touch Screen Telephone Entry System with Video
- 1 42 Black Pad Mount Gooseneck Pedestal

**Single Entrance Surveillance**

**\$10,164.00**

- 1 SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge
- 3 SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
- 1 2MP Bullett IP Camera 10.9-29mm Lens
- 1 Weatherproof Enclosure with Cooling Fan
- 5 1 PVC Conduit - 10FT
- 2 15 Aluminum Mounting Post - Black Powder Coat includes footer
- 1 4 port Power over Ethernet Surge Protector
- 1 Labor on Item
- 1 110-Series Single-WAN Gigabit VPN Router with Wifi

**Directional Boring**

**\$6,977.00**

- 1 Underground Boring with Conduit

**Project Summary**

**TOTAL: \$26,602.00**

**Pricing is for a single entry.**

**Internet service required at each entry for remote connection to cameras and telephone entry.**

**Camera installation may require directional boring to the median.**

**Liftmaster no longer offers a cellular modem for their CAPXL system. All entries must be connected to wired internet. Directional boring may also be required for network connection.**

**Additional fees for Liftmaster service not included.**


*\* Recurring service charges not included in the total install price.*



**An electrician(community provided) will need to supply high voltage to our enclosure.**

*\* Recurring service charges not included in the total install price.*






**Liftmaster Touch Screen Telephone Entry System with Video**


**42 Black Pad Mount Gooseneck Pedestal**

Black 42 pad mount pedestal Designed to hold card readers intercoms keypads telephone entry systems and housings.




**SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge**

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud  
First-Year Free Turing Vision Cloud AI Feature Access  
Support Ultra265/H.265/H.264 video formats  
8-channel input; 8 POE Ports  
Up to 8MP input and 4K output  
2TB Included; 2 SATA Max, up to 10TB for each HDD  
Best used with Turing SMART series IP Cameras  
Turing cloud-ready with Smart NVR series and Turing bridge/servers  
Support cloud upgrade



**SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
Max. 4MP (2688x1520) resolution @30/25fps  
2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



**2MP Bullet IP Camera 10.9-29mm Lens**

AXIS P1465-LE P14 Series 2MP Fully Featured Bullet IP Camera, 10.9-29mm Lens.  
1920 x 1080 Resolution at up to 60 fps  
10.9-29mm Varifocal Lens  
Audio Input



**Weatherproof Enclosure with Cooling Fan**

**1 PVC Conduit - 10FT**

**15 Aluminum Mounting Post - Black Powder Coat includes footer**  
15 Foot Mounting Post installations



**4 port Power over Ethernet Surge Protector**



**110-Series Single-WAN Gigabit VPN Router with Wifi**

This Araknis Networks® Wi-Fi router is perfect for entry-level networks in small living spaces like condos and townhomes. It supports 1 Gigabit WAN interface for today's modern Internet speeds, plus includes 2 Gigabit LAN interfaces with full Gigabit LAN-LAN speed. It also includes 2x2 Wireless-AC Wave 2 to add wireless connectivity at minimal cost. Plus, every Araknis router is fully embedded with OvrC Pro, giving you full network visibility and intuitive troubleshooting tools.

**Underground Boring with Conduit**

Directional Boring is also referred to as Horizontal Directional Drilling eliminates the need for traditional excavation. We can bore under roadways railroad tracks driveways wetlands tree root systems rivers parking lots foundations or airport runways. Leaving these intact minimizes the restoration and replacement costs associated with traditional excavation. Surface structures such as landscaping or decorative paver driveways are not disturbed.





## **Tab 7**



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 Community  
13 Development District was held on **Wednesday, January 18, 2023 at 6:30 p.m.** and was  
14 conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley  
15 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> <b>(via conference call)</b>
21 Michael Torres	<b>Board Supervisor, Assistant Secretary</b>

22  
23  
24  
25 Also present were:

26 Daryl Adams	<b>District Manager, Rizzetta &amp; Co</b>
27 Jason Diogo	<b>Solitude Lake Management</b>
28 Justin Lawrence	<b>Clubhouse Manager</b>
29 Tonya Stewart	<b>DE, Stantec (via conference call)</b>
30 Michael Rodriguez	<b>Amenities Manager</b>
31 Brandon Padilla	<b>Yellowstone</b>
32 Aaron Frazier	<b>Yellowstone</b>
33 Vivek Babbar	<b>District Counsel, Straley Robin &amp; Vericker</b>
34 Audience	<b>Present</b>

35  
36  
37  
38 **FIRST ORDER OF BUSINESS**

**Call to Order**

39  
40 Mr. Adams called the meeting to order and performed a roll call confirming a  
41 quorum for the meeting and noted that there were audience members in attendance.  
42

43 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

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 Buddy was present and gave his report.

