



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
October 15, 2025**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Paul Carlucci Michael Hall John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Cari Allen Webster	Straley, Robin, & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

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

October 8, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, October 15, 2025, 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. Consideration of Amenity Services Addendum..... Tab 1
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 1. Update on Street Light Project
 - C. Aquatics Maintenance
 1. Presentation of Waterway Inspection Report Tab 2
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 3
 - E. Yellowstone Inspection Report
 1. Presentation of Yellowstone Inspection Report (under separate cover)
 2. Consideration of Yellowstone Proposals Tab 4
 3. Discussion of Landscape Enhancements
 - F. Amenity Management
 1. Presentation of Amenities Report..... Tab 5
 - G. District Counsel
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials..... Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 17, 2025..... Tab 7
 - B. Consideration of Operations & Maintenance Expenditures for September 2025 (under separate cover)
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this “**Fourth Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Meadow Pointe III Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2020 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Meadow Pointe III
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Clubhouse Manager

Full Time Personnel – 40 hours/week

Assistant Manager

Full Time Personnel – 40 hours/week

Maintenance Supervisor

Full Time Personnel – 40 hours/week

Maintenance Technician

Full Time Personnel – 40 hours/week

Maintenance Technician

Part Time Maintenance – 70 hours/week

Clubhouse Attendants

Part Time Personnel – 65 hours/week

ANNUAL

Budgeted Personnel Total ⁽¹⁾	\$ 432,777.
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General Management and Oversight ⁽²⁾	\$ 23,500.
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Total Services Cost:	\$ 456,277.
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(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



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EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

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EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

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Tab 2

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-10-02

Prepared for:

District Manager

Prepared by:

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

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SITE ASSESSMENTS

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MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

Site: 12

Comments:

Site looks good
Site looks good and has recently been dyed blue. Holding color well with no nuisance growth. Structure also looks good.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: 13

Comments:

Site looks good
Site looks good with nothing to note regarding nuisance growth. Pond bank and open water are clear.

Action Required:

Routine maintenance next visit

Target:



October 2025



October 2025

Site: 14

Comments:

Treatment in progress
Treated for the shoreline growth on the backside of the site waked with a backpack sprayer. Results can take up to 14 days. Overall the site is looking good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



October 2025



October 2025

Site: 15**Comments:**

Site looks good

Site looks great with no algae or submersed growth to note. A few plots of Pickerelweed are sprouting nicely along the perimeter of the site.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 16**Comments:**

Normal growth observed

Site has a minimal amount of algae growth within the cove of the site. Besides the algae growth, the site is clear of any shoreline growth or submersed growth.

Action Required:

Treat within 7 days

Target:

Surface algae



October 2025



October 2025

Site: 17**Comments:**

Site looks good

Site looks good with no noted nuisance growth within the pond. Structure looks good with no damage or obstruction.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 18**Comments:**

Site looks good

Water level is low but the site is looking great. Pond banks and open water are clear of any growth

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 19**Comments:**

Site looks good

Site and structure are both in great shape with not much to note within the site. Water level is high. Banks and open water are nice and clear.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 20**Comments:**

Site looks good

The pond and the structure are both in good shape with not much to note. Some decay is still occurring within the site from past emergent growth treatments.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 21**Comments:**

Site looks good

Site looks great. Recently dyed blue. Water level is low and not flowing so the color is holding very well. Many beneficial plants within the site all flourishing.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 22**Comments:**

Site looks good

Site looks great with not much to note. The pond bank closest to Beardsley Dr was backpacked recently for emergent growth.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 23**Comments:**

Site looks good

The site and the structure are both in great shape. The pond has a good amount of native GSR within the site that's filling in the perimeter nicely.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 25**Comments:**

Requires attention

The exposed pond bank is clear but the submersed Slender Spikerush in the pond needs treatment. This has been brought to your techs attention.

Action Required:

Treat within 7 days

Target:

Submersed vegetation



October 2025



October 2025

Site: 26**Comments:**

Normal growth observed

Site has some normal growth along the exposed pond bank. Overall the water is very clear and nothing else was noted within the site.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 27**Comments:**

Site looks good

You can see in the first photo some decay still in effect from past emergent growth treatments done. Overall the Site looks great with nice clarity as well.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 28**Comments:**

Site looks good

Site and structure looks good. Water level is at a normal level and the native plants within the pond are thriving. Some can be seen in the (Right) photo.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 29**Comments:**

Site looks good

Site looks great with not much to note within the pond in regards to nuisance growth. The water level is a little low but the water clarity is great within the site.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 30**Comments:**

Site looks good

Site and structure are looking great with no nuisance growth to note within the site and no damage or obstruction to the structure.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Site: 31

Comments:

Site looks good

Site looks great with a nice full shelf of GSR within the pond. the structure looks fine with no obstruction.

Action Required:

Routine maintenance next visit

Target:

October 2025



October 2025

Management Summary

This October I have noticed more algae within sites compared to the last couple months. Hopefully we will see this growth slow down a bit more in the near future with some hope of cooler water coming our way. Along with the cooler weather we also hope to get a bit more rainfall before making it to the dry season or pond levels will be very low late into the dry season compared to past years.

The planting for sites 7, 6, and 86 were completed Monday 9/29.

Kenny has recently been trying out dying the ponds in the community blue to help aid in the control of algae and submersed weed growth along with the added benefit of the enhanced esthetics of the sites. the few sites he has dyed recently have showed good results.

I have been continuing the inspection of the structures throughout the community and they are all looking good with no obstructions or damage noted.

Please reach out if there are any questions or concerns: corey.white@solitudelake.com

Thanks for choosing Solitude Lake Management!

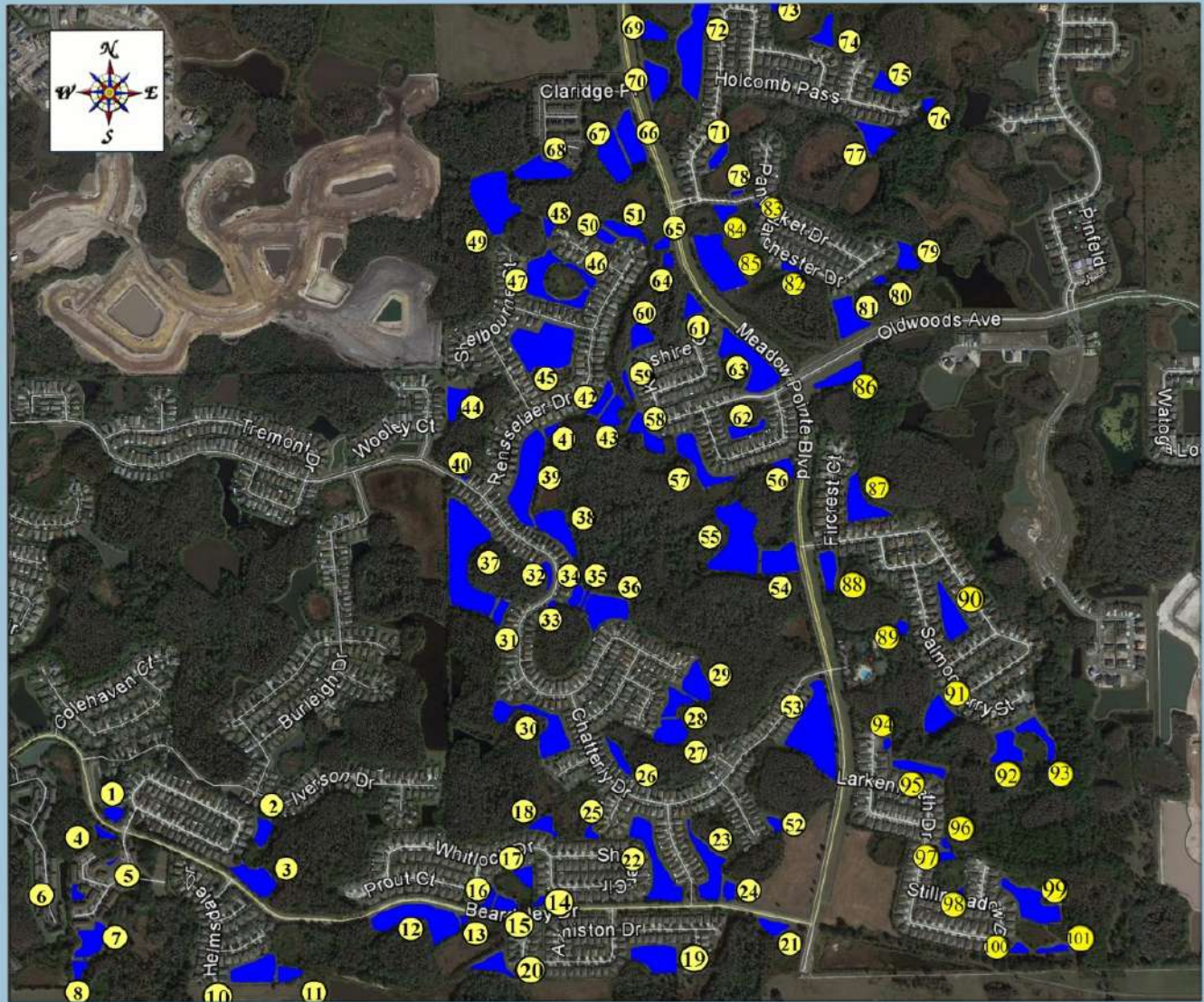
Site	Comments	Target	Action Required
58	Site looks good		Routine maintenance next visit
59	Site looks good		Routine maintenance next visit
60	Treatment in progress	Shoreline weeds	Routine maintenance next visit
61	Site looks good		Routine maintenance next visit
62	Normal growth observed	Surface algae	Treat within 7 days
63	Site looks good		Routine maintenance next visit
64	Site looks good		Routine maintenance next visit
65	Site looks good		Routine maintenance next visit
66	Site looks good		Routine maintenance next visit
67	Site looks good		Routine maintenance next visit
68	Site looks good		Routine maintenance next visit
69	Site looks good		Routine maintenance next visit
70	Requires attention	Submersed vegetation	Treat within 7 days
71	Normal growth observed		Routine maintenance next visit
72	Site looks good		Routine maintenance next visit
73	Site looks good		Routine maintenance next visit
74	Site looks good		Routine maintenance next visit
75	Site looks good		Routine maintenance next visit
	Site looks good		Routine maintenance next visit

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

Meadow Pointe III CDD

Wesley Chapel, Florida

Call 888.480.LAKE



Tab 3



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

September 23, 2025

ATTENDING:

JOHN PIZZUTO – MEADOW POINTE 3

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 87.5%

NEXT INSPECTION

OCTOBER 21, 2025 AT 1:00 PM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS from 07/22/2025

25. Meadow Pointe Blvd northbound right-of-way: Detail the asphalt edge so the bike path is not overgrown and the white fog line remains visible.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/26/2025

13. Ammanford: Remove palm volunteers from common area beds.
14. **Ammanford entrance island: Remove bed weeds.**
19. Alchester Place entrance gate island: Control bed weeds.
20. Larkenheath: Control crack weeds along sidewalks and curb lines.
25. Heatherstone: Remove bed weeds and viney growth from entrance tree well and center island areas.
27. **Sheringham: Control bed weeds.**
32. Maintain asphalt edge of the fog line along the west side of Meadow Pointe Blvd.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Area immediately across from the flagpole: Close in with additional sod the un-sodded sidewalk area adjacent to the light post. This should have been in the project estimate to create a consistent lawn area.
2. Remove Virginia Creeper vine from Pine trees near tennis courts.
3. **Remove windfall and debris from beds; do not blow into beds.**
4. Complete sod installation in the area between the basketball court and sidewalk.
5. **Control bed weeds throughout basketball court Pines.**
6. Remove trash and debris from the pool perimeter.
7. Near the telephone tower: Maintain Viburnum hedgerow at a consistent height screening the white fence.

COMMONS

8. Beardsley Drive/Meadow Pointe Blvd intersection: Prune back wood line overgrowth around the west and south perimeter shoreline of pond 21.
9. **Wrencrest: Thoroughly remove windfall and debris including leaves from entrance and right-of-ways.**
10. Wrencrest: Prune back wood line overgrowth along pond 29 along Wrencrest Drive.
11. **Use line trimmers to buff out crack weeds.**
12. Whitlock: Remove Elm volunteers and Mexican Petunia volunteers from entrance island and gate.
13. Beardsley Drive across from Whitlock: Remove Palmetto pruning debris left in sidewalk area.
14. Ammanford frontage: Continue to prune Copperleaf to a consistent height of approximately 4 feet. Plants should fill in below tree canopies.
15. Ammanford frontage: Repair failed Gold Mound Duranta.
16. Ammanford entrance island: Rejuvenate prune Muhly Grass into 12 inch haystack forms once bloom cycle is complete.
17. Ammanford: Retrench curb lines at the gate island to keep mulch contained within beds.
18. **Remove debris accumulations during weekly visits.**
19. Hillhurst Crossing: Confirm irrigation coverage near the trash can.
20. Hillhurst Crossing entrance: Use selective herbicides to control grassy weeds in Asiatic Jasmine.
21. Hillhurst Crossing frontage: Remove viney growth from Viburnum.
22. Broughton Place: Elevate the Yaupon tree inside the gate being struck by service vehicles.
23. Exit side of Broughton Place entrance: Prune downward growth in Oak trees to 15 feet. Avoid stub cuts.
24. Broughton Place: Control weeds in the unused seasonal color bed.
25. Beardsley Drive: Remove the snake carcass from the bike lane near the well.
26. Alchester Place: Groom Crinum Lily at the gate.

27. Alchester Place: Remove Sabal Palm volunteers and other weeds from beds.
- 28. Alchester Place frontage: Remove viney growth and control bed weeds.**
- 29. Larkenheath: Control bed weeds.**
30. Larkenheath: Remove dead plant material.
31. Beaconsfield: Remove Sabal Palm volunteers along the exit side frontage wall.
32. Beaconsfield: Remove Spanish Moss up to 15 feet from common area trees.
33. Beaconsfield: Complete mowing at the southeast quadrant of pond 92.
34. Beaconsfield entrance: Maintain Downy Jasmine on the exit side of entrance at approximately 3 to 3 ½ feet, consistent with plants in the median island.
35. Line trim frontage swales down to standing water.
36. Maintain the asphalt edge along the bike path to maintain visibility of the fog line.
37. Sheringham: Control bed weeds.
38. Sheringham: Prune back wood line overgrowth maintaining an uninterrupted mowable.
39. Nesslewood: Maintain consistent mowables along the west shore of pond 72, pruning back wood lines.
40. Exit side of the Sheringham monument: Control weeds in Junipers.
41. North extension of Meadow Pointe Blvd: Buff out crack weeds.
42. Exit side of Heatherstone entrance: Remove declining Loropetalum, maintaining a clean mulch bed during landscape renovations.
43. Rejuvenate prune Fakahatchee Grass at the Heatherstone lift station and throughout Meadow Pointe Blvd prior to mulch installation.

CATEGORY III: IMPROVEMENTS – PRICING

1. Modify mulch proposal to include pine straw around the perimeter of the tennis court.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Consider soil removal in conjunction with landscape designs for the clubhouse entrance. Elevated soils and building subsidence possibly have resulted in the finished floor being below grade.

2. Refer to Natural Area Maintenance specifications in the contract, establishing wood line buffers to standards and specifications.

cc: Darryl Adams darryla@rizzetta.com
Natasha Betancourt nbetancourt@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
Michael Hall seat1@meadowpointe3.org
Michael Torres seat2@meadowpointe3.org
Glen Aleo seat3@meadowpointe3.org
John Johnson seat4@meadowpointe3.org
Paul Carlucci seat5@meadowpointe3.org
Justin Lawrence manager@meadowpointe3.com
Kevin Oliva koliva@yellowstonelandscape.com
Luis Santiago lsantiago@yellowstonelandscape.com
Carlos Garcia cgarcia@yellowstonelandscape.com

MEADOW POINTE III


MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

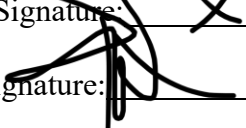
A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2.5	Complete sod properly
TURF FERTILITY	15		
TURF EDGING	5		
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10	-2.5	In Bermuda row, broadleaf and grassy/ nutsedge
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Entry beds, row, Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-5	25,13, 14, 19, 20, 25, 27, 32

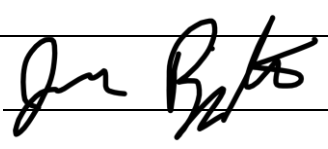
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-2.5	Remove bed weeds in unused bed
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 9-23-25 Score: 87% *Performance Payment™* % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

Tab 4



Proposal #: 610393

Date: 9/29/2025

From: JB Basilio Perez

**Landscape Enhancement Proposal for
Meadow Pointe III CDD**

Justin Lawrence
Rizzetta & Company
5844 Old Pasco Rd.
Unit 100
Wesley Chapel, FL 33544
manager@meadowpointe3.com

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Irrigation Rid O Rust Preventer 3 Tanks Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$1,392.44	\$1,392.44
Rid O Rust (200-gal-Tank)	3	\$1,371.41	\$4,114.22
Metering Pump	3	\$1,057.13	\$3,171.38
Misc Fittings	1	\$428.57	\$428.57
Wire Connectors	12	\$2.86	\$34.29

This Proposal is to Install 3 Tanks of Rid O Rust Preventer and Metering injecting Pump at the 3 main 1 Pumps one at Beardsley Dr and 2 at Meadow Point Blvd. The Rid O Rust Preventer will be included on 1 time on a separate estimate after the water is tested for hardness will be a different charge around every 3 or 6 months to maintenance and fill up all 3 tanks again depending on the use.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow Pointe III CDD

Subtotal	\$9,140.90
Sales Tax	\$0.00
Proposal Total	\$9,140.90

THIS IS NOT AN INVOICE

Tab 5



MEADOW POINTE III

Operations Report – October 2025 (September 10th- October 7th)

**Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence**

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,17-20,30-33,41-44,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 3 & 102
- Worked with Carlos (Yellowstone) to get all needed cutbacks at Pond 15 & 35 to clear any obstructions for Solitude Lake's pathway/service path)
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Reported all irrigation issues/breaks from the construction zone to Yellowstone & the board; Working with Interwest Construction to seek reimbursement for all costs to the district
- Full detailed cleaning of all pool tables
- Working with Cari (SRV Legal) & Daryl (Rizzetta), alongside the master & Larkenheath HOA to finalize the unapproved driveway modifications on Blythewood Way
- Maintenance re-straightened/repared/replaced all needed dog stations (One knocked down due to car accident)
- Repaired loose clubhouse roof panel & had maintenance seal potential leak zones in pool bathroom storage closet; Still investigating, may need more attention or tests from maintenance or an outside vendor to determine exactly where leaks are coming from
- Worked with Cooper Pools on resolving flow issues in the splash pad on the frog & ground sprayers; They did a full pressure analysis & repair last month so we will monitor to see if issue is fully resolved
- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly

- Maintenance is going to check all monument village signs & see if we can handle cleaning/painting/refurbishing or if we will have to use outside vendor for some (Romaner Graphics)
- Maintenance & Yellowstone (landscaping & irrigation) worked together to resolve slippery sidewalks (Build-up/algae from potential irrigation leak) off Beardsley - Between Thackery & Whitlock (Closer to Whitlock)
- Emailed 4 incident reports (Gate & vehicle incidents in September) to the board & Rizzetta Amenity Management – 1 is also included in October's agenda
- Continuing to work with US Water to report/clarify any additional findings & notes for the board (Any issues reported or documented will be included in agenda)
- Continue to monitor, log & divide all call issues into a weekly, monthly & eventually annual report for the board
- John (Rizzetta) attended monthly drive-through/inspection recap meeting with Carlos (Yellowstone) & Paul Woods (OLM) of the entire community & focused on any pending issues or resident complaints; Did have multiple weekly check-ins with Carlos (Yellowstone) as well on some pending issues or confirmation of some landscaping & street tree work
- Continue monitoring, maintaining & re-staking (if needed) conservation-district pond cutback zones
- Detailed ant treatment - Phase 1/5 (100% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 1/5 (100% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 4 September room rentals
- 2 September Food Truck Wednesdays (5-8pm)
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Ammanford, Claridge Place, Heatherstone, Hillhurst Crossing, Sheringham (Nesslewood) & Whitlock
- Alchester – SAAS finalized entrance & exit gate for alignment/frame repairs
- Ammanford – All pedestrian gates repaired/reinforced & installed back in place
- Heatherstone –SAAS replaced the transformer to resolve gate light issues along with replacing 2 missing nuts on the gate arm brackets

- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Wrencrest (Chatterly) – Gate sustained serious damage from an unknown incident between 9/29-9/30 – Repairs are pending from SAAS & clubhouse management is still investigating to determine if it was vandalism/reckless driving that caused the incident/damage
- Wrencrest (Thackery) - SAAS finalized entrance & exit gate for alignment/frame repairs

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See October 2025 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also October 2025 pressure washing report)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints



MEADOW POINTE III

Project Tracker –October 2025 (September 10th – October 7th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence

Current Projects

Date Entered	Project	Task	Update	Update	Estimated Completion Date
12-2021	HA5 Resurfacing in villages	Spray HA5 on villages roads	Notices, schedules and maps provided to residence	Spraying of HA5 continues	TBD
4-2021	Install French drain around tennis courts to stop flooding and erosion of courts	Clear shrubs/mulch around tennis courts, install French drains, repair irrigation and lay sod	Vendor has commenced project. Expected completion date is second week of March	Vendor completed removal of shrubs. Upon repair of irrigation by Yellowstone, vendor will install sod	TBD
7-2021	Phase 3 & 4 pond cutbacks	Cutback around pond banks 2, 7, 8, 10, 11, 18, 20. Investigating other ponds as well.	Yellowstone will provide status update on previously approved cutbacks. Clubhouse staff/maint. to install missing cutback stakes	The CH Manager & maint. staff are visiting each pond to survey cutback status and locations of needed stakes	Ongoing
7-2021	Village entrance plants and shrubs	Obtain proposals to replace/refresh plants and shrubs at village entrances.	Met with Yellowstone and requested proposals for potential refresh of shrubs/flowers.	Yellowstone to provide proposal to replace shrubs at Larkenheath entrance. Board reviewing renderings	Ongoing

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers	Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
8-2024 & 7-2025	Researching different ways to potentially upgrade shuffleboard or multi-purpose courts to expand from 1 to 2 Pickleball courts	Pulled the dimensions of the standard Pickleball courts. Measured current dimensions of the shuffleboard & multi-purpose court.	Based on our measurements, it seems like we have the potential to expand to 2 courts only at the multi-purpose if there is enough approved playing space, without any major changes to the playing surface	Board is now considering complete renovation of multi-purpose court to expand to 2 full pickleball courts with gate enclosure & fob access – Will have 3 proposals for the September 2025 CDD meeting	TBD
2-2025	Will be starting a detailed pond & conservation edge analysis to make sure we are caught up with all wood stake markings, ensuring all ponds are clean & reporting any potential deficiencies or issues to Stantec (Tonja)	Have made great progress in the project & are about 10-20% complete in re-checking all pond's current status. Provided a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Continued efficient progress in the project & just completed 100% of re-checking all pond's current status. Will provide a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Need to go back at handful of locations & replace wood stakes with stronger/standard 4x4x6 stake or larger & continue those for any future stakes; Working with a graphic design vendor to also create matching map with my list; Estimating finalizing in December 2025 but continuing	12-2025

				ongoing efforts for the project with no deadline ever in place	
5-2025	Doing research & some testing on a better or improved outdoor paint, applicant or process for the playground & the peeling paint every few years	Did not complete in June or July due to other pending/more important projects but plan to finalize in August	Have selected some paint options and currently running some tests now	Starting process now; New estimated finishing date sometime in October 2025	10-2025
6-2025	Doing research & some testing on a better or improved outdoor paint, applicant or process for all benches, clubhouse light towers & older metal garbage can lids (Progressively replacing them all with newer plastic lids that have a better fit to the can)	Did not complete in June or July due to other pending/more important projects but plan to finalize in August	Have selected some paint options and currently running some tests now	Starting process now; New estimated finishing date sometime in November 2025	11-2025

Potential Future Projects

Date Entered	Project	Task	Update 1	Update 2	Estimated Completion Date
7-2020	Clubhouse hill demolition	Demo hill and move electrical panel	Work will require permits, extensive digging, movement of lines and it would be a very costly project	TBD	TBD
1-2021	Clubhouse entrance plants and shrubs	Obtain proposals to replace plants and shrubs in front of clubhouse	Met with Yellowstone and requested proposals for potential refresh of shrubs/flowers	Yellowstone provided rendering of sample entrance. Board requested additional samples	TBD

Completed Projects

8-2021	Gym fitness equipment and flooring	Replace old fitness equipment and install new flooring	Obtaining proposals to replace fitness equipment and install new flooring in the gym	Equipment and flooring scheduled for install week of January 17 th , 2022	Completed (1-2022)
8-2021	Roof replacement	Replace original clubhouse roof (2004).	Board approved Weiler Roofing proposal. Project will commence when deposit is received and NOC is executed.	Roof schedule to be replaced January 17 th , 2022	Completed (1-2022)
8-2021	Basketball courts resurfacing	Resurface basketball court	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Resurface multi-purpose court	Resurface multi-purpose court and paint lines for sports recreational use	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Tennis courts resurfacing	Resurface tennis courts	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment. This project will commence following the clearing of areas around tennis courts by Bettin	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
1-2022	Gym mirror	Install additional gym mirror in workout room	Ordered 48 x 72 inch mirror. Mirror has been shipped and will be installed second week of Feb	Mirror scheduled to arrive March 4th	Completed (3-2022)
6-2021	Volleyball court sand	Replenish volleyball court sand	Yellowstone provided proposal for install of sand	Board approved Yellowstone proposal and Yellowstone replenished court sand	Completed (4-2022)
1-2022	Ceiling tiles and air ducts	Replace clubhouse ceiling tiles and air ducts	Purchasing & Installing new ones by August 2022	Completed	Completed (8-2022)
1-2022	Community holiday lights	Obtain quotes for installing lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals & will be discussed on August agenda	Board chose Parkhurst Outdoor Lighting for our 2022 community holiday lights	Completed (9-2022)
8-2022	Upgrading/improving outdoor/pool restrooms	Creating a plan to repaint the pool restrooms along with upgrade mirrors, soap dispensers and anything else needed to create newer/more professional look	Choice new paint colors with staff. Will discuss with maintenance on purchasing of paint & days to complete painting	Finalized new paint colors in outdoor bathrooms. Bettin Construction updated manager that new doors should be delivered/installed before October 2022	Completed (10-2022)
10-2022	Upgrading/improving needed playground stations & benches	Creating a plan to repaint specific parts of needed playground stations and get proposals to replace benches	Did cost analysis for in-house maintenance Vs Vendor; More cost effective for a vendor to finalize	Got proposal approved & vendor (Romaner Graphics) will start & finalize in November 2022	Completed (11-2022)
1-2023	New tennis nets & cranks	Noticed we will be in need of new tennis nets soon (Both). Will	Doing research to see if our maintenance staff can install nets	Maintenance successfully installed new nets	Completed (1-2023)

		work with Welch tennis to get the nets ordered.	or if it be more efficient/cost-effective to have Welch install		
11-2022	Bike racks in Heatherstone, Sheringham /Nesslewood & Beaconsfield	Work with vendor & board to pick best location & bike racks for just inside entry gates	Bike racks are ordered & assembled. Romaner Graphics will finalize installation with concrete slab at desire location	1st bike racks installed in Heatherstone & Sheringham (Nesslewood) Added 1 more in Sheringham (Nesslewood) & 1 in Beaconsfield. Will monitor after to see if any additional/additional village bike racks are needed.	Completed (7-2023)
1-2023	Shed upgrades (New shed or upgrade current one)	Added 3 proposals to May 2023's agenda (Was also looked at in 2022) Added color options for all 3 proposals to June 2023's agenda. Gathering information and proposals for demolition, needed permit(s),concrete slabs, and strapped tie-downs	Working with Tonja & 3 selected vendors if concrete slab with strapped tie-downs is best/needed option	Tabled. Will look into it again next budget season or in the future. Finalized current shed upgrades instead. Added separate line item for exterior shed painting.	Completed (9-2023)
8-2023	Upgrade/replacement of outside water fountains	Obtain proposals to upgrade/replace outside water fountains, along with a purified water dispenser in the clubhouse	Submitting different ideas for water fountain upgrades inside and outside. Board recommended removal of all outside fountains	Adding 2 more/3 total proposals for removal of all outside fountains for board's approval. RJ Kielty's proposal was approved. Job was completed on 9/8/23.	Completed (9-2023)
1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/replace 6-inch PVC elbow & couplings for sand volleyball court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	Completed (10-2023)
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals	Modified proposals; Added 2 more plumbing options for	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)

		Added best option with installation included in June's agenda	install of purchased Elkay unit; Included in August's agenda		
11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally broke during install. Safely removed broken one & purchased another new mirror	Finalized removal and install of both outside pool restroom mirrors	Completed (1-2024)
1-2024	Refill playground mulch to needed ADA standard/requirement	Worked with Aaron from Yellowstone to get a proposal for a mulch refill	Proposal approved & mulch was filled to needed ADA standard/requirement	N/A	Completed (2-2024)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Finalized detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Completed (4-2025)
10-2024	No new projects at this time; All efforts are focused on the documentation & recovery from Hurricane Milton	Same for November; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for December; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for January-March; We are about 90% complete with all pending items/board-approved priority list from Hurricane Milton. Only remaining projects rest is the tennis court fencing, playground shade covering & pool shade coverings	Completed (4-2025)
1-2024	Upgrade or replace all inside/clubhouse tables & chairs	Submitting 3 different price points with similar styles from local vendor to get narrowed scope/direction from the board	The board is going to review some more local options for styles and prices	Board approved purchase of new IKEA set (Ekedalen)	Completed (5-2024)
9-2023	Exterior shed painting	Felt it was important to add new exterior paint to finalize full shed upgrades	Getting proposals from Romaner Graphics. Will do cost analysis for which is more cost-effective: Hiring a vendor or having maintenance handle the task	Based on the cost analysis, we are going to have maintenance handle the task (Finalized base of shed in 4/24, finalized roof by 6/24)	Completed (6-2024)
7-2024	Would like to replace the playground benches	I think the new green benches from the tennis court would be perfect fit. Will speak with Daryl on getting an approval to purchase 3 of the same benches	Once purchased will have maintenance attempt to properly & safely install the benches (May have to drill into concrete & make some adjustments/fills from previous benches) If there are any issues, will reach out to Romaner Graphics to help finalize the install	Purchased finalized. Benches arrived; Need some small concrete additions from Romaner Graphics to finalize installations	Completed (9-2024)
11-2023	Received 3 initial proposals with options of replacing all furniture	Having our original vendor, OFC make presentation for all	Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a	Board approved OFC's final proposal/scope for a full	Completed (11-2024)

	and also doing a vinyl re- strapping	interested options for repairs/upgrades & replacement	final decision during March CDD meeting (Including pool side table options as well)	refurbishing with addition to adding side pool tables as well	
N/A	General update on log; Did full clean-up of formatting; Was incorrect on previous months back. Had a handful of completed projects in the ongoing project section; Also cleaned up numerical date order on completed projects as well				N/A



MEADOW POINTE III

Pressure Washing Tracker –October 2025 September 10th-October 7th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence

September Zones Started or Completed:

- Started & finalized Claridge Place monument & entry way (Rolled-over from August's Tracker)
- Started & finalized Hillhurst Crossing monument & entry way
- Started & finalized Heatherstone monument & entry way
- Completed sidewalk between Wrencrest (Thackery) & Whitlock (Closer to Whitlock) (This is county-maintained sidewalk but since they could not clean in a timely manner, the CDD stepped in to eliminate the slip hazard)
- Re-started all needed PVC fencing down Beardsley Drive
- Re-started all needed concrete walls down Beardsley Drive






Rizzetta & Company

October Zones to be Started or Completed:

- Start & finalize Beaconsfield monument & entry way
- Start & finalize Sheringham (Nesslewood) monument & entry way
- Both pool restroom floors
- Continue on all needed PVC fencing down Beardsley Drive
- Continue on all needed concrete walls down Beardsley Drive
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)




Parking Violations

Sept 10th – Oct 7th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
30938 Prout Ct		Dark Blue Nissan Rogue	JBS D13 FL	9/12/2025 4:26p			JL
1819 Leybourne Lp		Silver Ford Fiesta	RKU X87 FL	9/17/2025			JL/Jp
31407 Heatherstone Dr		Red Nissan Altima	O7F DUG FL	9/7/2025 2:21p	9/17/2025 1:38p		JL/JP

Parking Violations

Sept 10th – Oct 7th

1703 Leybourne Lp		Silver Nissan Rogue	KFF Z17 FL	9/17/2025 1:48p			JL/JP
31145 Chatterly Dr		Grey Honda Ridgeline	LTITON FL	9/23/2025 11:40a			JP
1916 Rensselaer Dr		White Volkswagen Tiguan	NCN KO2 FL	9/23/2025 11:47a			JP
2044 Rensselaer Dr		Beige Chevy Bolt	FJK HO2 FL	9/23/2025 1:53a			JP
2007 Rensselaer Dr		Silver Honda Accord	68E SCD FL	9/23/2025 12:05p			JP

Parking Violations

Sept 10th – Oct 7th

31501 Wrencest Dr		Black Kia Rio	IYB R46 FL	9/23/2025 12:13p			JP
31116 Hannigan Pl		Black Toyota Corolla	AG3 2LI FL	1/20/25 4:22p	6/12/25	9/23/25 1:12p *Tow*	JP
1214 Katahdin Ct		White Audi SQ7	DY9 5DN FL	9/25/2025 2:13p			JP
1214 Katahdin Ct		White Chevy Camaro	BVH9R FL	9/25/2025 2:14p			JP
1214 Katahdin Ct		Silver Toyota Prius Prime Limited	Y72 4EL FL	9/25/2025 2:25p			JP
CDD Grass across from 1950 Folkstone Pl		Red Chevy Equinox	PWR L21 FL	7/30/2025 2:09p 7/30/2025 2:18p *Tow Attempt*	8/27/2025 6:52p	9/25/2025 3:50p *Tow*	JP



Parking Violations

Sept 10th – Oct 7th

1747 Leybourne Lp		Silver Toyota	42A THI FL	9/28/2025 5:00p			JP
1755 Leybourne Lp		Silver Unmarked Sedan	A17 3JJ FL	9/28/2025 5:06p			JP
1804 Leybourne Lp		Silver Honda Civic	GCF M67 FL	9/28/2025 5:07p			JP
1453 Appleton Pl		White Buick Encore	87E YSH FL	5/7/2025 11:13a	9/2/2025 11:40a	9/29/2025 11:16a *Tow Attempt*	JP
31646 Baymont Lp		Blue Chrysler 200	WVY- 1663 VA	10/6/2025 1:22p			JP

Parking Violations

Sept 10th – Oct 7th

31319 Anniston Dr		White Kia Forte	FCX K35 FL	10/7/2025 10:22a			JP
1453 Appleton Pl		White Buick Encore	87E YSH FL	5/7/2025 11:13a	9/2/2025 11:40a	9/29/2025 11:16a *Tow Attempt* 10/7/2025 12:02p *Tow Attempt*	JP

DATE: 8/2– 8/8

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	II	I				
SUNDAY		II	I				
MONDAY	III		II	I	I		
TUESDAY	I				II		
WEDNESDAY							
THURSDAY	I	I	I	II	I		
FRIDAY	II	I	I	I	I		
TOTAL	8	6	6	4	5	0	0

DATE: 8/9 – 8/15

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I	II	I	I	I	
SUNDAY	I	II		II	I	I	
MONDAY	III		I	II	II		
TUESDAY					I		
WEDNESDAY	I		II			I	
THURSDAY	I		I	I	I	I	
FRIDAY	II	I	II	I	II		
TOTAL	9	4	7	7	8	4	0

DATE: 8/16 – 8/22

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I	II	I	I		
SUNDAY	I			II	I		
MONDAY	II			I	II		
TUESDAY		I			I		
WEDNESDAY	I				I	II	
THURSDAY	II		II		I	I	
FRIDAY	III	I	II		II	II	
TOTAL	10	3	6	4	9	5	0

DATE: 8/23 – 8/29

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I	II		I		
SUNDAY	I	II		II	I		
MONDAY	II		I	II	II		
TUESDAY					I		
WEDNESDAY	I		I		I		
THURSDAY	I			I	I	I	
FRIDAY	I		II		II	II	
TOTAL	7	3	6	5	9	3	0

October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Tire Kingdom (Tires; Ct. 2) 10am GS Troop #50029 7pm	7 DRB 6:30p	8 Shirley 11am-3pm (PR) FTW 5pm	9 Shirley 11am-3pm (PR)	10	11
12 Julian 10am-7pm (PR)	13 Yoga 6:30-7:30pm	14	15 CDD 6:30p	16	17	18 Gibson 10am-2pm (PR) Fish 3-7pm (PR)
19 Turner 3-7p (PR)	20 Whitlock HOA 6:30p	21 OLM Inspection 1pm Larkenheath HOA 6:30p	22 FTW 5pm	23	24	25
26	27 Yoga 6:30-7:30pm	28 Whitlock HOA 6:30pm (New Management Mtg.)	29	30 Larkenheath FC 6:30pm	31	

FTW: Food Truck Wednesday CPW: Coffee Pastry Wednesday

PR: Private Rental ABC: Aqua Belles Club



Deputy Schedule – October 2025



MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 F	2 F	3 P	4 P
5 P	6 F	7 F	8 P	9 P	10 F	11 F
12 F	13 P	14 P	15 F	16 F	17 P	18 P
19 P	20 F	21 F	22 P	23 P	24 F	25 F
26 F	27 P	28 P	29 F	30 F	31 P	
			Payton: 11am-11pm Francis: 11am-11pm			

Blossoms and Bites



FLORAL DESIGN
HANDS-ON CLASSES

Proposal for Floral Design Classes at the Clubhouse

I'm Julie, and I bring with me 20 years of experience as a florist, including running my own flower shop for 10 years where I also taught floral design. I'd love to start offering monthly floral design classes at your clubhouse.

- **Class Schedule:** One night a month, in the evenings from 6 PM to 9 PM. Which includes cleanup and set up. Or if you have availability on Saturday or Sunday mornings around 11 AM, that would be great too.
- **Class Size:** Initially aiming for about 20 participants, with a maximum of 30.
- **Offerings:** Each class will feature a different floral design theme—vase arrangements one week, wreaths the next, and more.
- **Refreshments:** I'll be providing some light hors d'oeuvres, tea, coffee, and soft drinks. Guests can bring their own beverages if they'd like.

I'm aiming to make these classes fun, creative, and a great way for the community to come together and enjoy a bit of floral artistry.

I would like you to consider taking 15% of my class revenue. Each class will be \$75 per participant.

Please let me know if you'd like any more information.

Sincerely, Julie

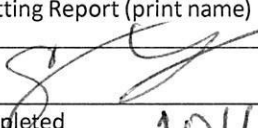
My website is www.blossomsandbikes.com

Incident Report Form

Use this form to report accidents, injuries, medical situations, or behavior incidents (incidents involving a crime or traffic incident should be reported to Law Enforcement as well). This report must be completed immediately after the incident. Submit completed forms via email to District Manager, Amenity Services Management, Division Director, and CDD Board Chair (if appropriate) and secure master copy on site. If taken, include and attach all witness statements and/or Law Enforcement reports with/to this form.

INFORMATION ABOUT PERSON INVOLVED IN THE INCIDENT			
Full Name	Barbara Flannery		
Home Address	31204 Shaker Circle		
	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Visitor	<input type="checkbox"/> Other
Phone Numbers	Home	Cell 561-573-4701	Work

INFORMATION ABOUT THE INCIDENT			
Date of Incident	9/16/25	Time	5:30pm
		Police Notified	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Report Number:	
Location of Incident Whitlock Exit Gate			
Description of Incident (what happened, how it happened, factors leading to the event, etc.) Be as specific as possible but do not embellish (attached additional sheets if necessary) See typed attached form.			
Were there any witnesses to the incident? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach separate sheet with names, addresses, and phone numbers.			
Was the individual injured? If so, describe the injury (laceration, sprain, etc.), the part of body injured, and any other information known about the resulting injury(ies). No injuries reported.			
Was medical treatment provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Refused If yes, where was treatment provided: <input type="checkbox"/> on site <input type="checkbox"/> Urgent Care <input type="checkbox"/> Emergency Room <input type="checkbox"/> Other			

REPORTER INFORMATION	
Individual Submitting Report (print name)	Justin Lawrence
Signature	
Date Report Completed	10/6/25

FOR OFFICE USE ONLY

Report Received by _____

Date _____

On 9/17 Barbara Flannery called John & let him know the Whitlock gate had closed on her car and created damage. John let her know he would speak with me & do some investigation on the matter. I spoke with her later that day as well & explained we would watch the cameras but if we saw tailgating or her not allowing the gate to properly cycle, there would be a strong chance that the district would not be responsible for any damages. I told her before we checked the cameras if she could email me pictures of any damages as well.

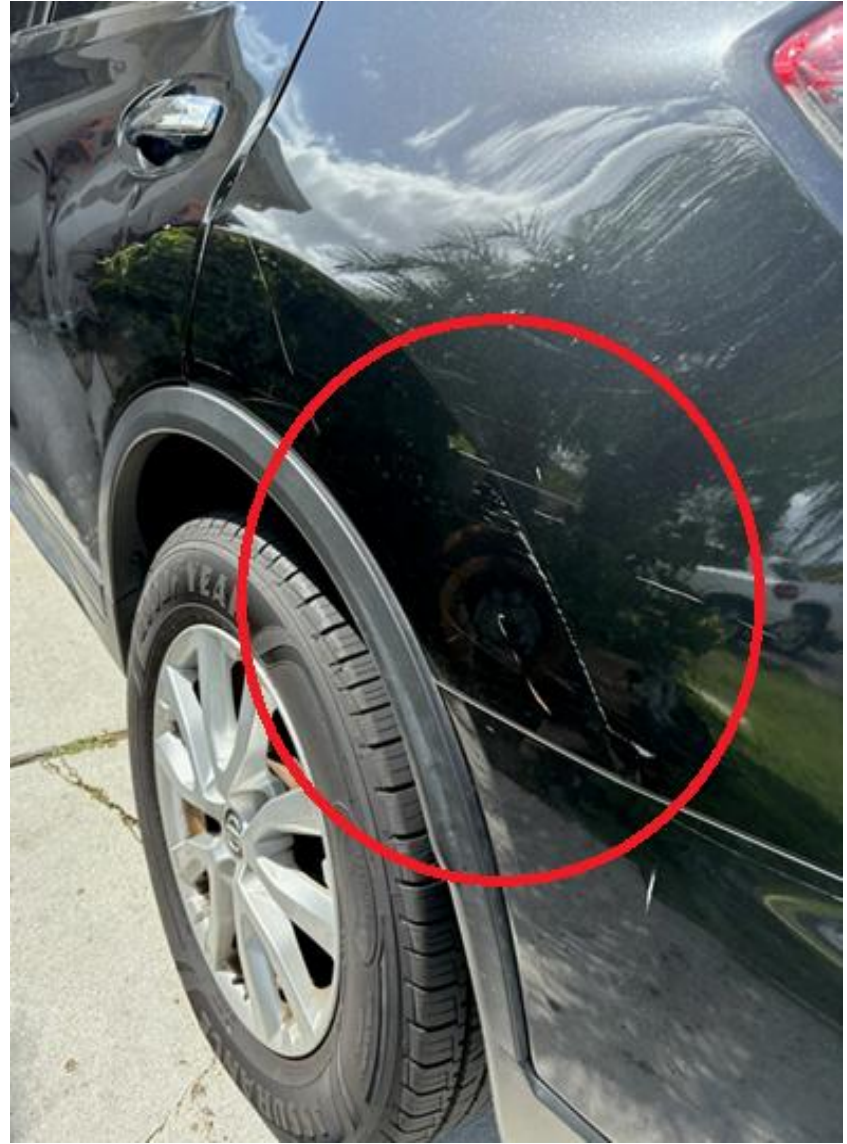
We also received the exact date, time and car description. After a couple days we never received any pictures but John went out to just check the cameras to see if we could at least see a matching vehicle description for that date and time. John came back to me & let me know that he did not see the vehicle at all, but he believe that the exit camera may have been out. I sent another 2 follow-up emails asking for pictures again.

I did not fill out an incident report yet since we really had no evidence of the event even happening. Finally, after a few email and calls a couple weeks later I decided that I would just come out to the resident's house to gather the pictures myself and re-watch the cameras. On Friday 10/3 I went out and gathered pictures and tried to re-watch the cameras. I also confirmed with them that it happened at the exit gate. After checking the cameras, I saw that the exit camera was indeed out and there as no way of us seeing the event. We had checked this camera about only a few weeks prior involving an incident on 8-4 with FHP, so staff was unaware of them being out. I reported it to our vendor that day to please come out and check on the Whitlock camera along with Chatterly

as well since I was having network issues/not able to view the incident from that gate either.

I reported back to Barbara's daughter, Deborah and let her know that I would speak with my district manager, but since there was no footage of the incident there was really nothing I could do at this time. After explaining the situation to Daryl, he recommended I attach this incident report & the pictures for the board to discuss at the next meeting. I let the residents know of the update and recommended them to come to the next board meeting as well.

Daryl asked if staff has a plan in place to check & monitor these cameras & while we do our best every 3 months or so to check them all, staff does not have the time or capability to check them weekly or monthly and I strongly recommended re-activating a contract with DCSI where he comes on sites monthly or quarterly as well to ensure all parts of the cameras and their systems are operating properly.





Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 19, 2025, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

October 15

2025

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>8/31/2025</u>
General Fund Cash & Investment Balance:		\$1,930,823
Reserve Fund Cash & Investment Balance:		\$1,874,564
Debt Service Fund & Investment Balance:		<u>\$637,561</u>
Total Cash and Investment Balances:		\$4,442,948
General Fund Expense		Under
Variance: \$162,005		Budget

Tab 7

MINUTES OF MEETING

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

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, September 17, 2025, at 6:30 p.m.** The meeting was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Paul Carlucci	Board Supervisor, Chairman
Michael Hall	Board Supervisor, Vice Chairman
John Johnson	Board Supervisor, Assistant Secretary
Michael Torres	Board Supervisor, Assistant Secretary
Glen Aleo	Board Supervisor, Assistant Secretary

Also, present were:

Darryl Adams	District Manager, Rizzetta & Company
Cari Allen Webster	District Counsel, Straley Robin Vericker
Justin Lawrence	Clubhouse Manager
Jon Rizzuto	Assistant Manager
Tyson Wang	Project Engineer, Stantec
Carlos Garcia	Account Manager, Yellowstone Landscape
Nick Viles	Solitude Lake Management
Jeromy Griffin	Amenities Service Coordinator, CLS
Pasco County Deputy	

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the meeting to order and performed a roll call to confirm a quorum, noting that audience members were in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience comments were entertained regarding concerns with landscaping and the storm drain system.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration of District Management Services Agreement

On a motion by Mr. Aleo, seconded by Mr. Johnson, and with all in favor, the Board of Supervisors approved the District Management services Agreement with Rizzetta & Co.Inc., for the Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Community Deputy Update

Deputy Francis presented his report from the previous month.

B. District Engineer

Mr. Wang addressed the residents' concerns with the storm drain near 31615 Manchester Drive and a brief discussion ensued

On a motion by Mr. Hall, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved a \$12,000 change order for the District Engineer for the storm drains, for the Meadow Pointe III Community Development District.

1. Update on Erosion

On a motion by Mr. Hall, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved the CLS proposal in the amount of \$9,603.16, for the stormwater inlet structure repair to commence with two weeks a completed as soon as possible, for the Meadow Pointe III Community Development District.

Mr. Wang will review the final project and provide the 30% deposit.

2. Update on Street Light Project

This was tabled until next month.

C. Aquatics Maintenance

1. Presentation of Waterway Inspection Report

Mr. Viles presented his report, noting that there are some dead trees by pond #8.

D. Landscape Maintenance

1. Presentation of OLM Inspection Report

Mr. Garcia reviewed the OLM report and mentioned that he removed the previous annuals because they were dying.

E. Yellowstone Inspection Report

1. Presentation of Yellowstone Inspection Report & Proposals

Discussion regarding proposal #602935 was tabled and the Board asked for a revised proposal for removal of the tree (struck by lightning) on Beaconsfield.

On a motion from Mr. Hall, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Yellowstone proposal for the Heatherstone front entrance install totaling \$17,454, as discussed, for the Meadow Pointe III Community Development District.

On a motion from Mr. Hall, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal for street tree clean up totaling \$6,955, as discussed, for the Meadow Pointe III Community Development District.

F. Amenity Management

1. Presentation of Amenities Report

Mr. Lawrence reviewed his report, and a brief discussion was held. The Board asked that District Counsel send the homeowners at 1950 Folkstone Drive a cease-and-desist letter, as well as having the deputy speak with the homeowner regarding the process of trespassing.

District Counsel will also send out letters to the homeowners at 31749 and 31820 Blythewood Way, asking that they sign the agreement regarding the driveway apron.

The Board directed Mr. Lawrence to have the vendor remove everything on the callbox that was installed by Amazon.

Mr. Lawrence reviewed the proposals for installation of a Pickleball Court, noting that the pricing does not include lighting. No Board action was taken at this time.

G. District Counsel

1. Update Regarding Cell Tower

Ms. Webster informed the Board that she will not be able to attend next month's meeting and provided feedback on the HOA lawsuit regarding the fence in question.

The Board asked that District Counsel investigate if they have to enforce the Meadow Pointe III logo.

H. District Manager

1. Review of the District Manager's Report & Monthly Financials

Mr. Adams reviewed the District Manager's report and financials with the Board. He reminded the Board that the next meeting is scheduled for October 15th at 6:30 p.m.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 20, 2025

On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Regular Meeting held on August 20, 2025, as presented, for the Meadow Pointe III Community Development District.

B. Consideration of Operations & Maintenance Expenditures for August 2025

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2025 (\$188,190.83), for the Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident thanked the Board for their efforts and noted that there are areas in need of pressure washing.

Mr. Aleo requested a new laptop.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Hall, seconded by Mr. Aleo, with all in favor, the Board agreed to adjourn the meeting at 9:01 p.m. for the Meadow Pointe III Community Development District.

Assistant Secretary

Chairman/Vice Chairman