

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 Regular meeting of the Board of Supervisors of Easton Park Community Development District was held on **Tuesday, August 1, 2017 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
Christine Morrell	Board Supervisor, Assistant Secretary
Lisa Murphy	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Joe Hamilton	Representative, Aquatic Systems
Tim Gay	Illuminations Holiday Lighting
Brett Perez	Representative, Yellowstone Landscape
Brian Mahar	Representative, Yellowstone Landscape

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins 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

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 11, 2017

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on July 11, 2017 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for June 2017

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June 2017 (\$33,713.54) as presented for the Easton Park Community Development District.
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FIFTH ORDER OF BUSINESS**Staff Reports****A. Aquatic Maintenance – Aquatic Systems**

Mr. Hamilton presented the July 2017 Waterway Report for the Board. Discussion ensued regarding the recent fish kill that was found in Pond #10. Mr. Meier expressed his positive sentiments regarding Aquatic System's fast response to resolving the issue. Mr. Hamilton discussed several theories of what may have caused the fish kill, as well as communicated the benefits of conducting lake assessments to understand the biological makeup of what is causing any chemical-resistance algae and duckweed in order to provide an evidence-based scientific solution to combat current challenges.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the proposal from Aquatic Systems to conduct a lake assessment for ponds #4, #6, & #10, to be conducted in alignment with the beginning of FY 2017-2018 for the Easton Park Community Development District.

B. Landscape & Irrigation Maintenance

Mr. Crawford presented the July 2017 Field Inspection Report and remarked that he has seen improvements on items that were previously covered in earlier discussions. Discussion ensued regarding the coordination of field inspections being conducted concurrently between the Field Services Manager and Yellowstone.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved for the Field Services Manager & Yellowstone Landscape to perform monthly inspection walkthroughs together on the Tuesday following the Board meeting each month at 9:00 a.m. for the Easton Park Community Development District.

Mr. Morrell inquired about item #36 in the field inspection report, as a resident requested that this particular area that is CDD property adjacent to their home not be mowed. Mr. Perez also added that the current landscape contract does not include natural conservation area cutbacks. Therefore, this item will be removed from forthcoming reports. Mr. Meier expressed his concerns over no trespassing signage being covered by vines and asked Yellowstone to address. Mr. Meier also inquired about the slanted Chinese fan palms, as there was some concern that these trees wouldn't correct themselves with future growth.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved for Yellowstone to provide the district with a letter outlining that the Chinese Fan Palms will be straightened out and be replaced under warranty if needed for the Easton Park Community Development District.

C. District Counsel

Not present.

D. District Engineer

Not present.

E. District Manager

Ms. Perkins communicated to the Board that upon setting last year's FY 2016-2017 meeting schedule, a September meeting date was not set, and therefore she inquired if the Board would like to hold a September meeting, which would be held on Tuesday, September 5th at 4:30 PM as per their general schedule. The Board confirmed their availability for the September 5th meeting, and Ms. Perkins mentioned that it would be advertised accordingly.

Ms. Perkins presented the monthly financial summary to the Board, and mentioned that the variance gap of being over budget was decreasing with each passing month. Ms. Perkins also discussed that upon review with the District's accounting team, it was recommended that \$75,000 in reserves be transferred to the general fund to cover the next few months' expenses until the assessments from the tax roll begin to be received the first few months of the next fiscal year.

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved to transfer (\$75,000) from reserves to the general fund for Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of the District's Christmas Lighting Plan

Mr. Gay led a discussion with the Board to recap previous year's lighting plans, and touched on several options for the Board's consideration. Discussion ensued regarding the details within the included proposal, the timing of the lighting install, and the desire for Yellowstone to be kept apprised of the install schedule to make cut backs as needed as well as monitor irrigation.

On a Motion by Ms. Morrell, seconded by Ms. Murphy, with all in favor, approved the Holiday Lighting proposal (\$24,600) for the Board of Supervisors approved for Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Alligator Signage

Mr. Meier communicated that several residents were concerned about large alligators seen within the district's ponds. Ms. Perkins remarked that she often receives calls from residents regarding alligator concerns, and works with Florida Fish & Wildlife to coordinate removal of alligators as appropriate. Ms. Perkins also shared general information about a recent alligator signage project that was completed in another district to apprise the Board of the potential investment of signage if they were to ever install warning signs around the district's 38 ponds.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-18, Setting The Meeting Schedule for Fiscal Year 2017-2018

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Resolution 2017-18, Setting the Meeting Schedule for Fiscal Year 2017-2018 for Easton Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-19, Adopting Alternative Investment Guidelines

On a Motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved Resolution 2017-19, Adopting Alternative Investment Guidelines for Easton Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-20,
Designating Primary Administrative Office &
Principal Headquarters of the District**

On a Motion by Mr. Sails , seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved Resolution 2017-20, Designating Primary Administrative Office & Principal Headquarters of the District for Easton Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

By Lisa Murphy

Mr. Murphy inquired about prospective sidewalk issues that may impact the CDD based on a resident-generated plan that was circulated around the community. Ms. Perkins communicated that she had consulted with the District Engineer, who reiterated that the sidewalks within Easton Park are located within City of Tampa owned rights of way, and therefore are owned and maintained by the City. Therefore any prospective sidewalk plans would need to go through multiple hurdles to get approved.

By Arnold Sails

Mr. Sails inquired if the entrance monument lighting was replaced. Ms. Perkins remarked that it was completed the week prior, and would work with Yellowstone to ensure they're cutting back the vegetation surrounding the lights so they have better visibility.

By Paul Meier

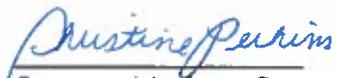
Ms. Perkins distributed a letter provided by Mr. Meier in relation to the large dirt pile and the grading in future ROW for K-Bar East-West Road abutting Easton Park. Ms. Perkins remarked that the letter was reviewed by District Counsel and that he had no further comments other than to recommend the district seek a certificate of insurance from the vendor completing the work.

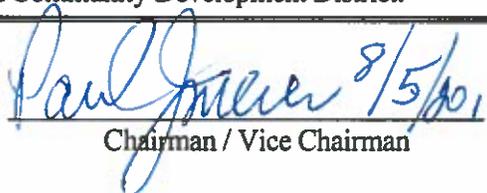
On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved letter as presented and have the District Manager transmit to M/I Homes for Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 5:31 p.m. for the Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman