

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.

**EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of Easton Park Community Development District was held on **Tuesday, November 29, 2016 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lisa Murphy	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Christine Morrell	Board Supervisor, Assistant Secretary

Also present were:

Beth Stratigeas	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Christina Lange	District Manager, Rizzetta & Company, Inc.
Greg Cox	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Director of Financial Services, Rizzetta & Company, Inc.
Robbie Cox	Representative, MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order

Ms. Lange called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors**

Ms. Lange, a Notary Public in the State of Florida administered the Oath of Office to Mr. Sails and Mr. Meier. Mr. Sails and Mr. Meier swore and affirmed to the oath and executed the oath.

FOURTH ORDER OF BUSINESS

Discussion Regarding Bond Refunding

Mr. Robbie Cox, with MBS Capital Markets, LLC presented information regarding the refunding of the Series 2007 bond. He explained his concern that the recent election is causing the financial market to fluctuate. Mr. Cox explained that the Board would need to execute the Term Sheet with Hancock Bank and follow-up with a Commitment Letter. The cost savings per year is an estimated \$62,300. Mr. Cox explained that Hancock Bank requires the District's operating account be maintained with Hancock Bank. Mr. Cox stated he estimates a mid-December or early January closing date.

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors authorized the Chairman to execute the bond documents for the Bond Refunding for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Capital Improvement Revenue Bond Series 2007 Requisition #7

Mr. Greg Cox presented and reviewed Capital Improvement Revenue Bond Series 2007 Requisition #7 previously approved by the District Engineer and District Chairman (attached as Exhibit "A").

On a Motion by Mr. Thompson, seconded by Mr. Sails, with all in favor, the Board of Supervisors Ratified the approval of Capital Improvement Revenue Bond Series 2007 Requisition #7 for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-04, Amending Fiscal Year 2015/2016 Budget

Mr. Greg Cox presented and reviewed Resolution 2017-04, Amending Fiscal Year 2015/2016 Budget.

On a Motion by Mr. Thompson, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Resolution 2017-04, Amending Fiscal Year 2015/2016 as presented for the Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-05, Designating Officers of the District

Mr. Greg Cox presented the Resolution 2017-05, Designating Officers of the District.

Mr. Sails nominated Mr. Meier as Chairman. Ms. Murphy nominated Mr. Sails as Vice Chairman. All remaining officers of the District will be Assistant Secretaries.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved Resolution 2017-05, Designating Officers of the District as follows: Paul Meier – Chairman, Arnold Sails – Vice Chairman, and Lisa Murphy, Beth Stratigeas, Lee Thompson as Assistant Secretaries for the Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
Not present.
- B. **District Engineer**
Not present.
- C. **District Manager**
Ms. Lange stated that the next scheduled meeting will be held on December 6, 2016 at 4:30 p.m.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Meier passed out blank applications for the vacant seat on the Board to the other Board members asking them to pass them out so the Board can fill seat #3.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Lange stated that if there were no additional items to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 5:32 p.m. for Easton Park Community Development District.

Secretary / Assistant Secretary


Chairman / Vice Chairman

Exhibit A

**EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PAYMENT
CAPITAL IMPROVEMENT REVENUE BOND
SERIES 2007**

DATE:	November 18, 2016	REQUISITION NO. 7
PAYEE:	MI Homes	AMOUNT DUE: \$176,675.23
ADDRESS:	4343 Anchor Plaza Parkway, Suite 200 Tampa, FL 33634	FUND: Deferred Cost Account

DESCRIPTION: Deferred Cost Payment to Developer per attached Certificate of Completion

The undersigned, an Authorized Officer of Easton Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida as trustee (the "Trustee"), dated as of March 1, 2007 (the "Master Indenture"), as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of March 1, 2007 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2007 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2007 Project and each represents a Cost of the 2007 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, there shall be attached a certificate signed by the Consulting Engineers certifying approval of this requisition which must state that this disbursement is for a Cost of the 2007 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2007 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit A to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

If this requisition is for a disbursement from other than the Costs of Issuance subaccount, it is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT**

BY: Paul J. Meier 11/29/2016
CHAIRMAN/VICE CHAIRMAN

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
AND CAPITALIZED INTEREST REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of Easton Park Community Development District and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specification for the portion of Easton Park Community Development District Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

BY: [Signature]
DISTRICT ENGINEER

**EASTON PARK COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S
CERTIFICATE OF COMPLETION OF THE
EASTON PARK COMMUNITY DEVELOPMENT DISTRICT'S
CAPITAL IMPROVEMENT PROJECT**

The undersigned acting on behalf of Heidt Design, LLC., as District Engineer to the Easton Park Community Development District, (the "District"), in connection with the District's \$7,105,000 Capital Improvement Revenue Bonds, Series 2007, hereby certifies, in the opinion of the District Engineer, as follows:

1. The Series 2007 Project, as defined in the Master Trust Indenture by and between the District and US Bank, N.A., dated March 1, 2007, as supplemented by the First Supplemental Trust Indenture dated March 1, 2007 by and between the District and US Bank, N.A. is completed.
2. From the proceeds of the Bonds, \$6,161,595.34 was deposited into the District's Series 2007 Acquisition and Construction Account to finance the construction of the Series 2007 Project.
3. The total cost to complete the Series Project was in excess of \$6,161,595.34.
4. The developer contributed \$6,373,692.66 in order to complete the Series 2007 Project.
5. All facilities necessary in connection with the Series 2007 Project have been constructed, acquired, and all cost and expenses in connection with the Series 2007 Project have been paid.

IN WITNESS WHEREOF, I have signed the Certificate on behalf of the District Engineer, this 9th day of January, 2013.

Heidt Design, LLC

By: 

Timothy M. Plate, P.E.

District Engineer

Easton Park - S2007 Deferred Cost Balance Analysis

Deferred Cost Requisition No. :

Amount Requested	\$	6,373,692.66	
Paid	\$	(95,796.75)	3/1/2013 CR #5
Paid	\$	(19,545.12)	2/26/2016 CR #6

Eligible Deferred Costs	\$	<u>6,258,350.79</u>	
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