Rizzetta & Company

Meadow Pointe III
Community Development District

Board of Supervisors'
Regular Meeting
November 18, 2026

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

www.meadowpointe3cdd.org

MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

Board of Supervisors
Meadow Pointe III
Development District

November 11, 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**, **November 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. **BUSINESS ITEMS**
   - A. Ratification of Audit Engagement ..... Tab 1
   - B. Ratification of Pool Maintenance Services Agreement ..... Tab 2
   - C. Consideration of the Rizzetta Staffing Proposal ..... Tab 3
5. **STAFF REPORTS**
   - A. Community Deputy Update
   - B. District Engineer
   - C. Aquatics Maintenance
     1. Presentation of Waterway Inspection Report (Under Separate Cover)
   - D. Landscape Maintenance
     1. Presentation of OLM Inspection Report ..... Tab 4
   - E. Yellowstone Inspection Report
   - F. Amenity Management
     1. Presentation of Amenity Report ..... Tab 5
     2. Consideration of Yellowstone Clubhouse Declined Trees Removal Proposal Tab 6
     3. Consideration of SAAS Swing Gate Proposal #2462 ..... Tab 7
   - G. District Counsel
   - H. District Manager
     1. Review of the District Manager's Report & Monthly Financials ..... Tab 8
6. **BUSINESS ADMINISTRATION**
   - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 21, 2026 ..... Tab 9
   - B. Consideration of Operations & Maintenance Expenditures for October 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,

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 27, 2026

To Board of Supervisors
Meadow Pointe III Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

We are pleased to confirm our understanding of the services we are to provide Meadow Pointe III Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow Pointe III Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $3,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow Pointe III Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow Pointe III Community Development District.

By: _____

Title: Chairman

Date: 11/4/26

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Tab 2

Pool Maintenance Services Agreement

This Pool Maintenance Services Agreement (this "**Agreement**") is entered into as of November 2, 2026, between the **Meadow Pointe III Community Development District** (the "**District**") a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and **Aqua Triangle I Corporation, a Florida corporation d/b/a Triangle Pool Service** (the "**Contractor**").

Background Information:

The District owns and maintains a swimming pool at its recreational facilities located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The District desires to retain an independent contractor to provide pool maintenance services. The Contractor represents that it is qualified and has all appropriate and required licenses to provide such services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supervision, and transportation necessary to perform the services for the District's pool, 3 days per week (days and hours of service will be coordinated with the Clubhouse Manager), as more fully described below:
   - **a.** Chemical analysis, record keeping, and treatment to ensure compliance with the State of Florida and Health Department standards and ensure water chemistry is in proper balance.
     - **i.** When the chemical balance is not at recommended safe levels, Contractor will notify the District and close the pool while chemicals are being adjusted.
     - **ii.** Contractor will post a "Pool Closed for Maintenance" sign on the entry gate.
     - **iii.** After the proscribed period of time, Contractor will return to re-test the water balance and remove the "Pool Closed for Maintenance" sign.
   - **b.** Furnish all chemical products necessary to provide a safe bathing environment.
   - **c.** Skim surface and remove floating debris as needed.
   - **d.** Net pool floor to remove debris as needed.
   - **e.** Vacuum the pool as needed.
   - **f.** Clean tile as needed.
   - **g.** Brush walls, steps, and floor as needed.
   - **h.** Empty baskets as needed.
   - **i.** Clean filters as needed to ensure proper filtration of pool.
   - **j.** Backwash filter/hose off cartridges inside of filter housing as needed.
   - **k.** Inspect, grease, and calibrate equipment as needed and report any malfunction or necessary repairs.
   - **l.** Promptly respond to any health code violations and deal with health inspectors as needed.
   - **m.** AquaShield Performance Plan-Commercial VIP Option. Commercial benefits include bi-annual system tune ups, pump & filtration optimization, controller calibration, electrical and safety inspections, and full performance checks for commercial facilities. Priority scheduling reduced diagnostic fees, and 15% off repairs and upgrades.

   An additional fee may be charged:
   - *in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels.*
   - *for any additional work required as a result of work being done to the clubhouse or pool (ex. Pool deck work, paver sealing, pressure washing, roof work, trees trimmed).*

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3. **Responsibilities of the Contractor**.
   a. All work shall be performed in a neat and professional manner, reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
   b. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
   c. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall provide the District written notice of such information or defect.

4. **Care of the Property**. Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 10 days. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **District Responsibility**. The District is required to test water on non-service days per the Florida Department of Health.

6. **Compensation**. The District agrees to compensate the Contractor for the work described above in the amount of **$3,510** per month. Contractor shall provide the District with an invoice for the work performed in the previous month. The District shall pay Contractor within 30 days of receipt of the invoice.

7. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

8. **Termination**. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

9. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
   a. The contractor recommends cleaning and degreasing the de filter systems every 6 months for optimal filtration, circulation, clarity, and water health and preserving the longevity of internal components at a cost of $175 per service. Contractor will provide notice of when they recommend performing such services.
   b. If the District authorizes service repairs, they will be performed at Contractor's rate of $175.00 per hour plus parts.

10. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The

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Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

11. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

12. **Insurance**. The Contractor shall carry commercial general liability insurance, inclusive of pool pop-up coverage, of no less than $1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

13. **Indemnification.** Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the Work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

14. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

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Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

18. **E-Verification**. Pursuant to Section 448.095, Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
    c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
    d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

19. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time 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 for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'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, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.

20. **Controlling Law**. This Agreement shall be governed under the laws of the State of Florida with venue in the County where the District is located.

21. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

22. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

23. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

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

26. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

27. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

28. **Notice**. Whenever any party desires to give notice to the other party, 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 below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the Contractor:
12801 Belcher Rd S
Largo, FL 33773
billing@triangle-pool.com

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

29. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

Triangle Pool Service

Name: STEWART LEHMAN
Title: SALES MANAGER

Meadow Pointe III Community Development District

Paul Carlucci
Chair of the Board of Supervisors

CamScanner

Tab 3

CURRENT AMENITY SERVICES PRICING

12 MONTHS

AMENITY MANAGEMENT SERVICES:

PERSONNEL:

Clubhouse Manager
Full Time Personnel - 40 Hours / Week

Assistant Clubhouse Manager
Full Time Personnel - 40 Hours / Week

Maintenance Supervisor
Full Time Personnel - 40 Hours / Week

Maintenance Technician
Full Time Personnel - 40 Hours / Week

Maintenance Technician
Part Time Personnel, 30 Hours / Week

Clubhouse Attendants
Part Time Personnel, 105 Hours / Week

Budgeted Personnel Total	$ 490,724
General Management and Oversight	$ 24,000
Total Annual Cost:	**$ 514,724**

PROPOSED AMENITY SERVICES PRICING

12 MONTHS

AMENITY MANAGEMENT SERVICES:

PERSONNEL:

General Manager
Full Time Personnel - 40 Hours / Week

Assistant Clubhouse Manager
Full Time Personnel - 40 Hours / Week

Maintenance Supervisor
Full Time Personnel - 40 Hours / Week

Two Maintenance Technicians
Full Time Personnel - 80 Hours / Week

Two Maintenance Technicians
Part Time Personnel, 55 Hours/ week

Clubhouse Attendants
Part Time Personnel, 105 Hours / Week

Budgeted Personnel Total	$ 604,554
General Management and Oversight	$ 24,000
Total Annual Cost:	**$ 628,554**

Tab 4

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	-5	Continued broadleaf and grassy control
TURF WEED CONTROL	10		
PLANT FERTILITY	5	-1	Ixora at entry
WEED CONTROL – BED AREAS	10	-1	Improve 52 week
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Woodline, tree elevation
CLEANLINESS	10	-10	Improve weekly bed debris removal per scope do not blow debris into beds
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		
MAXIMUM VALUE	**145**		

Date: 10-27-26 Score: 88% *Performance Payment™* 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com

MEADOW POINTE III CDD

LANDSCAPE INSPECTION
October 27, 2026

SCORE: 88%

NEXT INSPECTION
NOVEMBER 24, 2026 AT 8:30 AM

ATTENDING:
BRAD REINDEAU – YELLOWSTONE LANDSCAPE
CHRISSY VAN HELDEN – YELLOWSTONE LANDSCAPE
ALLAN ALCAIDE – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

1. Throughout: Remove palm volunteers and bed weeds.

CLUBHOUSE

2. Immediately across from clubhouse entrance door: Repair failed Dwarf Firebush under warranty.

3. Buff out crack weeds along curbs.

4. South end of the rail fence: Remove weedy overgrowth. I recommend establishing a nongrowth band behind the white rail fence.

COMMONS

5. East end of Beardsley Drive: Prune back wood line overgrowth, including viney growth in Magnolia canopy.

6. Beardsley Drive: Adjust and maintain staking on Tabebuia trees so it does not damage tree trunks.

7. Northeast of Alchester Place entrance: Repair the Tabebuia tree that is declining due to girdling.

8. Beardsley Drive: Remove Spanish Moss from entrance Crape Myrtles.

9. Beardsley Drive: Hand prune dead wood from freeze damaged Arboricola Trinette.

10. Beardsley Drive: Target prune dead wood, stubs, and downward growth up to 15 feet from trees, particularly along sidewalk and roadways where service vehicles are striking tree canopies.

11. Hillhurst Crossing: Prune back wood line overgrowth, including underbrush, to the west adjacent to the District wood line to maintain a clear uninterrupted natural area.

12. Hillhurst Crossing: Target prune suckering growth from Crape Myrtles.

13. Broughton Place: Improve site cleanliness.

14. Broughton Place: Prune Asiatic Jasmine off wall fronts and remove viney growth.

15. Alchester Place: Improve vigor and fertility in Dwarf Ixora.

16. Alchester Place: Control viney growth in the gate island.

17. Larkenheath: As drying improves line trim the west swale inaccessible to mowers.

18. Larkenheath entrance: Maintain Japanese Blueberries at a consistent height of approximately 12 feet.

19. Larkenheath: Remove windfall and debris accumulations from beds during weekly visits.

20. Larkenheath: Remove Sabal Palm sprouts as bed weeds.

21. Larkenheath: Control weedy growth at the service gate at the northeast corner at the rear of 31965 Stillmeadow Drive.

22. Larkenheath: Maintain Podocarpus below the lettering on the monument sign.

23. Beaconsfield entrance: Continue to mound the Ilex 'Schillings'.

24. Beaconsfield: Use a pole saw to remove Spanish Moss from trees in the gate, bike rack, and entrance island area.

25. Meadow Pointe Blvd: Use flag or 6 inch paint dot at the base to identify dead trees.(confirm with Justin)

26. Nesslewood: Prune back overgrowth along Holcomb Pass and Kenchester Loop wood lines so it does not extend into mowable areas.

27. Nesslewood: Reduce overgrowth along the Bearded Oak Drive wood line, establishing a Natural Areas buffer between turf and non-landscape growth.

28. Claridge Place entrance: Create a mounded form on Ilex 'Schillings'; do not box shear or "cannonball".

29. Claridge Place: Rake over controlled bed weeds in the unused seasonal color bed at the monument.

30. Claridge Place: Improve vigor and fertility to Asiatic Jasmine. Remove runners and establish a uniform kidney shape in front of lettering on the monument sign.

31. Heatherstone: Control bed weeds.

32. Heatherstone entrance: Remove Artillery Fern in the newly planted Ixora.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to remove dead wood and dead Pine trees from the playground. Weekly identify any urgent issues.

2. Clubhouse: Provide a price to renovate entrance planting beds at the side pool entrance. I suggest across the children pool area screening pododcarpus.

3. Clubhouse: Provide a price to install a French drain and rock drainfield at the channel drain at the pool plaza discharge.

4. Beardsley Drive eastbound right of way: Provide a price to install Bahia or Bermuda turf. These are areas of mixed weedy grass.

5. Whitlock: Provide a price to remove the Ganoderma infested Post Oak tree along the frontage wall.

6. Ammanford entrance median island: Provide a price to supplement Muhly Grass.

7. Meadow Pointe Blvd: Provide a price to remove dead trees.

CATEGORY IV: NOTES TO OWNER

1. For plannning, inspections are scheduled for November 24 and December 22 at 8:30 am.

CATEGORY V: NOTES TO CONTRACTOR

1. For planning, inspections are scheduled for November 24 and December 22 at 8:30 am.

2. Beardsley Drive: I recommend a 3-point staking system to straighten canopies on wall front Tabebuia trees.

3. Meadow Pointe Blvd: Use flag or 6 inch paint dot at the base to identify dead trees.(confirm with Justin)

cc: Darryl Adams darryla@rizzetta.com
Natasha Betancourt nbetancourt@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
Michael Hall seat1@meadowpointe3.org
Michael Torres seat2@meadowpointe3.org
Glen Aleo seat3@meadowpointe3.org
John Johnson seat4@meadowpointe3.org
Paul Carlucci seat5@meadowpointe3.org
Justin Lawrence Manager@meadowpointe3.com
Brad Reindeau briendeau@yellowstonelandscape.com
Allan Alcaide aalcaide@yellowstonelandscape.com
Chrissy Van Helden chvanhelden@yellowstonelandscape.com

Tab 5

MEADOW POINTE III

Operations Report – November 2026 (October 14th-November 10th)

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 1-4,18,61 (Keeping an eye on algae build-up at 3,12,16-17,22-23,36 (Littoral growth/dog fennel), 46
- Detailed pond cleanup at 21-23 & 53-56
- 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
- Did detailed trash pickup of all village islands (If Applicable)
- Maintenance spray painted/touched-up all needed dog waste stations
- Manager & maintenance did detailed cleaning, painting & re-applying of applicable numbers on all TECO & electrical boxes, panels & stands at the clubhouse
- Maintenance changed 1 basketball net at the basketball courts
- Maintenance filled all needed cracks on clubhouse concrete pathways
- Maintenance replaced 1 & repaired 1 outdoor barn-style pool lighting fixture
- Maintenance repaired tennis court gate (Lubrication & Kant-Slam adjustment)
- Maintenance did detail weed removal throughout pool & clubhouse grounds
- Manager & maintenance purchased & replaced bad pressure washing hose on the main trailer setup
- Maintenance unclogged drain/Removed all debris from splash pad (Non-service day for the pool company)
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Worked with Romaner Graphics to install/move all needed/requested ‘No trespassing/No Fishing’ signs (Ct. 2)
- Worked with Romaner Graphics to replace CDD banner signs (Ct. 3)

- Working with Romaner Graphics to repaint basketball hoop lines (Pending; Above Rizzetta ladder/height requirement)
- Working with Romaner Graphics to repair foam logo & fallen/loose brick (Interior water damage) at Claridge Place (Pending; Was material delay; Should be finalized before next CDD meeting)
- 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 4/5 (100% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 4/5 (100% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 7 October room rentals
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Resident Requests

- 1 resident from Beaconsfield to cut back tree limbs encroaching on the sidewalk

Staffing/Staff Hours

Total Staff Hours for the month (Oct. 31st-Nov.27th)

- Total Scheduled: 1,040 (Handful of RTO/PTO requests)
- Maximum Approved Hours: 1,180 (4-full weeks/Monthly)
- Status: Fully-staffed; Minus FT maintenance employee on FMLA
- Over/Under: **-140** (Will balance out within the next few weeks once employee returns from leave)

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Beaconsfield, Claridge Place, Heatherstone & Sheringham (Nesslewood)
- General - Maintenance touched-up/spray painted all needed pedestrian gates
- General - Working with maintenance to finalize the last few gate signs (New safety/warning/camera monitored signs)
- Alchester Place – V-belt was replaced; Vendor recommends replacing operator arms shortly; Will continue to have oil leaking from gear box & belts breaking; I can provide a proposal for the board at the next CDD meeting (SAAS)
- Broughton Place – Providing the board a proposal for new swing gate operators to get the gates operational again (SAAS)
- Claridge Place - Maintenance repaired pedestrian entrance & exit gate again (Latching plate & hinge adjustments & modifications)
- Heatherstone – New CAPXL Callbox was approved & installed (SAAS)
- Larkenheath – Wireless relay was approved & installed (SAAS)
- Sheringham (Nesslewood) – Fully operational at this time; Still working with our district insurance on the incident/accident from August
- Wrencrest (Thackery) – Exit gate damage was discovered; Awaiting a proposal from our vendor & I am checking our camera system for any additional insight on the incident; The deputy is not involved at this time. I will email the board with more updates and/or have it in my next operations report (SAAS)
- Wrencrest (Thackery) – Manager & maintenance removed & then repaired pedestrian exit gate (Latching plate)

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See November 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also November 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 –November 2026 (October 14th – November 10th)

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

Potential Future Projects

Date	Project	Task	Update 1	Update 2	Estimated Completion Date

Entered					
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 17th, 2022	Completed (1-2022)
8-2021	Roof replacement	Replace original clubhouse roof (2004).	Board approved Weiler Roofing proposal. Project will commence when deposit is received and NOC is executed.	Roof schedule to be replaced January 17th, 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 accidently 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)
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; Finalized May 2026 but continuing ongoing efforts for the project with no deadline ever in place	Completed (5-2026)
N/A	General update on log; Did full clean-up of formatting; Was incorrect on previous months back. Had a handful of completed				N/A

	projects in the ongoing project section; Also cleaned up numerical date order on completed projects as well				
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**	**All circulation & lighting improvements finalized June 2026**	**Completed (6-2026)**

MEADOW POINTE III

Pressure Washing Tracker –November 2026

(October 14th-November 10th)

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

November Zones Started or Completed:

- **Finalized light pressure washing of the splash pad**
- **Finalized basketball court playing surface**
- **Finalized the shuffleboard court (Rolled-over from September's Tracker)**
- **Finalize Wrencrest (Chatterly) monument & entry way**
- **Finalize Wrencrest (Thackery) monument & entry**
- **Finalized Beaconsfield monument & entry way (Additional clean-up from recent pave work)**
- **Finalized Concrete dumpster enclosure**
- **Continuing on all needed PVC fencing down Meadow Pointe Boulevard & Beardsley Drive**
- **Continuing on all needed concrete walls down Meadow Pointe Boulevard & Beardsley Drive**

December Zones to be Started or Completed:

- **Start & finalize all needed spots in the clubhouse parking lot**
- **Light touch-up of needed spots in the tennis court**
- **Start & finalize all needed clubhouse concrete pathways**
- **Start & finalize outside/front of the entire clubhouse (low dirt/algae/rust spots by pool entrance especially)**
- **Start & finalize Larkenheath monument & entry way**

- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)

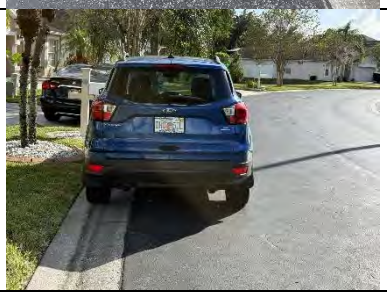
Parking Violations

Oct 14th – Nov 10th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
1809 Beaconsfield Dr		Black Hyundai Elantra	SWL H46 FL	10/13/2026 12:39pm			RV
31555 Marchester Dr		Red Mazda CX-9	DW1 3MR FL	10/13/2026 12:51pm			RV
31310 Heatherstone Dr	No picture Available	Grey Dodge Ram Laramie	BLP 22H AK	10/12/2026 4:04pm	10/14/2026 5:48p		RE

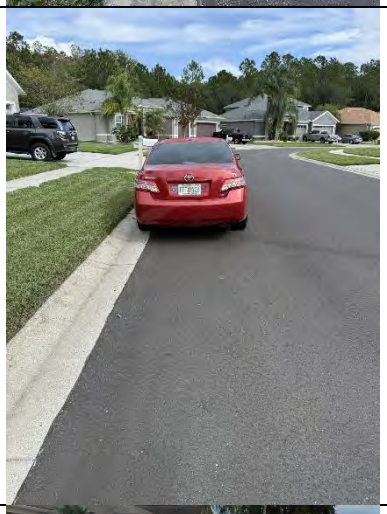
Parking Violations

Oct 14th – Nov 10th

31310 Heatherstone Dr		Grey Dodge Ram Laramie	BLP 22H AK	10/12/2026 4:04p	10/14/2026 5:48p	10/15/2026 2:47pm (Successful Tow)	JL
1950 Folkstone Pl		Red Chevy Equinox	PWR L21 FL	10/20/2026 2pm			JL
31431 Chatterly Dr		Silver Mitsubishi Outlander	5OB TCN FL	10/28/2026 1:44pm			JL
31219 Wrencrest Dr		Blue Ford Escape	DHO 5IL FL	10/29/2026 4:18pm			JP

Parking Violations

Oct 14th – Nov 10th

31246 Chatterly Dr		White Mazda 3	SUT A54 FL	10/29/2026 4:29pm			JP
11744 Beaconsfield Dr		Red Toyota Camry	FFT Y28 FL	11/3/2026 1:27pm			JP
1859 Rensselaer Dr		Beige Honda Accord	KP6 76R FL	11/10/2026 5:52pm			JL

DATE: 8/2– 8/8 CALL LOG

	STREET PARKING	FISHING	GATES	HOA	LANDSCAPING/ IRRIGATION/ POND MAINT.	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I		II				
SUNDAY			III				
MONDAY	II		I		I		
TUESDAY							
WEDNESDAY	I	I	I				
THURSDAY							
FRIDAY	II	I	I		II		
TOTAL	6	2	8		3	0	0

DATE: 8/9 – 8/15 CALL LOG

	STREET PARKING	FISHING	GATES	HOA	LANDSCAPING/ IRRIGATION/ POND MAINT.	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	II						
SUNDAY		I					
MONDAY	I		II				
TUESDAY		I	I		II		
WEDNESDAY	II				I		
THURSDAY	I		II		I		
FRIDAY	I	I	I				
TOTAL	7	3	6		4	0	0

DATE: 8/16 – 8/22 CALL LOG

	STREET PARKING	FISHING	GATES	HOA	LANDSCAPING/ IRRIGATION/ POND MAINT.	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I					
SUNDAY	I						
MONDAY	II						
TUESDAY		I			II		
WEDNESDAY	I				I		
THURSDAY	II		I				
FRIDAY	III		I		I		
TOTAL	5	1	2		4	0	0

DATE: 8/23 – 8/29 CALL LOG

	STREET PARKING	FISHING	GATES	HOA	LANDSCAPING/ IRRIGATION/ POND MAINT.	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY							
MONDAY	I				II		
TUESDAY					I		
WEDNESDAY	I	II					
THURSDAY						I	
FRIDAY	II		I		I	II	
TOTAL	4	2	1		5	0	0

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2** ABC 9-10am General Election Setup	**3** General Election 7am-7pm	**4** ABC 9-10am CPW 10am-12pm Preventative Maintenance 8-9am	**5** **HOA 6:30pm**	**6** ABC 9-10am	**7** Community Garage Sale (w/ MP4) 8am-2pm Moyer (PR) 10am-7pm
8 Flynne (PR) 3-7pm	**9** ABC 9-10am **Hillhurst HOA 6:30-7:30pm**	**10** **HOA 6:30pm**	**11** ABC 9-10am CPW 10am-12pm	**12**	**13** ABC 9-10am Vargas (PR) 3-7pm	**14** Vargas (PR) 10am-7pm
15	**16** ABC 9-10am	**17** **Larkenheath HOA 6:30pm**	**18** ABC 9-10am CPW 10am-12pm Card Group 12-4pm **CDD 6:30pm**	**19**	**20** ABC 9-10am	**21** Molfese (PR) 3-7pm
22 Diaz (PR) 3-7pm	**23** ABC 9-10am	**24**	**25** ABC 9-10am CPW 10am-12pm	**26**	**27** ABC 9-10am	**28**
29	**30** ABC 9-10am					

*__ARC__**:** Architectural Redesign Committee *__CPW__**:** Coffee Pastry Wednesday
*__ABC__**:** Aqua Belles Club *__PR__**:** Private Rental *__FC__**:** Fining Committee

December 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 **ARC 6:30pm**	**2** ABC 9-10am CPW 10am-12pm	**3**	**4** ABC 9-10am	**5** Godfrey (PR) 3-7pm
6	**7** ABC 9-10am	**8** Girl Scouts (PR) 6-8pm	**9** ABC 9-10am CPW 10am-12pm	**10**	**11** ABC 9-10am	**12**
13 Yaklin (PR) 10am-7pm	**14** ABC 9-10am	**15** **Larkenheath HOA 6:30pm**	**16** ABC 9-10am CPW 10am-12pm Card Group 12-4pm **CDD 6:30pm**	**17**	**18** ABC 9-10am	**19** **No Booking**
20 **Christmas Event 3-7pm**	**21** ABC 9-10am	**22**	**23** ABC 9-10am CPW 10am-12pm	**24**	**25** ABC 9-10am	**26**
27	**28** ABC 9-10am	**29**	**30** ABC 9-10am CPW 10am-12pm	**31**		

*__ARC__**:** Architectural Redesign Committee *__CPW__**:** Coffee Pastry Wednesday
*__ABC__**:** Aqua Belles Club *__PR__**:** Private Rental *__FC__**:** Fining Committee

Deputy Schedule – November 2026

MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 CP	2 KP	3 KP	4 CP	5 CP	6 KP	7 KP
8 KP	9 CP	10 CP	11 KP	12 KP	13 CP	14 CP
15 CP	16 RD	17 RD	18 CP	19 CP	20 RD	21 RD
22 RD	23 CP	24 CP	25 KP	26 KP	27 CP	28 CP
29 CP	30 KP					

Deputy Payton (CP): 11am-11pm

Deputy Pandhi (KP): 9am-9pm RD = Replacement Deputy

Deputy Schedule – December 2026

MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 KP	2 CP	3 CP	4 KP	5 KP
6 KP	7 CP	8 CP	9 KP	10 KP	11 CP	12 CP
13 CP	14 KP	15 KP	16 CP	17 CP	18 KP	19 KP
20 KP	21 CP	22 CP	23 KP	24 KP	25 CP	26 CP
27 CP	28 KP	29 KP	30 CP	31 CP		

Deputy Payton (CP): 11am-11pm

Deputy Pandhi (KP): 9am-9pm RD = Replacement Deputy

October 2026 Deputy Report

On 10/09/2026 I spoke with a caller about a child custody issue. He stated that he was going through a divorce and was scheduled to have his children on certain days. When he went to their school, they were not there. He said he tried to call his wife, but she did not answer. He said he will call her back again and then contact Pasco sheriff office if further assistance needed. I then spoke with his wife. She stated that the children were at her parents house in Zephyrhills and her attorney advised her not to send them to the caller. She said the children would return to school on Tuesday. I spoke with the caller again and advised him that, because there was no parenting plan in place, PSO could not enforce the custody arrangement. I advised him to go to the court and have parenting plan in place. Once a plan is approved, PSO can enforce it.

On 10/09/2026, I responded to the Hearthstone subdivision after a citizen reported people soliciting in the area. While patrolling, I observed two individuals going door to door. I stopped and spoke with them. They said they worked for Verizon and were speaking with potential customers. I advised them that Meadow Point has a no soliciting policy. They acknowledged the policy and left the subdivision while I was on scene.

On 10/19/2026, I responded to Kirkshire Ct. regarding an illegal parking. I spoke with the registered owner who said he was moving into the area. He stated that he would coordinate with the clubhouse manager and move the truck within a day.

On 10/20/2026, I responded to Kirkshire Ct. regarding a domestic disturbance. While I attempted to detain a subject, he said he will reach for his gun. Shortly backup unit arrived. The subject then stepped outside his residence without further incident. He was arrested and transported to the Land O’ Lakes jail.

November 2026 Removed and/or Deleted Exposed Call Box Gate Codes

#1023 (Galfond - Whitlock) (X1)
#1212 (Morley - Wrencrest) (X1)
#8776 (Abrahams - Sheringham-NW) (X1)
#8598 (Meyer - Sheringham-NW) (X1)
#4320 (Foley - Broughton Place) (X1)
#1215 (Edwards - Beaconsfield) (X1)
#1658 (Camp - Beaconsfield) (X1)
#1258 (Fields - Claridge Place) (X1)
#4321 (Not An Active Code - Ammanford) (X2)
#2121 (Dejesus - Ammanford) (X1)
#2626 (Not An Active Code - Ammanford) (X2)
#0207 (Coleman - Hillhurst Crossing) (X1)
#4433 (Not An Active Code - Alchester Place) (X2)
#1500 (Not An Active Code - Alchester Place) (X2)
#2468 (Teodorski - Alchester Place)
#7101 (Not An Active Code - Alchester Place) (X2)
#2626 (Not An Active Code - Alchester Place) (X2)
#1023 (Sidlasky - Larkenheath) (X1)
#0705 (Bellamy - Larkenheath) (X1)
#1219 (Lesko - Larkenheath (X1)
#3363 (Vendor Code - Wrencrest (X1)
#2038 (Not An Active Code - Beaconsfield) (X1)
#5857 (Dougherty - Beaconsfield) (X1)

Pond 92









Larkenheath Stop Sign/Cutback





Tab 6

YELLOWSTONE LANDSCAPE

Proposal #: 781818
Date: 11/6/2026
From: Chrissy Van Helden

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

Removal of Declined Trees at Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Sweet Gum Removal	4	$951.00	$3,804.00
Playground Limb Removal	1	$916.00	$916.00
Pool Pine Tree Removal	1	$951.00	$951.00



Removal of 4 declined Sweet Gum Trees located around tennis court

Removal of 1 declined Pine Tree located on Southeast corner of pool area

Removal of Large Limb resting on Playground canopy

-manual rigging required

-lift required

Removal of All 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

Subtotal	**$5,671.00**
Sales Tax	**$0.00**
Proposal Total	**$5,671.00**

THIS IS NOT AN INVOICE

Tab 7

ESTIMATE

Southern Automated Access Services, Inc.
PO Box 46535
Tampa, FL 33646-0105

southernaccessservices@gmail.com
+1 (813) 714-1430
www.southernautomatedaccessservices.com

Bill to
Meadow Pointe III CDD
P.O. Box 32414
Charlotte, NC 28232

Ship to
Meadow Pointe III CDD
Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33544
Wesley Chapel, FL 33544

Estimate details
Estimate no.: 2462
Estimate date: 10/08/2026

P.O. Number: BROUGHTON PLACE

#	Product or service	Description	Qty	Rate	Amount
1.	**install fee**	This estimate is to replace the two exit operator with two new Viking F-1 swing gate operators. Also the loop detectors will be replaced. A new Omron reflective photo eye will be added as well.		$8,890.00	$8,890.00

Total **$8,890.00**

Accepted date **Accepted by**

Tab 8

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 16, 2026, at 6:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027

District Manager's Report

November 18

2026

MEADOW POINTE III

District Manager Updates

FINANCIAL SUMMARY	9/30/2026
General Fund Cash & Investment Balance:	$1,940,497
Reserve Fund Cash & Investment Balance:	$2,322,238
Debt Service Fund & Investment Balance:	$602,780
Total Cash and Investment Balances:	**$4,865,515**
General Fund Expense Variance: $85,344	**Under Budget**

Rizzetta & Company

Meadow Pointe III
Community Development District

Financial Statements
(Unaudited)

September 30, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet

As of 09/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	279,504	0	0	279,504	0	0
Investments	1,660,993	2,322,238	602,780	4,586,011	0	0
Accounts Receivable	496,674	0	0	496,674	0	0
Prepaid Expenses	35,402	0	0	35,402	0	0
Refundable Deposits	26,712	0	0	26,712	0	0
Fixed Assets	0	0	0	0	11,090,410	0
Amount Available in Debt Service	0	0	0	0	0	602,780
Amount To Be Provided Debt Service	0	0	0	0	0	5,181,220
Total Assets	2,499,285	2,322,238	602,780	5,424,303	11,090,410	5,784,000
Liabilities						
Accounts Payable	56,553	0	0	56,553	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	5,900	0	0	5,900	0	0
Other Current Liabilities	78	0	0	78	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,784,000
Deposits Payable	1,050	0	0	1,050	0	0
Total Liabilities	491,182	0	0	491,182	0	5,784,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,814,235	1,881,180	639,813	4,335,227	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,090,410	0
Total Investment In General Fixed Assets	0	0	0	0	11,090,410	0
Net Change in Fund Balance	193,868	441,058	(37,033)	597,894	0	0
Total Fund Equity & Other Credits	2,008,103	2,322,238	602,780	4,933,121	11,090,410	0
Total Liabilities & Fund Equity	2,499,285	2,322,238	602,780	5,424,303	11,090,410	5,784,000

720 General Fund

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	55,766	55,766
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,236,153	24,392
Other Misc. Revenues				
Cell Tower Lease	28,262	28,262	37,305	9,043
Key/Access/Transponder Revenue	0	0	4,206	4,206
Miscellaneous Revenue	0	0	5,389	5,389
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	2,000	6,588	4,588
Room Rentals	0	0	4,956	4,956
Vending Machine Revenue	200	200	0	(200)
Vendor Rebates	0	0	10	10
Total Revenues	2,242,223	2,242,223	2,350,747	108,524
Expenditures				
Legislative				
Supervisor Fees	13,000	13,000	12,200	800
Total Legislative	13,000	13,000	12,200	800
Financial & Administrative				
Accounting Services	22,495	22,495	22,495	0
Administrative Services	5,974	5,974	5,974	0
Arbitrage Rebate Calculation	1,500	1,500	500	1,000
Assessment Roll	5,150	5,150	5,150	0
Auditing Services	3,500	3,500	3,600	(100)
Bank Fees	830	830	801	29
Disclosure Report	2,000	2,000	2,000	0
District Engineer	22,500	22,500	43,907	(21,407)
District Management	33,475	33,475	33,475	0
Dues, Licenses & Fees	450	450	600	(150)
Financial & Revenue Collections	5,150	5,150	5,150	0
Legal Advertising	2,200	2,200	561	1,639
Miscellaneous Mailings	2,200	2,200	3,488	(1,288)
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	2,100	4,280	(2,180)
Trustees Fees	11,000	11,000	11,522	(522)
Website Hosting, Maintenance, Backup & E	4,058	4,058	2,903	1,155
Total Financial & Administrative	128,944	128,944	150,516	(21,572)
Legal Counsel				
District Counsel	28,000	28,000	36,510	(8,510)
Total Legal Counsel	28,000	28,000	36,510	(8,510)
Law Enforcement				
Off Duty Deputy	157,456	157,456	152,407	5,049
Total Law Enforcement	157,456	157,456	152,407	5,049

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	138,000	141,222	(3,222)
Utility Services	34,850	34,850	31,907	2,943
Total Electric Utility Services	172,850	172,850	173,129	(279)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	2,700	3,289	(589)
Garbage - Residential	305,378	305,378	307,824	(2,446)
Solid Waste Assessment	1,638	1,638	1,674	(36)
Total Garbage/Solid Waste Control Services	309,716	309,716	312,787	(3,071)
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	19,200	25,824	(6,624)
Total Water-Sewer Combination Services	19,200	19,200	25,824	(6,624)
Stormwater Control				
Aquatic Maintenance	74,885	74,885	80,112	(5,227)
Aquatic Plant Replacement	3,750	3,750	5,101	(1,351)
Mitigation Area Monitoring & Maintenance	3,600	3,600	0	3,600
Stormwater Assessments	4,012	4,012	0	4,012
Stormwater System Maintenance	7,000	7,000	0	7,000
Total Stormwater Control	93,247	93,247	85,213	8,034
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	5,000	18,223	(13,223)
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	25,000	33,591	(8,591)
Landscape - Annuals/Flowers	18,000	18,000	0	18,000
Landscape - Miscellaneous	8,835	8,835	0	8,835
Landscape - Mulch	45,000	45,000	43,152	1,848
Landscape - Pest Control	2,000	2,000	0	2,000
Landscape Inspection Services	9,000	9,000	8,250	750
Landscape Maintenance	329,712	329,712	298,263	31,449
Landscape Replacement Plants, Shrubs, Tr	30,000	30,000	101,702	(71,702)
Lift Station Maintenance	4,050	4,050	1,223	2,827
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	760	566	194
Tree Trimming Services	16,000	16,000	0	16,000
Well Maintenance	3,000	3,000	245	2,755
Total Other Physical Environment	544,702	544,702	547,851	(3,149)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	45,500	40,351	5,149
Gate Phone	18,000	18,000	36,433	(18,433)
Parking Lot Repair & Maintenance	2,500	2,500	6,750	(4,250)
Roadway Repair & Maintenance	5,000	5,000	0	5,000
Sidewalk Maintenance & Repair	11,500	11,500	8,000	3,500
Street Sign Repair & Replacement	6,000	6,000	3,923	2,077

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	88,500	95,457	(6,957)
Parks & Recreation				
Cable & Internet	575	575	340	235
Clubhouse Maintenance & Repair	19,217	19,217	26,699	(7,482)
Computer Support, Maintenance & Repair	1,300	1,300	246	1,054
Dog Waste Station Supplies & Maintenance	1,900	1,900	605	1,295
Employee - Reimbursements	2,000	2,000	334	1,666
Facility A/C & Heating Maintenance & Rep	1,400	1,400	3,035	(1,635)
Fitness Equipment Maintenance & Repair	10,000	10,000	1,364	8,636
Management Contract	456,277	456,277	435,595	20,682
Operating Supplies	17,500	17,500	5,630	11,870
Pest Control	1,150	1,150	1,165	(15)
Playground Equipment & Maintenance	3,400	3,400	594	2,806
Pool Maintenance	40,650	40,650	47,604	(6,954)
Pool/Water Park/Fountain Maintenance	24,000	24,000	4,736	19,264
Security System Monitoring Services & Ma	8,000	8,000	7,297	703
Tennis/Athletic Court/Park Maintenance	5,000	5,000	2,373	2,627
Vehicle Maintenance	3,650	3,650	3,485	165
Total Parks & Recreation	596,019	596,019	541,102	54,917
Special Events				
Special Events	22,500	22,500	15,703	6,797
Total Special Events	22,500	22,500	15,703	6,797
Contingency				
Capital Outlay	68,089	68,089	8,180	59,909
Total Contingency	68,089	68,089	8,180	59,909
Total Expenditures	2,242,223	2,242,223	2,156,879	85,344
Total Excess of Revenues Over(Under) Expenditures	0	0	193,868	193,868
Fund Balance, Beginning of Period	0	0	1,814,235	1,814,235
Total Fund Balance, End of Period	0	0	2,008,103	2,008,103

720 Reserve Fund

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	85,646	85,646
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	580,973	580,973	666,616	85,643
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	225,558	237,854
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	580,973	580,973	225,558	355,415
Total Expenditures	580,973	580,973	225,558	355,415
Total Excess of Revenues Over(Under) Expenditures	0	0	441,058	441,058
Fund Balance, Beginning of Period	0	0	1,881,180	1,881,180
Total Fund Balance, End of Period	0	0	2,322,238	2,322,238

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,806	25,806
Special Assessments				
Prepayments	0	0	3,408	3,408
Tax Roll	587,460	587,460	592,592	5,132
Total Revenues	587,460	587,460	621,806	34,346
Expenditures				
Debt Service				
Interest	207,460	207,460	189,692	17,768
Principal	380,000	380,000	475,000	(95,000)
Total Debt Service	587,460	587,460	664,692	(77,232)
Total Expenditures	587,460	587,460	664,692	(77,232)
Total Excess of Revenues Over(Under) Expenditures	0	0	(42,886)	(42,886)
Fund Balance, Beginning of Period	0	0	564,763	564,763
Total Fund Balance, End of Period	0	0	521,877	521,877

720 Debt Service Fund S2021

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 09/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 09/30/2026	Year To Date 09/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,745	5,745
Special Assessments				
Tax Roll	297,410	297,410	300,008	2,598
Total Revenues	297,410	297,410	305,753	8,343
Expenditures				
Debt Service				
Interest	41,410	41,410	43,900	(2,490)
Principal	256,000	256,000	256,000	0
Total Debt Service	297,410	297,410	299,900	(2,490)
Total Expenditures	297,410	297,410	299,900	(2,490)
Total Excess of Revenues Over(Under) Expenditures	0	0	5,853	5,853
Fund Balance, Beginning of Period	0	0	75,050	75,050
Total Fund Balance, End of Period	0	0	80,903	80,903

Meadow Pointe III CDD
Investment Summary
September 30, 2026

Account	Investment		Balance as of September 30, 2026
Valley National Operating	Governmental Checking/ICS	$	428,443
FLCLASS Operating	Average Monthly Yield 3.8530%		1,232,550
	Total General Fund Investments	**$**	**1,660,993**
FLCLASS Asset Replacement	Average Monthly Yield 3.8530%	$	566,878
FLCLASS Road Reserve	Average Monthly Yield 3.8530%		1,031,785
	Subtotal		1,598,663
Valley National Asset Replacement Reserve	Governmental Checking/ICS	$	686,457
	Subtotal		686,457
Valley National Road Reserve	Governmental Checking	$	37,118
	Subtotal		37,118
	Total Reserve Fund Investments	**$**	**2,322,238**
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	$	83,236
US Bank Series 2013 Reserve	First American Funds Inc SHS-Z Treasury Obligation Fund 3678		166,867
US Bank Series 2013 Interest	First American Funds Inc SHS-Z Treasury Obligation Fund 3678		19,182
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678		8,627
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market		127,783
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		3
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market		3,713
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801		80,903
	Total Debt Service Fund Investments	**$**	**602,780**

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 partnerfinancial 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/P Ledger
From 09/01/2026 to 09/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670						
	720 General Fund	09/24/2026	AYA Events & Entertainment LLC	06	Special Events 10/26	2,000.00
	720 General Fund	09/24/2026	Cooper Pools Inc.	2617	Pool Maintenance 09/26	1,638.92
	720 General Fund	09/30/2026	OLM, Inc.	48220	Landscape Inspection 09/26	750.00
	720 General Fund	09/23/2026	Pasco County Utilities	25198622	Water Services 08/26	1,867.52
	720 General Fund	09/30/2026	Rizzetta & Company, Inc.	INV0000113105	Cell Phone, Auto Mileage & Travel 09/26	168.85
	720 General Fund	09/20/2026	Romaner Graphics	23251	Maintenance & Repair 09/26	300.00
	720 General Fund	09/20/2026	Romaner Graphics	23252	Sign Maintenance & Repair 09/26	290.00
	720 General Fund	09/20/2026	Romaner Graphics	23250	Miscellaneous Expense 09/26	570.00
	720 General Fund	09/24/2026	Skyway Supply, Inc.	72179	Maintenance & Repair 09/26	243.90
	720 General Fund	09/20/2026	Southern Automated Access Services, LLC	18594	Gate Phones 08/26	99.90
	720 General Fund	09/20/2026	Southern Automated Access Services, LLC	18626	Gate Maintenance & Repair 08/26	130.00
	720 General Fund	09/30/2026	Straley Robin Vericker	29193	Legal Services 09/26	1,921.50
	720 General Fund	09/30/2026	TECO	311000030198-100526	Electric Services 09/26	10,088.88
	720 General Fund	09/30/2026	TECO	311000030198-100526	Electric Services 09/26	2,377.56
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
	720 General Fund	09/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-092326	Electric Services 09/26	1,660.08
	720 General Fund	09/01/2026	Yellowstone Landscape	1268852	Landscape Replacement 09/26	1,000.00
	720 General Fund	09/24/2026	Yellowstone Landscape	1270393	Landscape Replacement 09/26	975.00
	720 General Fund	09/01/2026	Yellowstone Landscape	1268854	Irrigation Maintenance & Repair 09/26	876.82
	720 General Fund	09/01/2026	Yellowstone Landscape	1261065	Landscape Maintenance 09/26	24,855.22
	720 General Fund	09/30/2026	Yellowstone Landscape	1282365	Irrigation Maintenance & Repair 09/26	277.79
	720 General Fund	09/20/2026	Yellowstone Landscape	1273081	Landscape Replacement 09/26	1,000.00
	720 General Fund	09/20/2026	Yellowstone Landscape	1273079	Landscape Replacement 09/26	1,000.00
	720 General Fund	09/20/2026	Yellowstone Landscape	1273080	Landscape Replacement 09/26	994.00
	720 General Fund	09/20/2026	Yellowstone Landscape	1273082	Irrigation Maintenance & Repair 09/26	718.07
	720 General Fund	09/01/2026	Yellowstone Landscape	1268853	Irrigation Maintenance & Repair 09/26	899.00
Sum for 720, 2670						**56,552.99**
Sum for 720						**56,552.99**
Sum Total						**56,552.99**

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
September 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2026.
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.

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, October 21, 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	**Board Supervisor, Chairman**
Michael Hall	**Board Supervisor, Vice Chairman**
John Johnson	**Board Supervisor, Assistant Secretary**
Michael Torres	**Board Supervisor, Assistant Secretary**
Glen Aleo	**Board Supervisor, Assistant Secretary**

Also, present were:

Darryl Adams	**District Manager, Rizzetta & Company**
Justin Lawrence	**Clubhouse Manager, Rizzetta & Company**
John Pizzuto	**Clubhouse Assistant, Rizzetta & Company**
Carlos Garcia	**Account Manager, Yellowstone Landscape**
Emalina Robinson	**Account Manager, Solitude**
Scarlett Spongberg	**Amenity Services Manager, Rizzetta & Company**
Joseph Kim	**District Counsel, Straley Robin Vericker**
Chrissy Van Helden	**Account Manager, Yellowstone**
Brad Riendau	**Branch Manager**
Audience	**None**

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**

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No comments were presented at this time.

FOURTH ORDER OF BUSINESS **Consideration of the Fiscal Year 2027 Goals & Objectives**

> On a motion from Mr. Carlucci, seconded by Mr. Torres, with all in favor, the Board of Supervisors accepted the grading of the October 2025–2026 Goals and Objectives, for the Meadow Pointe III Community Development District.

> On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board of Supervisors accepted the Fiscal Year 2026-2027 Goals & Objectives, for the Meadow Pointe III Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Fifth Addendum to the Contract for Professional Amenity Services**

> On a motion from Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the Fifth Addendum to the Rizzetta Contract for Professional Amenity Services, for the Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Community Deputy Update
Mr. Lawrence provided an update regarding contacting a deputy for towing matters.

B. District Engineer
Mr. Waag provided a community update and reported that the street work had been completed. Discussion was held regarding the vendor's performance, and the Board expressed that improvements are needed.

C. Aquatics Inspection Report

1. Presentation of Waterway Inspection Report
Ms. Robinson reviewed her report. The Board requested that the District Engineer inspect the stormwater system, prepare a list of findings, and provide a plan of action for the Board's review.

D. Landscape Maintenance

1. Presentation of OLM Inspection Report
Mr. Garcia reviewed his report and announced that he will be leaving Yellowstone. Chrissy Van Helden will be the new account manager.
Mr. Hall discussed the five trees leaning near the wall and stated that they need to be addressed.
The Board discussed the condition of the Clubhouse, which was described as aging and in need of improvement. The Board requested that the Clubhouse be added to the next agenda for further discussion. Mr. Hall also noted that the electrical box is open and needs to be secured.

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E. Yellowstone Inspection Report

Mr. Garcia reviewed the Yellowstone Inspection Report.

1. Consideration of Yellowstone Proposals

> On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Yellowstone Multiple Dead Trees in the amount of $16,500, for the Meadow Pointe III Community Development District.

F. Amenity Management

1. Presentation of Amenities Report

> On a motion from Mr. Carlucci, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved Triangle Pool Services for monthly pond maintenance in the amount of $3,510. District Counsel will draft the agreement for the Meadow Pointe III Community Development District.

> On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved sending a 30-day termination notice to Cooper Pool., for the Meadow Pointe III Community Development District.

G. District Counsel

District Counsel provided the Board with an update.

H. District Manager's Report

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

Mr. Adams reviewed the District Manager's report and financials with the Board. He reminded the Board that the next meeting is scheduled for November 18, 2026 at 6:30 p.m.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 16, 2026**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Regular Meeting held on September 16, 2026, as amended, for the Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Operations & Maintenance Expenditures for September 2026**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for September 2026 ($232,875.64), as discussed, for the Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

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No comments were presented at this time.

NINTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Torres, seconded by Mr. Aleo, with all in favor, the Board agreed to adjourn the meeting at 7:50 p.m. for the Meadow Pointe III Community Development District.

_____ _____

Assistant Secretary Chairman/Vice Chairman

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