57  
58 **B. Aquatic Report**

59 Mr. Diogo went over his report with the Board. He noted that there is an issue  
60 getting through to Site 74. Mr. Hall would like this area to be first on the list of  
61 cutbacks.

62  
63 **C. Landscape Report**

64 The Board reviewed the Landscape Report received from OLM.

65  
66 Mr. Woods discussed the Landscape Maintenance RFP and timeline with the  
67 Board. Mr. Padilla asked why the Board was going out for bid at this time. It was  
68 noted that it is just time to look at other prices and that the Board would like to add  
69 more scopes to the contract as well. After some discussion, the Board agreed to  
70 move forward with the Landscape Maintenance RFP process.

71  
72 On a motion from Mr. Torres, seconded by Mr. Hall, the Board of Supervisors approved the  
73 Landscape Maintenance RFP process and timeline for Meadow Pointe III Community  
74 Development District.

75  
76 Mr. Frazier went over the Yellowstone inspection report with the Board. He asked  
77 that the Deputy keep a special lookout at night and noted that someone has been  
78 dragging sod in the streets. Mr. Lawrence will send an email blast to the residents  
79 asking for them to report suspicious activity.

80  
81 On a motion from Mr. Hall, seconded by Mr. Torres, the Board of Supervisors approved  
82 Yellowstone's proposal the Sheringham & Beaconsfield Leaning Tree Replacement in the  
83 amount of \$11,215 for Meadow Pointe III Community Development District.

84  
85 On a motion from Mr. Torres, seconded by Mr. Hall, the Board of Supervisors approved the  
86 Winter Annual Rotation Replacement in the amount of \$4,500 for Meadow Pointe III  
87 Community Development District.

88  
89 The Board reviewed and approved the Yellowstone Community Mulch Proposal  
90 in the amount of \$31,500.

91  
92 On a motion from Mr. Torres, seconded by Mr. Hall, the Board of Supervisors approved the  
93 Community Mulch Proposal in the amount of \$31,500 for Meadow Pointe III Community  
94 Development District.



83  
84 The Board reviewed and approved the Yellowstone Tree Crown Cleaning Proposal  
85 in the amount of \$16,500.00.  
86

On a motion from Mr. Torres, seconded by Mr. Johnson, the Board of Supervisors approved the Tree Crown Cleaning Proposal in the amount of \$16,500 for Meadow Pointe III Community Development District.

87  
88 **D. Amenity Management**  
89 Mr. Lawrence presented his amenity report to the Board.

90  
91 The Board held a brief discussion regarding the AED system. Mr. Babbar  
92 mentioned that the District must put up a notice of instruction on how to use the  
93 AED system. The Board asked Mr. Rodriguez to get with Rizzetta and see if they  
94 are going to get a bulk buy for the AED, they want it to be included.

95  
96 Mr. Lawrence mentioned that he is still working on the digital cutbacks. Mr. Babbar  
97 asked Mr. Lawrence to make sure Mr. Woods has it in time for the RFP.

98  
99 Mr. Lawrence noted that the safety signs are being installed for the pool. Mr.  
100 Babbar would like Mr. Lawrence to send him the safety sign template.

101  
102 **E. District Counsel**  
103 The Board received District Counsel report from Mr. Babbar.

104  
105 He noted that everything is on track for the Amenity Service RFP. Each vendor  
106 will have 15 minutes to speak. He asked that handouts be made available for  
107 those in attendance.

108  
109 **F. District Engineer**  
110 The Board received District Engineer Report from Ms. Stewart.

111  
112 Ms. Stewart sent an email to the Board with an update on the asphalt project. It  
113 will begin in March.

114  
115 **G. District Manager**  
116 The Board received the District Manager Report from Mr. Adams.

117  
118 Mr. Adams reminded the Board that their next scheduled meeting will be held on  
119 February 15, 2023 at 6:30 p.m.

120  
121 The Board discussed changing website providers. Currently with V-Global Tech the  
122 contract is \$3,600 a year, with Campus Suites it would be \$3,862.50. The Board  
123 agreed to send V-Global Tech a 60-day termination notice and approve the Campus  
124 Suite proposal.

125

On a motion from Mr. Torres, seconded by Mr. Aleo, the Board of Supervisors agreed to send V-Global Tech a 60-day termination notice and approved the Campus Suite Proposal in the amount of \$3,862.50 for the Meadow Pointe III Community Development District.

126  
127 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
128 **of Regular meeting held December 21,**  
129 **2022**  
130

131 Mr. Adams' presented the Board with the December 21, 2022 regular meeting minutes.  
132

On a motion from Mr. Johnson, seconded by Mr. Torres, the Board of Supervisors approved the regular meeting minutes for December 21, 2022 for the Meadow Pointe III Community Development District.

133  
134 **SIXTH ORDER OF BUSINESS** **Consideration of Operations and**  
135 **Maintenance Expenditures for November**  
136 **2022**  
137

138 The Board was presented with the Operation and Maintenance Expenditures for  
139 November 2022 in the amount of \$103,353.95.

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved ratifying the Operation and Maintenance Expenditures for November 2022 in the amount of \$103,353.95 for the Meadow Pointe III Community Development District.

140  
141 **SEVENTH ORDER OF BUSINESS** **Supervisor and Audience Comments**  
142

143 The Board heard audience comments regarding the roads and the ownership of Meadow  
144 Pointe Blvd.  
145

146 **EIGHTH ORDER OF BUSINESS** **Adjournment**  
147

On a motion from Mr. Torres, seconded by Mr. Johnson, the Board agreed to adjourn the meeting at 8:06 p.m. for the Meadow Pointe III Community Development District.

148  
149  
150  
151 \_\_\_\_\_  
152 Assistant Secretary Chairman/Vice Chairman

## **Tab 8**



# Meadow Pointe III Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures December 2022 For Board Approval

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

The total items being presented:       **\$194,269.57**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Badges of Honor, LLC	100150	5392	Nameplate 12/22	\$ 15.00
Bettin Construction, LLC	100151	1920	Rec Center - Tennis Court Services 11/22	\$ 8,400.00
Cintas Corporation	100152	4137843131	Cleaning Supplies 11/22	\$ 184.38
Cintas Corporation	100153	4140550598	Cleaning Supplies 12/22	\$ 50.00
Classic Reflections Carriages, LLC	100167	1793	Sleigh Tour 11/22	\$ 2,450.00
DCSI, Inc.	100132	30137	Service Call - Camera Repair 11/22	\$ 125.00
Fast Signs	100168	2160-6383	Yard Signs 12/22	\$ 330.56
Florida Department of Revenue	ACH	Sales Tax 11/22 Paid Online	Sales Tax 11/22	\$ 55.62
Florida Department of State	100133	FL Dept. of State 101822	Service Mark Registration for Name and Logo 10/22	\$ 87.50
Lowe's	100169	9900 321527 6 12/22	Clubhouse Supplies 12/22	\$ 878.08
Meadow Pointe III Debit Card	MP1222	MP1222	Meadow Pointe III Credit Card 12/22	\$ 1,737.12
Mr. Electric of Land O' Lakes	100170	32927233	Replace Emergency Lighting 12/22	\$ 4,024.23
Netix Solutions, LLC	100154	3845	Google Workspace - Monthly 03/20 - 12/22	\$ 2,178.00
OLM, Inc.	100144	40490	Monthly Landscape Inspection 11/22	\$ 750.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Outsmart Pest Management, Inc.	100134	35399	Monthly Pest Control 11/22	\$ 60.00
Outsmart Pest Management, Inc.	100155	35698	Monthly Pest Control 12/22	\$ 60.00
Pasco County Sheriff's Office	100145	AR001779	OCT22 #1	\$ 9,963.75
Pasco County Sheriff's Office	100156	AR001780	NOV22 #2	\$ 9,963.75
Pasco County Sheriff's Office	100171	AR001799	DEC22 #3	\$ 9,963.75
Pasco County Utilities	100135	17551223	1500 Meadow Pointe Blvd 11/22	\$ 991.00
PC Consultants	100136	107963	Service Call - Computer Repairs 11/22	\$ 489.00
Rizzetta & Company, Inc.	100143	INV0000073286	District Management Services 11/22	\$ 5,619.08
Rizzetta & Company, Inc.	100146	INV0000073328	Personnel Reimbursement 11/22	\$ 13,986.77
Rizzetta & Company, Inc.	100148	INV0000073387	Personnel Reimbursement 12/22	\$ 15,764.09
Rizzetta & Company, Inc.	100149	INV0000073363	Cell Phone 11/22	\$ 297.97
Robert Clark	100157	121122	Santa & Sleigh Ride 12/22	\$ 675.00
Robert L Stoney	100137	Stoney 102422	Entertainment services for Holiday Party on December 11, 2022	\$ 600.00
Romaner Graphics	100158	21437	Replace Missing No Outlet Sign 11/22	\$ 375.00



