

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, January 3, 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
Lisa Murphy	Board Supervisor, Assistant Secretary
Beth Stratigeas	Board Supervisor, Assistant Secretary (<i>via phone</i>)
Christine Morrell	Board Supervisor, Assistant Secretary

Also present were:

Christina Lange	District Manager, Rizzetta & Company, Inc.
Matt Huber	Regional District Mgr., Rizzetta & Company, Inc.
John Crawford	Field Services Mgr., Rizzetta & Company, Inc.
Brian Mahar	Representative, Yellowstone Landscape
Joe Hamilton	Representative, Aquatic Systems
Jimmy Taylor	Representative, Aquatic Systems
Jim Bispo	Representative, Envera Security Systems

FIRST ORDER OF BUSINESS

Call to Order

Ms. Lange called the meeting to order at 4:30 p.m. 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' Meeting held on November 29, 2016

The Board requested that Christine Morrell be added to attendees.

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the revised minutes of the Board of Supervisors' meeting held on November 29, 2016 as amended for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 6, 2016

The Board requested that Christine Morrell be added to attendees and that Lee Thompson be removed.

On a Motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the revised minutes of the Board of Supervisors' meeting held on December 6, 2016 as amended for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November 2016

The Board had no questions about these expenditures.

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2016 for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape & Irrigation Maintenance Update

1. Field Inspection Report

Mr. Crawford gave his report. He noted that the mulch installation at the lift stations had been completed, per Mr. Mahar.

2. Yellowstone Landscape

Mr. Mahar, a representative from Yellowstone Landscape, updated the Board on various ongoing issues. He noted that they would be monitoring the turf following the recent frost. He also addressed the overwatering of the annuals at the right side of the main entrance.

Mr. Mahar then presented two proposals from Yellowstone, one for seasonal annuals and the other for bush hogging. The seasonal annuals proposal comprised costs of \$4,516 for spring, \$4,221 for summer, \$4,516 for fall, and \$4,221 for winter, for a total cost of \$17,474. Ms. Lange noted that only \$15,000 was budgeted for annuals this year. The Board decided to table this proposal until the IFQ process was complete. Yellowstone presented a proposal for bush hogging that totaled \$1071.43. At that time, Mr. Crawford presented a second proposal from Jim's Lawn Care for bush hogging for a total of \$300. Due to the difference in price, the Board decided to table the proposals until Mr. Crawford can align the proposals to ensure the same tasks are met. The Board will decide at the next Board meeting.

C. Aquatic Maintenance Report – Aquatic Systems

Mr. Hamilton presented the December Aquatics Report. The Board had no questions for Mr. Hamilton.

D. District Counsel
Not present.

E. District Engineer
Not present.

F. District Manager

Ms. Lange reminded the Board that the next meeting will be held on February 7, 2017 at 4:30 p.m. She informed the Board that the review of the Monthly Financial Statement would be tabled until the next meeting because it was pending updated information based on the amendment completed in December 2016.

Ms. Lange then briefly discussed an incident that occurred within the community that day involving three young children who went fishing in one of the ponds and trespassed in a resident's backyard. An officer was dispatched to the location, where a warning was issued to the children. No charges were filed.

SEVENTH ORDER OF BUSINESS

Update on Bond Refinancing

Ms. Lange provided an update to the Board. She noted that the Board had approved the commitment letter on a contingency of the District Counsel's review at the Special Meeting held on December 20, 2016. District Counsel had no adverse comments and gave their approval, as long as the Board found the business terms acceptable. Ms. Lange informed the Board that on January 30, 2017, Scott Brizendine will present the methodology report and a resolution approving the report and other bond counsel documents will be provided for signature. She also noted that all final closing documents will be signed at that time. Due to the bond counsel's required presence at the meeting, Ms. Lange requested that the time of the meeting be moved up and the Board agreed upon 2:30 p.m.

EIGHTH ORDER OF BUSINESS

Consideration of Envera's Proposal for Security System

Mr. Jim Bispo, a representative from Envera Security Systems, gave a presentation on the security system being considered and conducted a question and answer session with the Board. Ms. Lange then addressed the Board regarding the proposal for installing the new system. She noted that while it was not financially feasible for the current fiscal year, the cost could be factored into next year's budget given the savings to be incurred from the bond refinance. The Board agreed to table this proposal to take some time to consider what would be in the best interest of the residents.

It should be noted that at 5:08 p.m., the Board took a short recess from 5:08 to 5:13 p.m. At 5:13pm, the Board resumed their meeting.

NINTH ORDER OF BUSINESS

Presentation of Aquatic System's Resident Letter Regarding Treatment of Ponds

Ms. Lange presented a letter that was sent to a homeowner by Aquatic Systems on December 13, 2016 regarding the treatment of the pond behind their home. She included a cover letter to the homeowner outlining the purpose of the letter and stressing the importance of continuing treatment in the pond. She noted that no response has been received from the resident.

TENTH ORDER OF BUSINESS

Consideration of Project Manual for IFQ for Landscape Maintenance Services

Mr. Crawford reviewed the scope of services with the Board and asked for their input. The Board requested that a line be added to the scope incorporating a mowing schedule that would require 52 weekly visits per year. They also incorporated mulching once a year into the scope. Ms. Lange presented the Board with two options for bidding out the work: running an ad, for a cost of \$60, or having Mr. Crawford email the IFQ out to a preferred list of vendors. The Board chose to have Mr. Crawford email Yellowstone and two other preferred vendors.

On a motion by Mr. Meier, seconded by Ms. Morell, with all in favor, the Board of Supervisors approved the IFQ scope of services as amended for the Easton Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Well Repairs

Mr. Crawford reviewed the proposal from Fourqorean Well Drilling with the Board and answered general questions.

On a motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors accepted the Fourqorean well drilling proposal, not to exceed \$4,137.75, for the Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Revised Draft Common Areas Policy

Ms. Lange presented the revised draft of the Common Areas Policy to the Board, noting the addition of the line, "Feeding the wildlife is prohibited." The Board did not request any additional changes be made.

On a motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the revised draft of the Common Areas Policy as presented for the Easton Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Re-Designating an Assistant Secretary

Ms. Lange presented Resolution 2017-06, Re-Designating an Assistant Secretary, to the Board and explained its contents and purpose. She informed them that this resolution was needed to remove Ms. Oram as an Assistant Secretary for signature purposes and to add Ms. Lange in her place.

On a motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors adopted Resolution 2017-06, Re-Designating an Assistant Secretary, for the Easton Park Community Development District.

FOURTEENTH ORDER OF BUSINESS Supervisor Requests

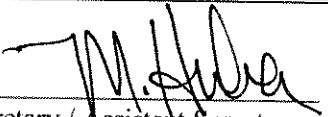
Ms. Murphy requested that someone look into the ownership of the area near the new road where semis and trailers are being parked.

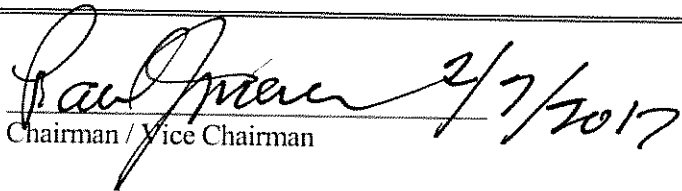
Mr. Meier requested that a No Parking/Tow Away Zone sign be installed in this area. Ms. Lange said she would get with the District Engineer to discuss the possibility of this. Mr. Meier also noted that some of the sidewalks throughout the community are lifting and are in need of pressure washing. Ms. Lange said she would address this with the District Engineer, as well.

Ms. Morrell addressed her concerns about some areas within the community that have ant mounds near the sidewalks, specifically near Raven's End and the ponds. Ms. Lange said she would review this during her next walkthrough of the property.

FIFTHTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors continued the meeting to January 30, 2017 at 2:30 p.m. for the Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman