



Rizzetta & Company

# Meadow Pointe III Community Development District

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**Board of Supervisors'  
Regular Meeting  
March 18, 2026**

**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>	Cari Allen Webster	Straley, Robin, & Vericker
<b>District Engineer</b>	Tyson Waag	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)

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

March 10, 2026

## 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, March 18, 2026, 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. STAFF REPORTS**
  - A. Community Deputy Update
  - B. District Engineer
    1. Consideration of Mill, Pave and Stripe Proposals ..... Tab 1
  - C. Aquatics Maintenance
    1. Presentation of Waterway Inspection Report (Under Separate Cover)
  - D. Landscape Maintenance
    1. Presentation of OLM Inspection Report ..... Tab 2
  - E. Yellowstone Inspection Report
    1. Consideration of Yellowstone’s Proposals ..... Tab 3
  - F. Amenity Management
    1. Presentation of Amenities Report..... Tab 4
  - G. District Counsel
    1. Consideration of Meadow Pointe Service Mark License Agreements..... Tab 5
  - H. District Manager
    1. Review of the District Manager’s Report & Monthly Financials ..... Tab 6
- 5. BUSINESS ITEMS**
  - A. Discussion of 2026-2027 Budget
  - B. Discussion Regarding Towing Enforcement at the Clubhouse
  - C. Consideration of Coastal Waste and Recycling Proposal ..... Tab 7
  - D. Consideration of Meadow Pointe West Transfer of Resource Permit to O&M..... Tab 8
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 18, 2026 ..... Tab 9
  - B. Consideration of Operations & Maintenance Expenditures for February 2026 (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](mailto:darryla@rizzetta.com),

Sincerely,  
*Daryl Adams*  
Daryl Adams  
District Manager

# Tab 1



March 4, 2026

Proposal #19666326

Contact

Tyson Waag  
Phone 813 220-0481  
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD  
% Rizzetta and Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

Job

Beaconsfield  
Beaconsfield Drive  
Wesley Chapel, Florida 33543

**PROPERTY IMPROVEMENTS**

**Cold Mill, Pave 1.5", and Stripe  
51,900 square feet / 5,767 square yards**

**Scope of work:**

1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Mill and remove the asphalt up to 1.5" from 1 area totaling approximately 5,767 square yards.
3. Haul asphalt removals from the job site.
4. Power sweep and clean the entire milled area and pre-base all low or rough areas with asphalt.
5. Tack all areas to be paved where necessary.
6. Pave using Type SP 9.5 hot mix asphalt to a compacted 1.5" in 1 area totaling approximately 5,767 square yards.
7. Compact asphalt using both vibratory and rubber tire rollers.
8. Layout and line stripe to match the existing layout using DOT approved latex traffic paint.
9. Clean up the job site.

**Notes:**

\*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

\*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

\*ANY TYPE OF LANDSCAPING, CONSTRUCTION, RENOVATION, RESTORATION, REMODEL, OR REPAIRS DONE TO THE BUILDING OR THE PARKING LOT AFTER THE PROPOSED WORK IS COMPLETE CAN CAUSE DAMAGE TO THE NEW ASPHALT SURFACE. THE PROPOSED WORK SHOULD BE THE LAST SERVICE PROVIDED IN THESE TYPES OF SITUATIONS. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548  
Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



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Tampa, FL 33619



March 4, 2026

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**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- \*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ASPHALT SAW CUTTING AND MILLING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- \*ACPLM IS NOT RESPONSIBLE FOR RE-INSTALLATION OF GATE LOOPS OR TRAFFIC LIGHT LOOPS AFTER PAVING COMPLETION. LOOPS TO BE REPLACED BY OTHERS, IF REQUIRED.
- \*ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- \*ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN 1.5" WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- \*ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$350.00 PER LEVELING TON.
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**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*AT LEAST TWO WEEKS PRIOR TO THE START OF WORK, CUSTOMER IS TO HAVE THE GRASS, VEGETATION, AND BRANCHES THAT ARE GROWING ALONG THE EDGE OF THE ROAD, TRIMMED, KILLED AND REMOVED OFF AND BEYOND THE EDGE OF THE ROAD.
- \*CUSTOMER TO HAVE TREES TRIMMED TO MAINTAIN AN AVERAGE CLEARANCE HEIGHT OF 15'. ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO TREES IF CLEARANCE HEIGHT OF 15' IS NOT ACHIEVED DURING TREE TRIMMING.
- \*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- \*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- \*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- \*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.



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Customer

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5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

Job

Beaconsfield  
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Wesley Chapel, Florida 33543

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- \*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER WORK IS COMPLETE.
- \*ACPLM IS NOT RESPONSIBLE FOR LANDSCAPING, SOD, AND TREE DAMAGED OR REMOVED DURING PAVING OPERATIONS.
- \*THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- \*IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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**PROPERTY IMPROVEMENTS**

## Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.**

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



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**PROPERTY IMPROVEMENTS**

**Terms – Net Upon Substantial Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature Sean Fernandez  
Sean Fernandez  
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer’s Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$125,356.00**



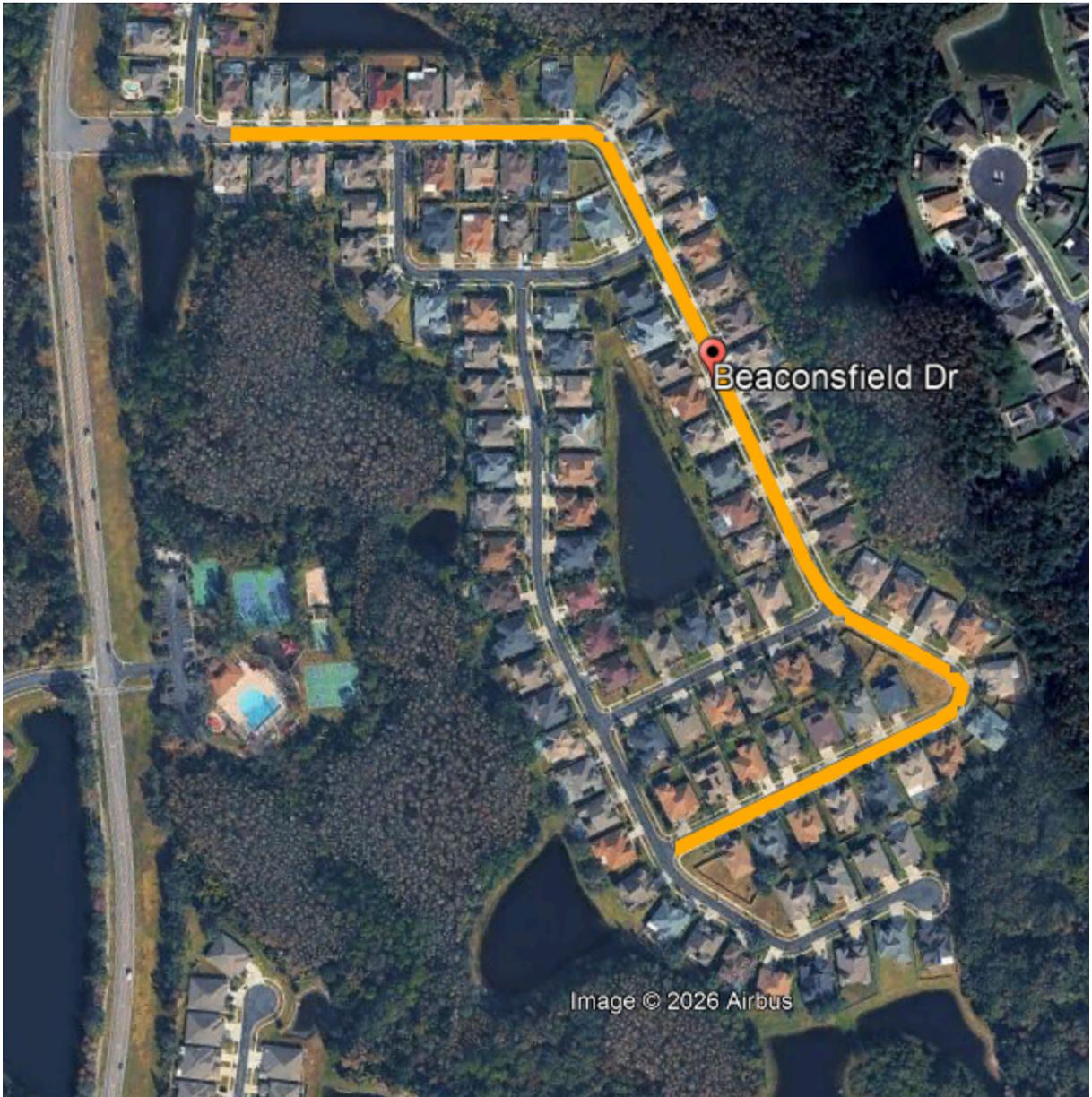
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**Mill, Pave 1.5", and Stripe  
51,900 square feet / 5,767 square yards  
Beaconsfield Drive**



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**PROPERTY IMPROVEMENTS**

**Cold Mill, Pave 1.5", and Stripe  
67,700 square feet / 7,523 square yards**

**Scope of work:**

1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Mill and remove the asphalt up to 1.5" from 1 area totaling approximately 7,523 square yards.
3. Haul asphalt removals from the job site.
4. Power sweep and clean the entire milled area and pre-base all low or rough areas with asphalt.
5. Tack all areas to be paved where necessary.
6. Pave using Type SP 9.5 hot mix asphalt to a compacted 1.5" in 1 area totaling approximately 7,523 square yards.
7. Compact asphalt using both vibratory and rubber tire rollers.
8. Layout and line stripe to match the existing layout using DOT approved latex traffic paint.
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**Notes:**

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- \*AT LEAST TWO WEEKS PRIOR TO THE START OF WORK, CUSTOMER IS TO HAVE THE GRASS, VEGETATION, AND BRANCHES THAT ARE GROWING ALONG THE EDGE OF THE ROAD, TRIMMED, KILLED AND REMOVED OFF AND BEYOND THE EDGE OF THE ROAD.
- \*CUSTOMER TO HAVE TREES TRIMMED TO MAINTAIN AN AVERAGE CLEARANCE HEIGHT OF 15'. ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO TREES IF CLEARANCE HEIGHT OF 15' IS NOT ACHIEVED DURING TREE TRIMMING.
- \*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- \*NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- \*DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- \*THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- \*MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- \*PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.



Office: 813.633.0548  
Fax: 813.634.2686



[www.acplm.net](http://www.acplm.net)



2010 S 51st Street,  
Tampa, FL 33619



March 4, 2026

Proposal #19669326

Contact

Tyson Waag  
Phone 813 220-0481  
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD  
% Rizzetta and Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

Job

Beaconsfield  
Beaconsfield Drive  
Wesley Chapel, Florida 33543

**PROPERTY IMPROVEMENTS**

**Notes continued:**

- \*IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- \*ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER WORK IS COMPLETE.
- \*ACPLM IS NOT RESPONSIBLE FOR LANDSCAPING, SOD, AND TREE DAMAGED OR REMOVED DURING PAVING OPERATIONS.
- \*THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- \*IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Fax: 813.634.2686



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2010 S 51st Street,  
Tampa, FL 33619



March 4, 2026

Proposal #19669326

Contact

Tyson Waag  
Phone 813 220-0481  
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD  
% Rizzetta and Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

Job

Beaconsfield  
Beaconsfield Drive  
Wesley Chapel, Florida 33543

**PROPERTY IMPROVEMENTS**

## Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.**

**Bill To Name and Address:**

**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

**Email Address:**

**Billing Instructions:**



Office: 813.633.0548  
Fax: 813.634.2686



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2010 S 51st Street,  
Tampa, FL 33619



March 4, 2026

Proposal #19669326

Contact

Tyson Waag  
Phone 813 220-0481  
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD  
% Rizzetta and Company  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

Job

Beaconsfield  
Beaconsfield Drive  
Wesley Chapel, Florida 33543

**PROPERTY IMPROVEMENTS**

**Terms – Net Upon Substantial Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

ACPLM Authorized Signature Sean Fernandez  
Sean Fernandez  
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer’s Authorized Signature \_\_\_\_\_

**Terms and Conditions:** Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

**Proposal Amount - \$155,149.00**



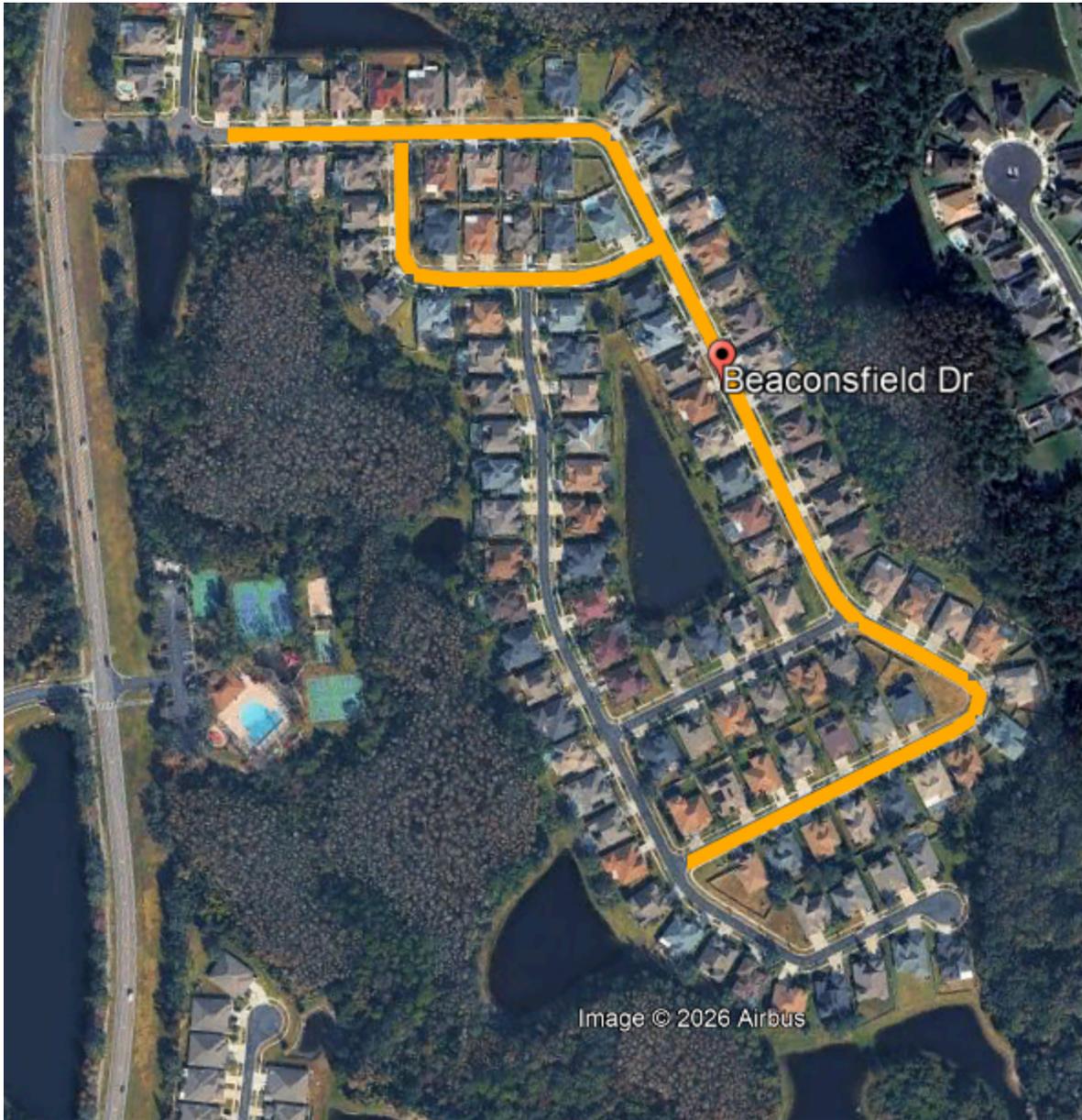
Office: 813.633.0548  
Fax: 813.634.2686



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2010 S 51st Street,  
Tampa, FL 33619



**Mill, Pave 1.5", and Stripe**  
**67,700 square feet / 7,523 square yards**  
**Beaconsfield Drive and Baymont Loop**



Office: 813.633.0548  
Fax: 813.634.2686



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2010 S 51st Street,  
Tampa, FL 33619

## **Tab 2**



# MEADOW POINTE III CDD

LANDSCAPE INSPECTION

February 24, 2026

ATTENDING:

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

ADOLFO GARZA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

**SCORE: 90%**

**NEXT INSPECTION  
MARCH 24, 2026 AT 1:00 PM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 01/27/2026

5. Clubhouse: Redistribute mulch in beds to cover bare soil.
28. Ammanford: Remove Spanish Moss from Crape Myrtle canopies.

## CATEGORY II: MAINTENANCE ITEMS

### 1. Control turf weeds.

#### CLUBHOUSE

2. Between the playground and basketball court: Use a shovel to expose the storm water inlet drain.
3. East side of the tennis court: I recommend removing Sweet Gum tree limbs overhanging the fence and any suckering growth.
4. Proceed with pencil pruning of Crape Myrtles, removing weak attachments, stubs, and crossing branches. Do not over-prune.
5. Prune back wood line overgrowth. Use brush blades to reduce the weedy growth at the wood line between the clubhouse and Beaconsfield.

#### COMMON AREAS

6. Beaconsfield gate island: Remove pruning debris.
7. Remove Spanish Moss up to 15 feet from common area trees.
8. Sheringham: Rake down fire ant mounds after insects have been eradicated.
9. Sheringham Way entrance: Use a limb saw to remove stubs from Ligustrum Privets.
10. Nesslewood: Prune back wood line overgrowth, including Palmetto, at the north perimeter of pond #75, maintaining a clear buffer and mowable along the top of the pond bank.
11. Nesslewood: Prune back wood line overgrowth along the conservation easement area at Bearded Oak Drive.
12. Claridge Place: Reduce freeze damaged Hawaiian Ti to approximately 2 feet.

13. Heatherstone: Tip prune Podocarpus below the monument.
14. Heatherstone: Redistribute bed mulch when displaced by mower/blower activity.
15. Larkenheath: Line trim areas too wet to mow across the frontage.
16. Wrencrest: Remove Spanish Moss up to 15 feet from common area trees.
17. Wrencrest gate island: Remove excessive Oak leaf accumulation.
18. Adjacent to the private Wrencrest gate: Rake down fire ant mounds after insects have been eradicated.
19. Whitlock: Verify irrigation coverage on the entrance side of the gate island. It appears a vehicle has driven through it.
20. Whitlock: Remove heavy Oak leaf accumulations from mulch beds.
21. Whitlock: I recommend ground pruning freeze damaged Copperleaf and Gold Mound Duranta in hopes that root zone recovery will occur quickly in these full sun areas.
22. Beardsley Drive between Whitlock and Ammanford: Control weeds in turf.
23. Ammanford frontage wall: Maintain staking on Tabebuia trees. I recommend removing the green nursery tape and bamboo poles to prevent damage to the trunk.
24. Hillhurst Crossing gate island: Use RoundUp to control remnant grassy weeds.
25. **Alchester Place frontage: Control weeds in turf.**
26. Alchester Place entrance: Retuck mulch along curb lines.
27. Alchester Place: Remove trash and debris along pond shore lines as accessible with a leaf rake or pitch fork.

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

1. Meadow Pointe Blvd: Provide a price to supplement gaps in the Fakahatchee Grass beds. This would be better installed during the rainy season.
2. Larkenheath: Provide a price to infill the ruts along the east side of the shoreline at pond #94 along the 1300 block.
3. Hillhurst Crossing: Provide a price to install Fountain Grass on the interior of the gate island.

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

NONE

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

NONE

cc: Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com)  
Natasha Betancourt [nbetancourt@rizzetta.com](mailto:nbetancourt@rizzetta.com)  
Michael Rodriguez [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)  
Michael Hall [seat1@meadowpointe3.org](mailto:seat1@meadowpointe3.org)  
Michael Torres [seat2@meadowpointe3.org](mailto:seat2@meadowpointe3.org)  
Glen Aleo [seat3@meadowpointe3.org](mailto:seat3@meadowpointe3.org)  
John Johnson [seat4@meadowpointe3.org](mailto:seat4@meadowpointe3.org)  
Paul Carlucci [seat5@meadowpointe3.org](mailto:seat5@meadowpointe3.org)  
Justin Lawrence [manager@meadowpointe3.com](mailto:manager@meadowpointe3.com)  
Carlos Garcia [cagarcia@yellowstonelandscape.com](mailto:cagarcia@yellowstonelandscape.com)  
James MacWilliam [jmacwilliam@yellowstonelandscape.com](mailto:jmacwilliam@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		
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10	-10	Beardsley row
PLANT FERTILITY	5		Monitor regrowth
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Begin cutbacks March 1
CLEANLINESS	10	-5	Continued leaf removal, weekly windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 2-24-26 Score: 90% Performance Payment™ % 100

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

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

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

## **Tab 3**

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

**Community Street Crepe Myrtle Pruning**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	130	\$65.00	\$8,450.00



- Proposal is to prune all the crepe myrtles located in front of peoples houses throughout the community
  - Pruning crepe myrtles will help with the appearance and promote new blooms
- We will clean our debris

**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**

<b>Subtotal</b>	<b>\$8,450.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$8,450.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 673195**

Date: 3/10/2026

From: Carlos Garcia

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

**MP3 Clubhouse Dead Plant Replacement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	30	\$65.00	\$1,950.00
Gold Duranta (3 GAL)	20	\$19.00	\$380.00
Lirope (1 GAL)	24	\$10.00	\$240.00
Dwarf Ixora (3 GAL)	12	\$18.00	\$216.00
Firebush (3 GAL)	40	\$19.00	\$760.00
Pine Bark Nuggets (per bag)	20	\$10.00	\$200.00





We will pull and replace the dead plant material in front of the clubhouse that did not survive the frost

- This includes the front walk in area, the hill area and front islands

We will clean our debris

**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**

<b>Subtotal</b>	<b>\$3,746.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$3,746.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 673145**

Date: 3/10/2026

From: Carlos Garcia

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

**MP3 Clubhouse Regrade**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	130	\$65.00	\$8,450.00
Rotors	5	\$525.00	\$2,625.00
St. Augustine Sod (per pallet)	5	\$750.00	\$3,750.00

Proposal is to complete the following:

Regrade pre-selected area by removal of all trees/plants and prep for new sod.

Install 2500 sq ft of St Augustine turf to lay flat across the new landscape



# Meadow Pointe III

Wesley Chapel, FL

*Conceptual Rendering—Plants are depicted at mature stage*



*Existing*

## Landscape Design Suggestions

*St. Augustine Sod*



**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**

<b>Subtotal</b>	<b>\$14,825.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$14,825.00</b>

**THIS IS NOT AN INVOICE**

# Meadow Pointe III

Wesley Chapel, Fl

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

## Landscape Design Suggestions

*St. Augustine Sod*

## **Tab 4**



# MEADOW POINTE III

## Operations Report – March 2026 (February 11<sup>th</sup>-March 10<sup>th</sup>)

**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 1-4,19-22,33-36,41-44,79,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 58
- Yoga-Pilates class terminated; Sent board/legal counsel approved notice to former vendor
- Full (ongoing) audit of all village gate call boxes, detailed cleaning & reporting of all exposed codes along with communication or attempted communication with all regular vendors
- Full playground safety check & needed repairs/clean-ups (See next line)
- Repaired a sharp crack on a playground bench; Repainted the entire bench as well (Pictures attached in the March agenda)
- Worked with Romaner Graphics to have entire shed floor completely repaired/upgraded (Pictures attached in the March agenda)
- Maintenance replaced primary lock on the shed
- Maintenance created custom shelving system in shed as a part of our full clean-up & re-organization of it
- Maintenance repaired the shed doors/lip to ensure proper closing & locking
- Maintenance repaired volleyball net
- Maintenance did detailed baseboard cleaning in the fitness center
- Maintenance repaired one of the outdoor basketball hoops (loose due to lost bolts; Most likely during/from a bad storm recently)
- Worked with Ignite Handy Solutions to mark, repair or replace all needed sidewalks with safety hazards (Larkenheath) (Was delayed last month due to proposal issue & pending approval)

- Worked with Romaner Graphics to add one more "Staff or Vendor Parking Only" sign
- Worked with Fitness Logic on quarterly check/cleaning & to replace LCD screen on a treadmill in the fitness center (Delayed last month; Part was on back-order; Treadmill is operationally but the LCD screen is still not fully functioning & needs to be replaced with the new one)
- Did detailed trash pickup of all village islands (If Applicable)
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Will have the board rediscuss or vote on official decision on medical exemptions for street parking (Non-marked medical professionals allowed day/vendor street parking on select/approved days/times)
- Still no more leak issues in pool restrooms; Maintenance repairs are holding up but we are still monitoring it monthly for a few more months
- Maintenance touched-up/spray painted all needed pedestrian gates
- Caution-off (Caution tape) fallen Hillhurst fence (Weekly; Until repaired or fully removed) Also reported to Cari (SRV Legal) that the majority of fencing was propped back up & was not done or touched by MP III staff
- Working with maintenance to continue to replace all gate signs (About a 2/3 done; Originally "all-needed but decided to just replace all) (Safety/warning/camera monitored signs)
- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly
- 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
- Since grades have consistently approved, no longer attending monthly drive-through of the entire community but still involved in inspection recap meeting & sign-off with Carlos (Yellowstone) & Paul Woods (OLM); 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 3/5 (25% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 3/5 (25% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 7 February room rentals
- 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 Alchester, Ammanford, Beaconsfield, Heatherstone & Wrencrest (Chatterly)
- Alchester – Island side AC motor capacitor was replaced (SAAS)
- Ammanford - Bad circuit board replaced (Correction from February's operation report – The gates/village were already on the CAPXL system)
- Ammanford - Possible belt issue; Reported & on put on hold-open on 3/9
- Beaconsfield – Vendor had to reposition the manual release to ensure the entrance gate was properly opening & closing again (SAAS)
- the manual release and gates resumed normal operation
- Claridge Place – Circuit board replaced & upgraded to new CAPXL system
- Claridge Place – Replaced broken V-belt (SAAS)
- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Wrencrest (Chatterly) - Vendor added an antenna extension to the receiver and reception improved. Tested the siren sensor successfully. Replaced missing sign indicating the location of the siren sensor (SAAS)

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See March 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also March 2026 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 –March 2026 (February 11<sup>th</sup> – March 10<sup>th</sup>)

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; Will be finalized now March 2026 but continuing	4-2026

				ongoing efforts for the project with no deadline ever in place	
1-2025	The shed flooring needs to be completely repaired/refurbished. I would also like to improve air flow/circulation along with improve lighting for maintenance as well.	Due to it being a safety hazard on the floor, Daryl (Rizzetta) said I could work with him to approve the repairs on the flooring. I reached out to Romaner Graphics & Ignite Handy Solutions.	Romaner Graphics sent me a proposal in a timely manner along with a very fair cost. Daryl approved the repairs & they should be started & finalized in February.	I will look to receive more proposals for the improvements of the circulation & lighting as well. Estimate all improvements should be done by April.	4-2026

## 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 <sup>th</sup> , 2022	Completed (1-2022)
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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 <sup>th</sup> , 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 work with Welch tennis to get the nets ordered.	Doing research to see if our maintenance staff can install nets or if it be more efficient/cost-effective to have Welch install	Maintenance successfully installed new nets	Completed (1-2023)

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 Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)

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 and also doing a vinyl re-strapping	Having our original vendor, OFC make presentation for all interested options for repairs/upgrades & replacement	Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a final decision during March CDD meeting (Including pool side table options as well)	Board approved OFC's final proposal/scope for a full refurbishing with addition to adding side pool tables as well	Completed (11-2024)

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	Selected favorable paints & was completed in January 2026	Completed (1-2026)
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	Selected favorable paints & was completed in January 2026	Completed (1-2026)
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 –March 2026 (February 11th-March 10th)

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

### February Zones Started or Completed:

- Finalized Concrete dumpster enclosure
- Finalized all needed PVC (county pump station) fences
- Finalized PVC fencing surrounding clubhouse cell tower
- Finalized Alchester entry way & monument
- Finalized Claridge Place entry way & monument
- Continued on all needed PVC fencing down Beardsley Drive
- Continued on all needed concrete walls down Beardsley Drive



Rizzetta & Company

### **March Zones to be Started or Completed:**

- Start & finalize all pool shade structures
  - Start & finalize all pool tables & chairs
  - Start & finalize Ammanford entry way & monument
  - Start & finalize Hillhurst Crossing entry way & monument
  - Continuing on all needed PVC fencing down Beardsley Drive
  - Continuing 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)



## **Manager Notes:**

**I re-attached the January & February parking violations as we had to make a correction/update on the 1133 Thackery Way violations with the Honda Civic (FL - BX5 5EZ).**

**We added some of the missing previous violations & put them all in the correct order now.**

# Parking Violations

Dec 10th – Jan 13th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
1203 Thackery Way		Beige Cadillac SRX	BR9 72X FL	12/19/2025 12:09pm			JL
1136 Thackery Way		Black Toyota Camry	FCV K15 FL	12/30/2025 5pm <b>(PCSO Violation - Safety Issue)</b>			Deputy Frances
1136 Thackery Way		Grey Honda Accord	KALID FL	12/30/2025 5pm <b>(PCSO Violation - Safety Issue)</b>			Deputy Frances

# Parking Violations

Dec 10th – Jan 13th

<p>31721 Holcomb Pass</p>		<p>White Chrysler Pacifica</p>	<p>1OE ZKT FL</p>	<p>1/12/2026 3:53pm</p>			<p>JP</p>
<p>31601 Holcomb Pass</p>		<p>Black Acura TLX</p>	<p>O8F BIL FL</p>	<p>6/17/2025 2pm</p>	<p>1/12/2026 3:58pm</p>		<p>JP</p>
<p>1136 Thackery Way</p>		<p>Grey Honda Accord</p>	<p>BX5 5EZ FL</p>	<p>7/9/2025 3:53pm  1/12/2026 5:20pm (Successful Tow)</p>	<p>8/5/2025 12:55pm</p>	<p>11/12/2026 5:20pm</p>	<p>JP</p>

# Parking Violations

Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
31141 Chatterly Dr		Black Chevy Silverado	68C J77 FL	1/19/2026 4:30pm			JP
1136 Thackery Wy		Grey Honda Accord	BX5 5EZ FL	7/9/2025 3:53pm  1/12/2026 5:20pm (Successful Tow)	8/5/2025 5:20pm  1/20/2026 10:50am (Attempted Tow)	11/12/2026 10:50am (Attempted Tow)	JL
1811 Rensselaer Dr	Picture Unavailable	Black Nissan 350z	RHG D54 FL	1/20/2026 3:24PM			JL
1128 Helmsdale Dr		White Wrapped GMC 3500 Box Truck	O4A LWQ FL	1/21/2026 1:30pm			JP

# Parking Violations

Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

<p>1143 Thackery Wy</p>		<p>Black Subaru Legacy</p>	<p>44D FLT FL</p>	<p>2/4/2026 4:38pm</p>			<p>JP</p>
<p>31218 Crestmont Ct</p>		<p>LXQ K42 FL</p>	<p>2/4/2026 4:53pm</p>				<p>JP</p>
<p>2101 Rensselaer Dr</p>		<p>Silver Nissan SE V6</p>	<p>CJ6 3UN FL</p>	<p>2/4/2026 4:58pm</p>			<p>JP</p>

# Parking Violations

Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

1905 Rensselaer Dr		White Acura TL	353 58Z FL	2/4/2026 5:05pm		JP
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# Parking Violations

Feb 11<sup>th</sup> – Mar 10<sup>th</sup>

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
2401 Nesslewood Dr		White Ford Focus	HNM Q37 FL	2/11/2026 1:01p			JP
31153 Chatterly Dr		Silver Hyundai Sonata	A28 3RC FL	2/12/2026 3:33p			JP
31532 Wrencrest Dr		White Mercedes GLS 450	RDN Z17 FL	2/15/2026 4:35p			JP
31520 Wrencrest Dr		Black Volkswagen Jetta TDI	44A FUG FL	2/15/2026 4:43p			JP

# Parking Violations

Feb 11<sup>th</sup> – Mar 10<sup>th</sup>

<p>31520 Wrencrest Dr</p>		<p>White Ford Fusion SE</p>	<p>RTB E31 FL</p>	<p>2/15/2026 4:44p</p>			<p>JP</p>
<p>31601 Holcomb Pass</p>		<p>Black Acura TLX</p>	<p>O8F BIL FL</p>	<p>6/17/2025 2p</p>	<p>1/12/2026 3:58p</p>	<p>2/25/2026 3:41p (Attempted Tow)</p>	<p>JP</p>
<p>31515 Holcomb Pass</p>		<p>Silver Honda Civic</p>	<p>DQ6 OLV FL</p>	<p>2/25/2026 3:18p</p>			<p>JP</p>
<p>31515 Holcomb Pass</p>		<p>Silver Toyota Sienna</p>	<p>97E TEJ FL</p>	<p>2/25/2026 3:18p</p>			<p>JP</p>

# Parking Violations

Feb 11<sup>th</sup> – Mar 10<sup>th</sup>

<p>31332 Chatterly Dr</p>		<p>Black Hyundai Sonata</p>	<p>IQU D30 FL</p>	<p>2/25/2026 3:38p</p>			<p>JP</p>
<p>1515 Appleton Pl</p>		<p>Silver Kia Sportage</p>	<p>KYC 441 OK</p>	<p>2/25/2026 3:48p</p>			<p>JP</p>
<p>1519 Appleton Pl</p>		<p>White BMW 3201</p>	<p>15F YTJ FL</p>	<p>2/25/2026 3:53p</p>			<p>JP</p>
<p>31435 Wrencrest Dr</p>		<p>Silver Nissan Altima</p>	<p>DWO 2MR FL</p>	<p>10/28/2025 1:25p</p>	<p>2/25/2026 3:58p</p>		<p>JP</p>
<p>2020 Rensselaer Dr</p>		<p>Silver Nissan Pathfinder</p>	<p>ZBFOQ FL</p>	<p>2/25/2026 4:06p</p>			<p>JP</p>

# Parking Violations

Feb 11<sup>th</sup> – Mar 10<sup>th</sup>

<p>1433 Appleton Pl</p>		<p>Grey Toyota Tacoma</p>	<p>GLM J74 FL</p>	<p>3/5/2026 12:50p</p>			<p>JP</p>
<p>1453 Appleton Pl</p>		<p>White Buick Encore</p>	<p>87E YSH FL</p>	<p>5/7/25 11:13a (#1)  10/7/2025 12:02p (Attempted Tow)</p>	<p>9/2/2025 11:40a (#2)  3/5/2026 4:00p (Successful Tow)</p>	<p>9/29/2025 11:16a (Attempted Tow)</p>	<p>JP</p>

DATE: 1/17 – 1/23

CALL LOG

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

DATE: 1/24 – 1/30

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I		I				
SUNDAY		I		I			
MONDAY	II		I				
TUESDAY	I						
WEDNESDAY				I			
THURSDAY			I				
FRIDAY	I				II		
TOTAL	5	1	3	2	2	0	0

DATE: 1/31 – 2/6

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY							
MONDAY							
TUESDAY			I				
WEDNESDAY	I		I				
THURSDAY	III		II	I			
FRIDAY	I						
TOTAL	5	0	3	1	0	0	0

DATE: 2/7 – 2/13

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY	I						
MONDAY	II						
TUESDAY		II	I				
WEDNESDAY			II				
THURSDAY	I						
FRIDAY	II			I			
TOTAL	6	2	3	1	0	0	0

## March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1</b> Joseph (PR) 10am-2pm	<b>2</b> ABC 9-10am	<b>3</b>  <b>ARC 6:30pm</b>	<b>4</b> ABC 9-10am  CPW 10am-12pm  Card Group (Wells – PR) 12-4pm	<b>5</b>	<b>6</b> ABC 9-10am	<b>7</b>
<b>8</b> Joseph (PR) 10am-2pm	<b>9</b> ABC 9-10am	<b>10</b>	<b>11</b> ABC 9-10am  CPW 10am-12pm	<b>12</b>  <b>Master HOA 6:30pm</b>	<b>13</b> ABC 9-10am	<b>14</b>
<b>15</b> Joseph (PR) 10am-2pm	<b>16</b> ABC 9-10am	<b>17</b>  <b>Larkenheath HOA 6:30pm</b>	<b>18</b> ABC 9-10am  CPW 10am-12pm  Card Group 12-4pm  <b>CDD 6:30pm</b>	<b>19</b>  <b>Whitlock HOA 6:30pm</b>	<b>20</b> ABC 9-10am	<b>21</b> Joint Comm. Garage Sale (W/ MPIV) 8am-2pm
<b>22</b> Joseph (PR) 10am-2pm	<b>23</b> ABC 9-10am	<b>24</b> OLM Inspection 1pm	<b>25</b> ABC 9-10am  CPW 10am-12pm	<b>26</b>	<b>27</b> ABC 9-10am	<b>28</b> Jack (PR) 10am-7pm
<b>29</b> Joseph (PR) 10am-2pm	<b>30</b> ABC 9-10am	<b>31</b>				

\***ARC**: Architectural Redesign Committee \***CPW**: Coffee Pastry Wednesday  
 \***ABC**: Aqua Belles Club \***PR**: Private Rental \***FC**: Fining Committee

# April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<p style="text-align: right;">1</p> ABC 9-10am CPW 10am-12pm Card Group (Wells- PR) 12-4pm	<p style="text-align: center;">2</p>	<p style="text-align: right;">3</p> ABC 9-10am	<p style="text-align: right;">4</p> Easter Event 10am-12pm
<p style="text-align: center;">5</p>	<p style="text-align: center;">6</p> ABC 9-10am	<p style="text-align: center;">7</p> ARC 6:30pm	<p style="text-align: right;">8</p> ABC 9-10am CPW 10am-12pm	<p style="text-align: center;">9</p>	<p style="text-align: right;">10</p> ABC 9-10am	<p style="text-align: right;">11</p> Blood Drive 11am-1pm Jerkins (PR) 3-7pm (Cancelled)
<p style="text-align: center;">12</p>	<p style="text-align: center;">13</p> ABC 9-10am	<p style="text-align: center;">14</p>	<p style="text-align: right;">15</p> ABC 9-10am CPW 10am-12pm Card Group 12-4pm CDD 6:30pm	<p style="text-align: center;">16</p>	<p style="text-align: right;">17</p> ABC 9-10am	<p style="text-align: right;">18</p> Kelly Jones (PR) 10am-7pm
<p style="text-align: center;">19</p>	<p style="text-align: center;">20</p> ABC 9-10am	<p style="text-align: center;">21</p> Larkenheath HOA 6:30pm	<p style="text-align: right;">22</p> ABC 9-10am CPW 10am-12pm CDD (Budget Workshop) 6:30pm	<p style="text-align: center;">23</p>	<p style="text-align: right;">24</p> ABC 9-10am	<p style="text-align: right;">25</p>
<p style="text-align: center;">26</p>	<p style="text-align: center;">27</p> ABC 9-10am	<p style="text-align: center;">28</p>	<p style="text-align: right;">29</p> ABC 9-10am CPW 10am-12pm	<p style="text-align: center;">30</p>		

\***ARC**: Architectural Redesign Committee \***CPW**: Coffee Pastry Wednesday  
 \***ABC**: Aqua Belles Club \***PR**: Private Rental \***FC**: Fining Committee



# Deputy Schedule – March 2026



**MEADOW POINTE III**

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



# Deputy Schedule – April 2026



**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		
			Deputy Payton: 11am-11pm Deputy Francis: 11am-11pm RD = Replacement Deputy			

## January 2026 Removed and/or Deleted Exposed Call Box Gate Codes

#9070 (Name Not Documented - Whitlock)

#4321 (**Catrone** - Larkenheath)

#5305 (**Mullings** - Larkenheath)

#1500 (Vendor Code - Larkenheath) (X1)

#1500 (Vendor Code - Whitlock) (X1)

## February 2026 Removed and/or Deleted Exposed Call Box Gate Codes

- #9903 (Bailey - Alchester) (X1)
- #1145 (Lombardi - Alchester) (X1)
- #2649 (Destefano - Alchester) (X1)
- #7371 (Johnston - Larkenheath) (X1)
- #0084 (Segrest - Wrencrest) (X1)
- #2626 (Podolsky - Whitlock) (X1)
- #7777 (Hobbs - Whitlock) (X1)
- #5075 (Duquella - Heatherstone) (X1)
- #1103 (Acosta - Sheringham-NW) (X1)
- #2017 (White - Wrencrest) (X1)
- #2823 (Crowell - Sheringham-NW) (X1)
- #4309 (Luther - Sheringham-NW) (X1)
- #1972 (Almeida - Claridge Place) (X1)
- #9947 (Jurgens - Larkenheath) (X1)
- #2505 (Roldan - Larkenheath) (X1)
- #1209 (Fillingham - Wrencrest) (X1)
- #1234 (Gonzalez - Whitlock) (X1)
- #1203 (Vendor Code - Whitlock) (X1)
- #1234 (Gonzalez - Whitlock) (X2)
- #1205 (Harris - Larkenheath) (X1)

#0525 (**Campbell** - Hillhurst Crossing) (X1)

#1243 (**Barnes** - Claridge Place) (X1)

#1234 (**Fermin** - Claridge Place) (X1)

#1243 (Progress - Heatherstone) (X1)

#2017 (Already Deleted - Previously White - Wrencrest) (X2)

## March 2026 Removed and/or Deleted Exposed Call Box Gate Codes

#1500 (Vendor Code - Claridge Place) (X1)

#1500 (Vendor Code - Hillhurst Crossing) (X1)

#1234 (Already Deleted - Previously Fermin - Claridge Place)  
(X2)

#1203 (Vendor Code - Heatherstone) (X1)

#4321 (**Stamp** - Whitlock) (X1)

#6969 (Coastal W&R - Whitlock) (X1)

#1500 (Vendor Code - Alchester Place) (X1)

#6226 (**Gremadier** - Broughton Place) (X1)

#9601 (**Schroeder** - Larkenheath) (X1)

#9985 (**Gailit** - Beaconsfield) (X1)

#7344 (**Watts** - Whitlock) (X1)

#2020 (Not registered - Whitlock) (X1)

#2812 (**Cabrera** - Whitlock) (X1)

#2020 (**Subhi** - Wrencrest) (X1)

# Miscellaneous Clubhouse & Maintenance

## Project Highlights



**Repaired a crack in the playground bench & repainted the entire bench as well**

**The shed floor was becoming a liability/safety hazard for staff again so I got with Daryl to have it completely repaired/upgraded. We took the opportunity to completely clean-out & re-organize the shed as well.**



Mr. Torres & I had a conversation on a few safety topics between the call boxes, gates & entryway islands & he wanted me to include this picture from a difference community to bring up a discussion point on possibly implementing this for MPIII.



I reached out to MPIV's camera/security vendor but have not heard back yet. Hoping to have a 3<sup>rd</sup> vendor's proposal emailed before & printed on the day of the CDD meeting; If not will have to provide all 3 (2 original; 1 new) at April's CDD meeting.

Also, please note our current vendor would not be charging us any licensing fees. Alarm Engineers would be charging \$6,840 a year for as long as we have their cameras/setup.

# Estimate #78982



## Billing Address

Meadow Pointe III CDD  
1500 Meadow Pointe  
Boulevard  
Wesley Chapel FL 33543  
United States  
darryla@rizzetta.com  
+1 813 948 4000

## Service Address

Meadow Pointe III CDD  
1500 Meadow Pointe  
Boulevard  
Wesley Chapel FL 33543  
United States  
darryla@rizzetta.com  
+1 813 948 4000

## Send Payment To

Alarm Engineers Inc.  
PO Box 305  
Clay Alabama 35048  
+18002342327  
service@alarmengineersinc.com

<b>Total</b>	\$67,500.00
<b>Payments</b>	\$0.00
<b>Balance</b>	\$67,500.00

## Scope of Work

### Objective

Replace and upgrade the existing gate camera system with a modern IP-based Turing AI remote monitoring solution, ensuring reliable connectivity and improved video quality.

### Existing System

- Each gate currently has:
  - **2 x Analog overview cameras**
  - **1 x Analog LPR (License Plate Recognition) camera**
- Analog system housed in existing enclosures/boxes.

### Upgrade Plan

- **Camera Replacement:**
  - Replace all analog cameras with **IP cameras** (overview + LPR).
- **Infrastructure:**
  - Install new **Cat 5e cabling underground** to each existing camera location.
  - Utilize existing enclosures/boxes where possible.
- **System Integration:**
  - Replace legacy analog system with **Turing AI platform** for centralized remote monitoring and management.

### Connectivity

- **Primary Option:** Frontier/Fios service at each gate (required for full functionality).
- **Alternative Option:** If customer opts out of Fios, AEI will provide a **5G service solution** for connectivity.

### Deliverables

- Fully operational IP camera system at all gates.
- Remote monitoring via Turing AI platform.
- Documentation of cabling routes, equipment installed, and connectivity setup.
- Training/overview for customer on system usage.

### Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Turing AI Base NVR	<b>Equipment List &amp; Scope: Clubhouse</b> <ul style="list-style-type: none"><li>• <b>(1) TR-MRP164G2-B</b> - SMART Series 16-Channel NVR Bundle with</li></ul>	\$10,500.0	×	1.0	\$10,500.00

with  
Remote  
Stations

Turing Bridge, 4TB HDD

- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **(1) UDB-Pro-Sector** - 5 GHz point-to-multipoint access point that wirelessly bridges 50+ Device Bridge Pro clients at 5+ km distances.
- **(1) UDB-Pro (Device Bridge Pro)** - 5 GHz wireless bridge with PoE output that connects at 5+ km distances or seamlessly uplinks to UniFi WiFi.
- **(2) Lite 8 PoE** - An 8-port, Layer 2 PoE switch supporting silent fanless cooling.
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(9) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **Existing Analog Cameras** - Replacement for existing analog overview cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and terminating new Cat 5e runs
- **Camera Installation** - Mount and configure
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI  
Base NVR  
with  
Remote  
Stations

**Equipment List & Scope: Alchester Place**

\$4,750.0    ✕    1.0    \$4,750.00

- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision

- Annual renewal: \$240 per tag camera, billed upfront each year until canceled

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Ammanford</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Beaconsfield</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power

- supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Broughton Place</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year*

until canceled

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

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Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Claridge Place</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

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Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Heatherstone</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets

- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Hillhurst Crossing</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Larkenheath</b>	\$4,250.0	×	1.0	\$4,250.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Sheringham/Nesslewood</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.

- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Whitlock</b>	\$4,750.0	✘	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Wrencrest - Thackery Entrance</b>	\$4,750.0	✘	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Wrencrest - Chatterley Entry</b>	\$5,250.0	✘	1.0	\$5,250.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Flex Mini** - A compact, 5-port, Layer 2 switch that can be powered with PoE or a 5V USB-C adapter.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **(1) Device Bridge Pro** - 5 GHz wireless bridge with PoE output that connects at 5+ km distances or seamlessly uplinks to UniFi WiFi.
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.

- **Connectivity Equipment** - Internet not Need at this Location. Internet will be provided by Town Center/ Clubhouse via AEI UniFi Network.

**Cameras**

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

**Licensing & Services**

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

**Labor, Infrastructure & Services**

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** - Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing Annual Cloud Renewal	<ol style="list-style-type: none"> <li><b>Clubhouse:</b> <ul style="list-style-type: none"> <li>• 9 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> </ul> </li> <li><b>Alchester Place Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> <li>• 1 x <b>LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <b>\$240 per year per camera</b></li> </ul> </li> <li><b>Ammanford Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> <li>• 1 x <b>LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <b>\$240 per year per camera</b></li> </ul> </li> <li><b>Ammanford Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> <li>• 1 x <b>LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <b>\$240 per year per camera</b></li> </ul> </li> <li><b>Beaconsfield Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> <li>• 1 x <b>LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <b>\$240 per year per camera</b></li> </ul> </li> <li><b>Claridge Place Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <b>\$120 per year per camera</b></li> <li>• 1 x <b>LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <b>\$240 per year per camera</b></li> </ul> </li> <li><b>Heatherstone Gate:</b> <ul style="list-style-type: none"> <li>• 2 x <b>TV-CORE1Y</b> Vision VSaaS Core License (1-Year per</li> </ul> </li> </ol>	\$0.0	x	1.0	\$0.00
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- Camera) **\$120 per year per camera**
- o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 8. **Hillhurst Crossing Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 9. **Larkenheath Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 10. **Sheringham/Nesslewood Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 11. **Whitlock Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 12. **Wrencrest - Thackerly Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**
- 13. **Wrencrest - Chatterley Gate:**
  - o **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) **\$120 per year per camera**
  - o **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
**\$240 per year per camera**

## Totals

- **TV-CORE1Y Licenses:** 33 x \$120 = **\$3,960**
- **LPR CORE Licenses:** 12 x \$240 = **\$2,880**
- **Grand Total (Annual):** **\$6,840**

### Annual Billing Summary

#### Annual Licensing - Meadow Pointe III Gate Camera System

- Coverage includes Clubhouse + 12 gates (Alchester, Ammanford A/B, Beaconsfield, Claridge, Heatherstone, Hillhurst, Larkenheath, Sheringham/Nesslewood, Whitlock, Wrencrest Thackerly, Wrencrest Chatterley).
- Licenses:
  - o 33 x TV-CORE1Y Vision VSaaS Core Licenses (1-Year per Camera)
  - o 12 x LPR TAG CORE Licenses (1-Year per LPR Camera)
- **Annual Total:** \$6,840
- **Billing Term:** 1 year, invoiced from the date the first camera goes online.

Client-Provided Internet Disclosure	<b>Client-Provided Internet Disclosure - Meadow Pointe III Gate Camera Upgrade</b> The customer acknowledges that the installed <b>Turing AI IP security/camera system</b> at Meadow Pointe III will utilize internet service provided by the client. It is the client's responsibility to ensure that a reliable, high-speed internet connection (Frontier/Fios or equivalent) is active at each designated equipment location prior to system installation.  If Frontier/Fios service is not available or not selected, <b>AEI UniFi 4G service</b> may be provided as an alternative connectivity option.  Alarm Engineers Inc. is not responsible for internet service performance, outages, or connectivity issues resulting from the client's network or chosen provider. All remote viewing, cloud-based services, and system alerts depend on stable internet access. Any service calls due to internet-related disruptions may incur additional labor charges.	\$0.0	✘	1.0	\$0.00
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The system will be configured to integrate with the existing client network (or AEI-provided UniFi 4G solution), and a successful connection will be verified at the time of installation.

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Subtotal	\$67,500.00
Tax	\$0.00
<b>Total</b>	<b>\$67,500.00</b>

## Payments

Date	Type	Amount
No payments		

## Notes

Warranty Parts and Labor:

Parts: 1 years on electronics. (2 Year - Turing Cams only all Other Electronics come with 1-year Manufacture Warranty)

Labor: 1 Year on workmanship.

The Company warrants that the system(s) shall be installed in a good and workmanlike manner and the equipment shall be free from defects in material and workmanship for a period of one year from the date of completion of the installation. During such one-year period, service and replacement of equipment or parts shall be without charge to the Purchaser. The Company does not represent nor warrant the fire alarm equipment and central monitoring will prevent any loss, damage, or injury to person or property, by reason of burglary, theft, holdup, fire, or other causes or that the Fire Alarm equipment will in all cases provide the protection for which it is installed or intended. Purchaser acknowledges that the Company has made no representations or warranties and hereby disclaims any warranty of merchant ability or fitness for any particular use. Purchaser's exclusive remedy for the Company's default here-under is to require the Company to repair or replace, at the Company's option, any equipment or part of the security equipment which is non-operational.

The Company shall service the alarm equipment as promptly as is possible within a reasonable time after notice from Purchaser the system or part thereof is inoperable, provided, however, that the Company shall not be obligated to service such equipment on weekends or holidays. Service calls for which notification is received on holidays and/or weekends will be made within 24 hours after the beginning of next business day after such holiday or weekend. Service during the period of warranty shall be made without cost to Purchaser so long as the malfunction of the system resulted from some defect in material, equipment, or workmanship. In the event of damage caused by events beyond Company's control e.g. lightning damage, theft, or physical damage charges will be made in accordance with the Company's standard service charge. After expiration of the warranty period, as hereinafter provided, the Company further agrees to service the said system(s) for the remainder of a one-year period from the date installation and will repair or replace defective equipment at the Company's cost for material or equipment plus a reasonable service charge. After the one-year period, service charges will include the Company's normal charges for service calls and replacement equipment.