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Romaner Graphics	100158	21449	Fence Repair 12/22	\$ 2,200.00
Romaner Graphics	100158	21450	Playground Refurbishing 12/22	\$ 3,250.00
Skyway Supply, Inc.	100138	56670	Xerox and Toner Services 11/22	\$ 547.80
Solitude Lake Management, LLC	100139	PSI-29756	Plantings 2022	\$ 9,520.00
Solitude Lake Management, LLC	100159	PSI-32348	Lake & Pond Management Services 12/22	\$ 5,710.83
Southern Automated Access Services, LLC	100140	12022	Gate Phone 813-482-2049 11/22	\$ 53.95
Southern Automated Access Services, LLC	100140	12027	Gate Phone 813-435-0748 11/22	\$ 53.95
Southern Automated Access Services, LLC	100160	12089	Gate Repair 11/22	\$ 105.00
Southern Automated Access Services, LLC	100160	12109	Gate Phone/CAPXL Cloud 12/22 Wrencrest	\$ 124.50
Southern Automated Access Services, LLC	100160	12110	Gate Phone/CAPXL Cloud 12/22	\$ 124.50
Southern Automated Access Services, LLC	100160	12111	Gate Phone/CAPXL Cloud 12/22 Heatherstone	\$ 124.50
Southern Automated Access Services, LLC	100160	12123.00	Gate Repair - Wrencrest 12/22	\$ 157.50
Southern Automated Access Services, LLC	100160	12130	Gate Repair Hillhurst 12/22	\$ 744.00
Spectrum	ACH	8337 13 062 0042426 11/22	1500 Meadow Pointe Blvd 11/22	\$ 47.72

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	8337 13 062 0042426 12.22	1500 Meadow Pointe Blvd 11/22	\$ 47.72
Stantec Consulting Services, Inc.	100161	2014947	Engineering Services 11/22	\$ 624.00
Straley Robin Vericker	100162	22449	General Legal Services 10/22	\$ 1,961.00
Suncoast Pool Service, Inc.	100141	8689	Monthly Pool Service 10/22	\$ 1,145.00
Suncoast Pool Service, Inc.	100163	8860	Monthly Pool Service 12/22	\$ 1,145.00
TECO	ACH	311000030198.50	Summary Bill 11/22	\$ 10,685.06
U.S. Water Services Corporation	100142	SI60360	Monthly Lift Station Inspection 11/22	\$ 86.21
U.S. Water Services Corporation	100164	SI62031	Monthly Lift Station Inspection 12/22	\$ 86.21
VGlobal Tech	100165	4490	Web Maintenance: ADA Website 12/22	\$ 300.00
VGlobal Tech	100165	4523	Quarterly ADA & ACAG Audits 12/22	\$ 400.00
Waste Connections of Florida	ACH	1310356W426	Waste Disposal Services 12/22	\$ 137.18
Waste Connections of Florida	ACH	6453280W425	Waste Disposal - All Sites 11/22	\$ 25,138.75
Withlacoochee River Electric Cooperative, Inc.	ACH	1353910.5	Street Lights 11/22	\$ 1,592.31
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary - 720 11/22	Electric Summary 11/22	\$ 449.98

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	100147	TM 461454	Landscape Maintenance 12/22	\$ 24,272.25
Yellowstone Landscape	100166	TM 462717	Tree Removal 11/22	\$ 575.00
Yellowstone Landscape	100166	TM 462718	Tree Removal 11/22	\$ 825.00
Yellowstone Landscape	100166	TM 469032	Phase 2 - Street Trees # 3 Broughton Place 12/22	\$ 1,540.00
Yellowstone Landscape	100166	TM 470879	Larkenheath - Phase # 3 Street Trees 12/22	\$ 100.00
Yellowstone Landscape	100166	TM 470880	Beaconsfield - Phase 3 Street Trees 12/22	\$ 960.00
Yellowstone Landscape	100166	TM 470881	Alchester Place - Phase 2 Street Trees 12/22	\$ 1,880.00
Yellowstone Landscape	100166	TM 470882	Whitlock - Phase 2 Street Trees 12/22	\$ 1,300.00
Yellowstone Landscape	100166	TM 470883	Heatherstone - Phase 3 Street Trees 12/22	\$ 1,680.00
Yellowstone Landscape	100166	TM 470884	Winter Annual Rotation 12/22	\$ 4,500.00
<b>Report Total</b>				<b><u>\$ 194,269.57</u></b>