## Terms

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DCSI, Inc. "Security & Sound"  
 P.O. Box 265  
 Lutz, FL 33548  
 +9496500  
 info@dcsisecurity.com  
 http://DCSIsecurity.com

# Estimate

ADDRESS
Meadow Pointe III CDD 3434 Colwell Ave Suite 200 Tampa, Fl 33614

SHIP TO
Meadow Pointe III CDD 3434 Colwell Ave Suite 200 Tampa, Fl 33614

ESTIMATE #	DATE
12386	01/08/2026

SALES REP  
DC

ACCT#/LOT/BLK  
Gate/CH Camera Upgrade

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This Estimate is to replace the existing analog camera systems with Advanced AI 4K camera systems at all (12) community gates and the Clubhouse. DCSI, Inc. will rewire all the gate systems and install (2) 4K IP cameras and (1) 5MP IP License Plate camera with Optical Character Recognition, utilizing existing enclosures where applicable. Each gate will have an onsite NVR as backup in case of any network disruptions. DCSI, inc. will also rewire the (9) cameras at the Clubhouse and install (9) 4K IP cameras and an NVR with wall rack and battery backup.</p> <p>We will then use the community provided internet connection to send the cameras back to the clubhouse for live and playback access through our CMS software, this will allow viewing of all the gate cameras and the clubhouse through one login.            (There will be no initial or reoccurring license fees associated with these systems)</p> <p>Included:</p> <p><b>Camera System</b> Clubhouse:</p> <ul style="list-style-type: none"> <li>(1) IPN64- 4K 64 Channel / 32ch PoE NVR with full AI and CMS software</li> <li>(6) 8TB Surveillance Hard Drives (48TB total)</li> <li>(9) IP8TRF- IP 4K colormax full AI 2.8mm lens with dual light</li> <li>(1) 6U Wall Mount Open Frame 19 Inch Server Equipment Rack</li> <li>(1) Tripp Lite SMART1500LCD 1500VA Rack Mount Surge/UPS Battery Backup</li> </ul> <p>Wire, Installation, Programming and Training Included.            *3-Year Manufacture warranty on NVR and Cameras</p> <hr/> <p><b>Camera System</b> Community Gate Systems:</p> <ul style="list-style-type: none"> <li>(1) IPN8P8- 4K NVR with full AI</li> <li>(1) 4TB Surveillance Hard Drive</li> <li>(2) IP8TRF- IP 4K colormax full AI 2.8mm lens with dual light</li> <li>(1) IP5BVA- IP 5MP colormax OCR LPR full AI 2.8-12mm lens</li> <li>(3) 256GB microSD (backup to the NVR)</li> <li>(3) BBS- outdoor back boxes</li> <li>(2) DITEK surge protectors</li> <li>(1) PTP transmitter and receiver</li> <li>(1) N4XFG12- Fiberglass outdoor NEMA enclosure</li> <li>(1) POE injector</li> <li>(1) Aluminum mounting pole for LPR</li> </ul> <p>Wire, Installation, Programming and Training Included.            *3-Year Manufacture warranty on NVR and Cameras            **Internet connection required at each gate for remote access</p>	1	11,289.00	11,289.00
		12	4,799.00	57,588.00

Thank you for your time and this opportunity to do business with you!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	68,877.00
TAX (6.5%)	0.00
<b>TOTAL</b>	<b>\$68,877.00</b>

Accepted By

Accepted Date

I should have the 3<sup>rd</sup> vendor's  
proposal emailed before & printed on  
the day of the CDD meeting

(352)-587-3200



# GIANNI PAINTS LLC PROPOSAL

PROPOSAL SUBMITTED TO <b>Justin Lawrence</b>		TODAY'S DATE <b>02/10/2026</b>	DATE OF PLANS/PAGE #'S <b>02/10/2026</b>
PHONE NUMBER <b>813-383-6676</b>	FAX NUMBER	JOB NAME <b>Meadow Pointe</b>	
ADDRESS, CITY, STATE, ZIP <b>1500 meadow point blvd FL 33543</b>		JOB LOCATION <b>Clubhouse</b>	

We propose hereby to furnish material and labor necessary for the completion of:

Exterior Painting

1.00

Preparation:

- Pressure Wash Exterior and use of cleaners where and if needed.
- Scrape and sand to remove loose or peeling paint
- Spot prime bare surfaces as needed
- Trench Perimeter (To paint underneath where grass has grown, dirt or rocks have risen next to surface)
- Re-Caulk cracks (If Applicable)
- Seal All Cracks Using Elastomeric Stucco-Patch

Application Areas:

- Repaint All Body Walls
- Repaint Accents and trim

Approx. 57,000 sq ft. of privacy wall and wall sections at the meadow payment subdivision neighborhoods

Front entrance columns and entrance walls

Body and trim up to two colors. Same color or similar as existing

Brand of Paint

- Sherwin-Williams Duration or Behr Pro satin or comparable product.

Product:

- Behr products or Sherwin Williams products

Sheen:

- Satin

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Ninety six thousand five hundred \_\_\_\_\_ dollars ( \$ 96,500 )

Payment as follows: Cash/ Check

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized  
Signature 

Note: this proposal may be withdrawn by us  
if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

# Proposal #2465476

## Meadow Pointe III CDD

### Justin Lawrence

manager@meadowpointe3.com

(813) 383-6676

1500 Meadow Pointe Blvd

Wesley Chapel, FL 33543



Proposal # 2465476

Proposal Date 2/9/2026

Proposal Amount \$134,378.00

Job Address 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

### DNA Painting & Restoration License# 400002383

7328 Windy Way

Brooksville, FL 34601

Phone: (407) 924-4682

## Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
<b>Neighborhood privacy walls -Exterior Painting Preparation:</b>	1.00	\$134,378.00 / Ea	\$134,378.00	\$0.00	\$134,378.00

- Scrape and sand to remove loose or peeling paint
- Spot prime bare surfaces as needed
- Prep adjacent surfaces

#### Application Areas:

- Approx. 57,000 sq ft. of **privacy wall and wall sections** at the meadow payment subdivision neighborhoods
- Front entrance columns and entrance walls
- Body and trim up to two colors. Same color or similar as existing

#### Brand of Paint:

- Sherwin Williams Super paint Exterior Satin Finish

#### This quote does not include:

- Pressure washing
- Cutting back vegetation

*\*Any unforeseen damages or repairs will be an additional charge unless otherwise stated.*

Subtotal \$134,378.00

Tax \$0.00

**Total \$134,378.00**

## Proposal Summary

Line Item Total \$134,378.00

**Proposal Total**

**\$134,378.00**

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**Deposit Required**

\$67,189.00 (50.00%)

**Terms and Conditions**

We hereby propose to furnish labor and materials—complete in accordance with the above specifications,

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. DNA Painting & Restoration is not responsible for illusory variation between color chart and the actual paint material. Any alteration or deviation from above specifications involving extra costs, including if the owner desires to change the color during the course of the work, it will be executed only upon written orders, and will become an extra charge over and above the estimate, including the additional labor and material charges. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Upon declaration of completion of work by contractor, the owner/customer may request a walk through of the job, which shall take place within 24 hrs. of the declaration. At the walk through, a punch list shall be prepared of all touch up work to be completed. The owner/customer and the contractor or their authorized agents must sign the punch list prior to the commencement of the work on the list. No work, other than that included on the punch list, shall be deemed incomplete or unacceptable, nor shall the contractor be required to complete any work under this contract other than that work set forth on the punch list. DNA Painting & Restoration shall be entitled to immediate payment in full when work described in this contract has been performed. All payments will be made according to contractor payment schedule including deposit and payment amounts. Owner/customer will be obliged to any/all legal fees which includes attorney/lawyer fees to collect unpaid balance.

If, after the contractor has declared the work completed, owner/customer claims that work remains to be done, owner/customer agrees to make immediate payment of the full contract price less only that amount needed to hire a competent tradesman and purchase the materials needed to complete the work claimed yet to be done. Upon completion of any corrective work claimed by the owner/customer, contractor shall be entitled to payment of the remaining contract price. DNA Painting & Restoration has an artistic license in which a variance in color, tone, texture and technique is allowed from sample provided. Samples are for demonstration only and in few cases does not reflect actual finish. Contractor cannot be held responsible for any damages that are reported to contractor more than 30 days after contractor has declared the project completed. Any touch-ups after work has been declared completed by contractor will be performed after a minimum of 75% of balance is paid. In the event contractor is found to be responsible for any damages, then contractor has the first right to rectify any damages or hire competent tradesmen to do so. Otherwise, contractor will not be held liable for losses.

\* Warranty Includes: Contractor to supply labor & materials to repair any chips, sealer clouding, discoloring or overlay failure due to installer error. Does not include customer/owner nondisclosure of existing property problems like moisture rising to surface through substrate, or any other pre-existing problems. Guarantee is void if balance is not paid in full or when customer/owner is no longer owner to property where work is performed.

**Sign And Date To Accept Proposal:**

Customer Signature:

Date:

## **Tab 5**

## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the   19   day of            December   , 2025   , by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Larkenheath Homeowner’s Association, Inc.**, a Florida not for profit corporation, whose mailing address is 12906 Tampa Oaks Blvd, Suite 100, Tampa, FL 33637 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to management and preservation of community interests (the “**Services**”) upon lands subject to the jurisdiction of the Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to

recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**

12906 Tampa Oaks Blvd  
Suite 100  
Tampa, FL 33637  
Attn: Chris Steidel  
[csteidel@folioam.com](mailto:csteidel@folioam.com)

**To the District:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

\_\_\_\_\_  
Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

**Larkenheath  
Homeowner's Association, Inc.**

*Alberta E. Hultman*

\_\_\_\_\_  
Name: \_\_\_Alberta E. Hultman  
\_\_\_\_\_  
Title: \_\_\_\_\_President, Board of Directors  
\_\_\_\_\_

**Exhibit A**

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words “Meadow Pointe.”



## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Meadow Pointe I Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to maintaining public improvements, infrastructure, and facilities (the “**Services**”) upon lands under the ownership or control of Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for

subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover

all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**  
c/o Inframark  
2654 Cypress Ridge Boulevard  
Suite 101  
Wesley Chapel, FL 33544  
[Kristee.Cole@Inframark.com](mailto:Kristee.Cole@Inframark.com)

**To the District:**  
c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

\_\_\_\_\_  
Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

**Meadow Pointe I  
Community Development District**

Signed by:  
  
53DFAD22BE65421...  
\_\_\_\_\_  
Name: Michael Smith  
Title: Chair/Vice-Chair of the Board of Supervisors

### Exhibit A

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words "Meadow Pointe."



## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the 20th day of Feb, 2026, by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Whitlock Homeowners Association, Inc.**, a Florida not for profit corporation, whose mailing address is 9403 N. Armenia Ave, Tampa, FL 33612 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to management and preservation of community interests (the “**Services**”) upon lands subject to the jurisdiction of the Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**

9403 N. Armenia Avenue  
Tampa, FL 33612  
Attn: Clint Green  
[clint@oceanbluecam.com](mailto:clint@oceanbluecam.com)

**To the District:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

---

Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

**Whitlock  
Homeowners Association, Inc.**

  
Name: Karen Harrington  
Title: President  
Whitlock Homeowners Assoc. Inc.

**Exhibit A**

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words "Meadow Pointe."



## **Tab 6**



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 15, 2026, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term 11/22 – 11/26 (Paul Carlucci-Seat 5)

District  
Manager's  
Report

March 18

2026

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**District Manager Updates**

<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$3,145,862
Reserve Fund Cash & Investment Balance:	\$2,480,762
Debt Service Fund & Investment Balance:	<u>\$1,372,294</u>
<b>Total Cash and Investment Balances:</b>	<b>\$6,998,918</b>
<b>General Fund Expense Variance: \$15,607</b>	<b>Under Budget</b>



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2026**

**Prepared by: Rizzetta & Company, Inc.**

[meadowpointe3.org](http://meadowpointe3.org)  
[rizzetta.com](http://rizzetta.com)

**Meadow Pointe III Community Development District**

Balance Sheet  
As of 01/31/2026  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	1,723,870	0	3,408	1,727,278	0	0
Investments	1,421,992	2,480,762	1,368,886	5,271,640	0	0
Accounts Receivable	682,670	0	52,474	735,144	0	0
Refundable Deposits	26,712	0	0	26,712	0	0
Fixed Assets	0	0	0	0	11,070,208	0
Amount Available in Debt Service	0	0	0	0	0	1,424,768
Amount To Be Provided Debt Service	0	0	0	0	0	5,090,232
<b>Total Assets</b>	<b>3,855,244</b>	<b>2,480,762</b>	<b>1,424,768</b>	<b>7,760,774</b>	<b>11,070,208</b>	<b>6,515,000</b>
<b>Liabilities</b>						
Accounts Payable	91,186	0	0	91,186	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	4,800	0	0	4,800	0	0
Other Current Liabilities	346	0	0	346	0	0
Due To Other	100	0	0	100	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	950	0	0	950	0	0
<b>Total Liabilities</b>	<b>558,741</b>	<b>0</b>	<b>0</b>	<b>558,741</b>	<b>0</b>	<b>6,515,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	1,800,862	1,881,180	639,813	4,321,854	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Total Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Net Change in Fund Balance	1,495,641	599,582	784,955	2,880,179	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,296,503</b>	<b>2,480,762</b>	<b>1,424,768</b>	<b>7,202,033</b>	<b>11,070,208</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>3,855,244</b>	<b>2,480,762</b>	<b>1,424,768</b>	<b>7,760,774</b>	<b>11,070,208</b>	<b>6,515,000</b>

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	19,229	19,229
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,226,228	14,467
Other Misc. Revenues				
Cell Tower Lease	28,262	9,421	13,565	4,145
Key/Access/Transponder Revenue	0	0	912	911
Miscellaneous Revenue	0	0	3,823	3,823
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	666	2,131	1,464
Room Rentals	0	0	607	608
Vending Machine Revenue	200	67	0	(67)
Vendor Rebates	0	0	7	7
<b>Total Revenues</b>	<u>2,242,223</u>	<u>2,221,915</u>	<u>2,266,876</u>	<u>44,961</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	4,333	4,000	334
<b>Total Legislative</b>	<u>13,000</u>	<u>4,333</u>	<u>4,000</u>	<u>334</u>
Financial & Administrative				
Accounting Services	22,495	7,499	7,498	0
Administrative Services	5,974	1,991	1,991	0
Arbitrage Rebate Calculation	1,500	0	0	0
Assessment Roll	5,150	5,150	5,150	0
Auditing Services	3,500	0	0	0
Bank Fees	830	277	282	(5)
Disclosure Report	2,000	666	666	0
District Engineer	22,500	7,500	16,300	(8,800)
District Management	33,475	11,159	11,158	0
Dues, Licenses & Fees	450	150	175	(25)
Financial & Revenue Collections	5,150	1,716	1,717	0
Legal Advertising	2,200	734	0	734
Miscellaneous Mailings	2,200	733	0	733
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	0	1,850	(1,850)
Trustees Fees	11,000	6,896	6,950	(54)
Website Hosting, Maintenance, Backup & E	4,058	1,353	440	913
<b>Total Financial &amp; Administrative</b>	<u>128,944</u>	<u>50,186</u>	<u>58,287</u>	<u>(8,102)</u>
Legal Counsel				
District Counsel	28,000	9,333	11,455	(2,122)
<b>Total Legal Counsel</b>	<u>28,000</u>	<u>9,333</u>	<u>11,455</u>	<u>(2,122)</u>
Law Enforcement				
Off Duty Deputy	157,456	52,485	50,802	1,683
<b>Total Law Enforcement</b>	<u>157,456</u>	<u>52,485</u>	<u>50,802</u>	<u>1,683</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
<b>Electric Utility Services</b>				
Utility - Street Lights	138,000	46,000	46,743	(743)
Utility Services	34,850	11,617	10,474	1,143
<b>Total Electric Utility Services</b>	<b>172,850</b>	<b>57,617</b>	<b>57,217</b>	<b>400</b>
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Recreation Facility	2,700	900	981	(81)
Garbage - Residential	305,378	101,793	74,149	27,644
Solid Waste Assessment	1,638	546	1,674	(1,128)
<b>Total Garbage/Solid Waste Control Services</b>	<b>309,716</b>	<b>103,239</b>	<b>76,804</b>	<b>26,435</b>
<b>Water-Sewer Combination Services</b>				
Utility - Recreation Facilities	19,200	6,400	7,786	(1,386)
<b>Total Water-Sewer Combination Services</b>	<b>19,200</b>	<b>6,400</b>	<b>7,786</b>	<b>(1,386)</b>
<b>Stormwater Control</b>				
Aquatic Maintenance	74,885	24,961	24,961	0
Aquatic Plant Replacement	3,750	1,250	0	1,250
Mitigation Area Monitoring & Maintenance	3,600	1,200	0	1,200
Stormwater Assessments	4,012	1,338	11,950	(10,612)
Stormwater System Maintenance	7,000	2,333	0	2,333
<b>Total Stormwater Control</b>	<b>93,247</b>	<b>31,082</b>	<b>36,911</b>	<b>(5,829)</b>
<b>Other Physical Environment</b>				
Entry & Walls Maintenance & Repair	5,000	1,667	6,850	(5,183)
General Liability Insurance	8,197	8,197	7,294	903
Holiday Decorations	21,000	21,000	17,000	4,000
Irrigation Maintenance & Repair	25,000	8,333	5,006	3,327
Landscape - Annuals/Flowers	18,000	6,000	0	6,000
Landscape - Miscellaneous	8,835	2,945	0	2,945
Landscape - Mulch	45,000	15,000	43,152	(28,152)
Landscape - Pest Control	2,000	667	0	667
Landscape Inspection Services	9,000	3,000	2,250	750
Landscape Maintenance	329,712	109,904	99,421	10,483
Landscape Replacement Plants, Shrubs, Tr	30,000	10,000	39,114	(29,114)
Lift Station Maintenance	4,050	1,350	399	951
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	253	566	(312)
Tree Trimming Services	16,000	5,333	0	5,333
Well Maintenance	3,000	1,000	245	755
<b>Total Other Physical Environment</b>	<b>544,702</b>	<b>213,797</b>	<b>239,639</b>	<b>(25,841)</b>
<b>Road &amp; Street Facilities</b>				
Gate Maintenance & Repair	45,500	15,167	3,811	11,355
Gate Phone	18,000	6,000	17,068	(11,068)
Parking Lot Repair & Maintenance	2,500	834	6,750	(5,917)
Roadway Repair & Maintenance	5,000	1,666	0	1,667
Sidewalk Maintenance & Repair	11,500	3,834	4,500	(667)
Street Sign Repair & Replacement	6,000	2,000	1,180	820

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	29,501	33,309	(3,810)
Parks & Recreation				
Cable & Internet	575	191	100	92
Clubhouse Maintenance & Repair	19,217	6,406	9,368	(2,962)
Computer Support, Maintenance & Repair	1,300	433	98	336
Dog Waste Station Supplies & Maintenance	1,900	634	240	393
Employee - Reimbursements	2,000	666	333	333
Facility A/C & Heating Maintenance & Rep	1,400	467	193	274
Fitness Equipment Maintenance & Repair	10,000	3,333	120	3,213
Management Contract	456,277	152,093	149,435	2,658
Operating Supplies	17,500	5,833	3,300	2,533
Pest Control	1,150	383	565	(182)
Playground Equipment & Maintenance	3,400	1,134	0	1,133
Pool Maintenance	40,650	13,550	14,316	(766)
Pool/Water Park/Fountain Maintenance	24,000	8,000	0	8,000
Security System Monitoring Services & Ma	8,000	2,666	2,358	309
Tennis/Athletic Court/Park Maintenance	5,000	1,667	2,247	(580)
Vehicle Maintenance	3,650	1,217	862	355
Total Parks & Recreation	596,019	198,673	183,535	15,139
Special Events				
Special Events	22,500	7,500	10,490	(2,990)
Total Special Events	22,500	7,500	10,490	(2,990)
Contingency				
Capital Outlay	68,089	22,696	1,000	21,696
Total Contingency	68,089	22,696	1,000	21,696
Total Expenditures	2,242,223	786,842	771,235	15,607
Total Excess of Revenues Over(Under) Expenditures	0	1,435,073	1,495,641	60,568
Fund Balance, Beginning of Period	0	0	1,800,862	1,800,862
Total Fund Balance, End of Period	0	1,435,073	3,296,503	1,861,430

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	27,012	27,012
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
<b>Total Revenues</b>	<u>580,973</u>	<u>580,973</u>	<u>607,982</u>	<u>27,009</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	8,400	455,012
Capital Reserve - Road	117,561	117,561	0	117,561
<b>Total Contingency</b>	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
<b>Total Expenditures</b>	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>599,582</u>	<u>599,582</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,881,180</u>	<u>1,881,180</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>2,480,762</u>	<u>2,480,762</u>

720 Debt Service Fund S2013 & S2014 **Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	7,672	7,672
Special Assessments				
Prepayments	0	0	3,408	3,408
Tax Roll	587,460	587,460	590,504	3,044
<b>Total Revenues</b>	<u>587,460</u>	<u>587,460</u>	<u>601,584</u>	<u>14,124</u>
<b>Expenditures</b>				
Debt Service				
Interest	207,460	207,460	94,846	112,614
Principal	380,000	380,000	0	380,000
<b>Total Debt Service</b>	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
<b>Total Expenditures</b>	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>506,738</u>	<u>506,738</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,071,500</u>	<u>1,071,500</u>

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,216	1,216
Special Assessments				
Tax Roll	297,410	297,410	298,951	1,541
<b>Total Revenues</b>	<u>297,410</u>	<u>297,410</u>	<u>300,167</u>	<u>2,757</u>
<b>Expenditures</b>				
Debt Service				
Interest	41,410	41,410	21,950	19,460
Principal	256,000	256,000	0	256,000
<b>Total Debt Service</b>	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
<b>Total Expenditures</b>	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>278,217</u>	<u>278,217</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>75,050</u>	<u>75,050</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>353,267</u>	<u>353,267</u>

**Meadow Pointe III CDD**  
**Investment Summary**  
**January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Operating	Governmental Checking/ICS	\$ 419,248
FLCLASS Operating	Average Monthly Yield 3.8084%	1,002,744
<b>Total General Fund Investments</b>		<b>\$ 1,421,992</b>
FLCLASS Asset Replacement	Average Monthly Yield 3.8084%	\$ 752,557
FLCLASS Road Reserve	Average Monthly Yield 3.8084%	1,006,483
Subtotal		1,759,040
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 685,400
Subtotal		685,400
Valley National Road Reserve	Governmental Checking	\$ 36,322
Subtotal		36,322
<b>Total Reserve Fund Investments</b>		<b>\$ 2,480,762</b>
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 346,075
US Bank Series 2013 Reserve	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	173,179
US Bank Series 2013 Interest	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	18,735
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	96,158
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	286,335
US Bank Series 2015A1 Reserve	US Bank GCTS 0490 Money Market	93,875
US Bank Series 2015A2 Reserve	US Bank GCTS 0490 Money Market	18,591
US Bank Series 2015A1 Interest	US Bank MMKT 5 Money Market	2
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market	305
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	335,631
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,368,886</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Meadow Pointe III Community Development District  
Summary A/R Ledger  
From 01/01/2026 to 01/31/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>720, 2670</b>						
720-001	720 General Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	165,611.27
<b>Sum for 720, 2670</b>						<b>165,611.27</b>
<b>720, 2797</b>						
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	13,255.25
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	21,581.67
<b>Sum for 720, 2797</b>						<b>34,836.92</b>
<b>720, 2798</b>						
720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	17,636.70
<b>Sum for 720, 2798</b>						<b>17,636.70</b>
<b>Sum for 720</b>						<b>218,084.89</b>
<b>Sum Total</b>						<b>218,084.89</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District  
Summary A/P Ledger  
From 01/01/2026 to 01/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>720, 2670</b>					
720 General Fund	01/01/2026	Coastal Waste & Recycling, Inc.	SW0001417329	Waste Disposal Services 01/26	248.70
720 General Fund	01/01/2026	Fitness Logic, Inc.	128095	Fitness Equipment Maintenance & Repair 01/26	120.00
720 General Fund	01/30/2026	OLM, Inc.	46675	Landscape Inspection 01/26	750.00
720 General Fund	01/01/2026	Pasco County Sheriffs Office-Finance	ARJAN26 MPIII	Deputy Services 01/26	12,700.58
720 General Fund	01/01/2026	Pasco County Utilities	23816783	Water Services 12/25	1,768.16
720 General Fund	01/01/2026	Rizzetta & Company, Inc.	INV0000106736	Personnel Reimbursement 01/26	15,950.09
720 General Fund	01/01/2026	Skyway Supply, Inc.	69922	Janitorial Supplies 01/26	120.76
720 General Fund	01/01/2026	Stantec Consulting Services, Inc.	2518557	Engineering Services 01/26	1,958.25
720 General Fund	01/01/2026	TECO	311000030198-020526	Electric Services 01/26	9,692.73
720 General Fund	01/01/2026	TECO	311000030198-020526	Electric Services 01/26	2,972.86
720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
720 General Fund	01/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-012626	Electric Services 01/26	1,618.03
720 General Fund	01/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353912-021026	Electric Services 01/26	73.33
720 General Fund	01/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353911-021026	Electric Services 01/26	143.83
720 General Fund	01/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353913-021026	Electric Services 01/26	66.49
720 General Fund	01/01/2026	Yellowstone Landscape	1079507	Landscape Maintenance 12/25	43,152.00
<b>Sum for 720, 2670</b>					<b>91,185.79</b>
<b>Sum for 720</b>					<b>91,185.79</b>
<b>Sum Total</b>					<b>91,185.79</b>

**Meadow Pointe III Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 7**



February 3, 2026

**Proposal for Meadow Pointe Community I, II, III, and IV CDD**

<b>Year</b>	<b>Start Date</b>	<b>Price Per Home/Month</b>
Year 1 –	10/1/2025 – Current	\$16.45
Year 2 –	10/1/2026	\$17.27
Year 3 –	10/1/2027	\$18.14
Year 4 –	10/1/2028	\$19.05
Year 5 –	10/1/2029	\$20.00

<b>Service</b>	<b>Equipment</b>	<b>Price Per Home/Month</b>
Trash Service/2x wk	96 gallon Coastal Carts	Included
Recycling Service/1x wk	65 gallon Coastal Carts	Included
Bulk Pickup		\$1 (Meadow Pointe I, II, IV)

## **Tab 8**

# Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: \_\_\_\_\_ Application No(s): \_\_\_\_\_  
 Project Name: \_\_\_\_\_ Phase (if applicable): \_\_\_\_\_

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: \_\_\_\_\_  
 Signature of Permittee \_\_\_\_\_ Name and Title \_\_\_\_\_  
 \_\_\_\_\_  
 Company Name \_\_\_\_\_ Company Address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone/email address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: \_\_\_\_\_  
 Signature of Representative of O&M Entity \_\_\_\_\_ Name of Entity for O&M \_\_\_\_\_  
 \_\_\_\_\_  
 Name and Title \_\_\_\_\_ Address \_\_\_\_\_  
 \_\_\_\_\_  
 Email Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Date \_\_\_\_\_

**Enclosed are the following documents, as applicable:**

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)
- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



## **Tab 9**

**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, February 18, 2026, 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	<b>Board Supervisor, Chairman</b>
Michael Hall	<b>Board Supervisor, Vice Chairman</b>
John Johnson	<b>Board Supervisor, Assistant Secretary</b>
Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Michael Torres	<b>Board Supervisor, Assistant Secretary (on Conference Call)</b>
Cari Allen Webster	<b>District Counsel, Straley Robin Vericker</b>
Justin Lawrence	<b>Clubhouse Manager, Rizzetta &amp; Company</b>
John Pizzuto	<b>Clubhouse Assistant, Rizzetta &amp; Company</b>
Carlos Garcia	<b>Account Manager, Yellowstone Landscape</b>
Kyle Wilson	<b>Account Manager, Solitude</b>
Deputy Payton	<b>Pasco Sheriff Office</b>

Audience **Present**

**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**

No resident comments were received.

48 **FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

49 **A. Community Deputy Update**

50 The Board discussed community activities, and the Deputy provided an update on ongoing  
51 investigations and recent police activity.

52

53 **B. District Engineer**

54 The Board requested that Mr. Waag provide a SWFWMD inspection report.

55

56 **C. Aquatics Inspection Report**

57 **1. Presentation of Waterway Inspection Report**

58 Mr. Wilson reviewed his report.

59

60 **D. OLM Landscape Inspection Report**

61 Mr. Garcia reviewed the OLM Report.

62

63 **E. Yellowstone Inspection Report**

64 **1. Presentation of Yellowstone Proposals**

65 The Board requested that proposals be presented for review at the April budget  
66 workshop meeting.

67

68 **F. Amenity Management Report**

69 Mr. Adams reviewed the Amenity Report.

70

71 The Board requested that the code be deleted and that a letter be sent once the deletion is  
72 completed. Mr. Adams and Mr. Lawrence will coordinate this effort.

73

On a motion from Mr. Hall, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved terminating the yoga agreement and directed that notification be sent to the instructor, for the Meadow Pointe III Community Development District.

74

75 **G. District Counsel**

76 Ms. Allen reviewed her report.

77

On a motion from Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Vend Well and Meadow Pointe III CDD Vending Machine Agreement, for the Meadow Pointe III Community Development District.

78

79 **H. District Manager's Report**

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

81 Mr. Adams reviewed the District Manager's report and financials with the Board. He  
82 reminded the Board that the next meeting is scheduled for April 15, 2026, at 6:30 p.m. and  
83 Budget Workshop April 22, 2026 at 6:00 p.m.

84

85 **2. Review of the 4th Quarterly Website Report**

86 Mr. Adams reviewed the website report.

87

88

89 **FIFTH ORDER OF BUSINESS** **BUSINESS ITEMS**

90 **A. Discussion of 2026-2027 Budget**

91 The Board selected April 22, 2026, at 6:00 p.m. for the Budget Workshop.

92

93 **B. Discussion of Call Box Vandalism/Gate Code Leaks**

94 Mr. Lawrence discussed call box vandalism and gate code leaks. The Board requested that Mr.  
95 Lawrence delete the codes and send letters to residents.

96

97 **SIXTH ORDER OF BUSINESS** **BUSINESS ADMINISTRATION**

98 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**  
99 **held on January 21, 2026**

100

On a motion from Mr. Johnson, seconded by Mr. Hall, with all in favor, the Board of Supervisors approved the Regular Meeting held on January 21, 2026 , as amended, for the Meadow Pointe III Community Development District.

101

102 **B. Consideration of Operations & Maintenance Expenditures for January 2026**

103

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved The Operation and Maintenance Expenditures for January 2026 (\$161,874.36), for the Meadow Pointe III Community Development District.

104

105 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
106 **Comments**

107

108 The Board requested that the discussion of towing be included in the next meeting.

109

110 Supervisor Carlucci inquired about closing the gates. The Board directed Mr. Lawrence to adjust  
111 the gate times and requested the District Engineer provide a proposal and plan for the gate at  
112 Chatterly.

113

114 Supervisor Hall requested that District Counsel send a letter to the cell tower vendor regarding  
115 the torn flag.

116

117 **EIGHTH ORDER OF BUSINESS** **Adjournment**

118

On a motion from Mr. Hall, seconded by Mr. Aleo, all in favor, the Board agreed to adjourn the meeting at 8:01 p.m. for the Meadow Pointe III Community Development District.

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Assistant Secretary

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Chairman/Vice Chairman