

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, February 7, 2016 at 4:31 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

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Chelsea Holloway	Administrative Assistant, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Engineering
Dan Molloy	District Counsel, Molloy & James
Brian Mahar	Representative, Yellowstone Landscape
Brett Perez	Representative, Yellowstone Landscape
Joe Hamilton	Representative, Aquatic Systems
Jimmy Taylor	Representative, Aquatic Systems
Scott Carlson	Representative, LMP
Representative	LMP

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report – Aquatic Systems

Mr. Hamilton and Mr. Taylor provided an update to the Board and remarked on various areas of improvement as well as those still being monitored. A proposal in the amount of

\$2,225.00 was presented to trim back the primrose willow along Breaking Rocks, and its contents and purpose were explained. General discussion ensued and the Board decided to table this proposal until a later date.

B. District Counsel

Mr. Dan Molloy was present representing District Counsel. He offered an opinion on being a public official and the duties and responsibilities it entails. Mr. Molloy also opined about the possibility of installing gates within the community and the legal restrictions of doing so. He explained that the gates would have to be programmed to open for everyone, as the law requires that any community with public roads must not restrict inbound or outbound access. The Board requested that District Management look into the cost of gate maintenance based on those of similar communities under Rizzetta management, and for these findings to be presented at the April meeting.

Mr. Molloy also addressed the parking issues along Pictorial Dr. Due to the fact that this area is not owned by the CDD, the CDD cannot enforce towing unless consent from MI Homes is explicitly given.

Mr. Molloy then presented a Lien of Record & Disclosure of Public Financing agreement, pertaining to the recent bond closing, for Board signature.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Lien of Record & Disclosure of Public Financing agreement for the Easton Park Community Development District.

C. District Engineer

Ms. Stewart was present and provided an update to the Board on the sidewalks throughout the community, as well as the brick pavers at the entrance. She also provided a map indicating which areas of the community are HOA owned and those which are CDD owned. Mr. Meier inquired about the possibility of orange-lining the areas of sidewalk that pose the most serious risk to pedestrians. Ms. Stewart noted that this was something that she had already planned to do, but that ultimately sidewalk repairs are the responsibility of the city and not the CDD. She advised that should homeowners inquire further about the status of sidewalk repairs, they should be directed to the public works department. Ms. Stewart explained that the pavers at the entrance, however, are the District's responsibility. Due to the fact that they were not properly installed, the pavers would need to be completely redone. She presented two options to the Board for doing so. The first option, totaling \$34,000.00, would entail removing all of the current pavers, repairing the underlying issues caused by the improper installation, and replacing with all brand new pavers. Ms. Stewart noted that with this option, the pavers would likely need to be maintained with future work down the road. The second option, totaling \$44,000.00, would entail removing all the current pavers and paving those areas with asphalt instead. With this option, future maintenance would be unlikely. After some deliberation, the Board decided they were not ready to make a decision on the topic at this time. This discussion was tabled until a later date.

D. District Manager

Mr. Huber reminded the Board that the next scheduled Board meeting was set for March 7, 2017 at 4:30 p.m. He then presented the December 2016 financial summary and gave a brief overview of how funds will be distributed in upcoming months. He also reminded the Board that budget season was approaching and that further discussion will ensue at the next few meetings.

E. Landscape & Irrigation Maintenance Update

1. Field Inspection Report

Mr. Crawford was present and provided an update to the Board on his findings at his January inspection. He addressed some areas of concern and discussed with the Board how these issues would be handled. He then presented three proposals from Yellowstone Landscape for sod replacement, which had been a topic for discussion later on in the meeting. The areas in question were the traffic circle, the area where the electrical line was installed, and the ruts in the turf on the outbound lane of Pictorial Dr. Mr. Crawford explained that not enough soil was used when the original sod was laid in the traffic circle, and when the irrigation was reduced during the holidays the sod consequently died. The Board discussed each proposal and a motion to approve each was requested.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved Yellowstone's sod replacement proposals for the traffic circle in the amount of \$572.25 and for the area where the electrical line was installed in the amount of \$534.00 for the Easton Park Community Development District.

The Board decided to table the sod replacement proposal for the ruts in the turf on the outbound lane of Pictorial until further investigation had been conducted as to how these ruts were caused.

2. Ratification of Yellowstone's Proposal for Irrigation Repair

Mr. Huber presented the executed proposal from Yellowstone Landscape, in the amount of \$1,421.57, for irrigation repair work that was completed for the main line break that occurred on February 1, 2017 and sought a motion to ratify this proposal. The Board requested that, should issues like this arise in the future, that District Management notify the Chairman

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors ratified Yellowstone's proposal for irrigation repair, in the amount of \$1,421.57, for the Easton Park Community Development District.

3. Evaluation of IFQ Proposers

Mr. Crawford presented the bid summary for the landscape maintenance IFQ and explained its contents and purpose. He introduced the three vendors who submitted bids; Sunrise, LMP, and Yellowstone Landscape. The Board carefully reviewed each bidder and Mr. Crawford answered general questions and provided his professional opinion on which categories within the IFQ bore the greatest importance. The Board requested that the vendor representatives who were present answer questions on various items within the bid summary

pertaining to cost and scope of services included. Each vendor's representatives were allowed to speak on the subject. After some deliberation, a request for a motion to approve one of the vendors was made.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors extended Yellowstone Landscape's current contract for one more year for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Bush Hogging Proposals from Jim's Lawn Care & Yellowstone Landscape

Mr. Crawford presented the two proposals for bush hogging that had been on the agenda for January's meeting. He explained that, per the Board's request, he had secured updated proposals from both Jim's Lawn Care and Yellowstone Landscape that better defined the scope of work to be completed. General discussion then ensued. Representatives from Yellowstone were still present and gave their lowest price for the work, which was \$925.00. The proposal from Jim's Lawn Care came in much lower at \$640.00, and The Board requested a motion to approve this proposal.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the bush hogging proposal from Jim's Lawn Care, in the amount of \$640.00, for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Fourqurean's Proposal for Control Valve Replacement

Mr. Huber presented the executed proposal for control valve replacement from Fourqurean, in the amount of \$1,190.00. Mr. Huber explained that his reasoning behind signing off on this prior to the meeting was due to the repair needing immediate attention. The Board restated their opinion that, at minimum, the Chairman should be notified when proposals are executed in this manner.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors ratified Fourqurean's proposal for control valve replacement, in the amount of \$1,190.00, for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Stripe-A-Lot's Proposal for Sign and Pole Replacement

Mr. Huber presented the executed proposal for sign and pole replacement from Stripe-A-Lot, in the amount of \$375.00, and sought a motion to ratify.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors ratified Stripe-A-Lot's proposal for sign and pole replacement, in the amount of \$375.00, for the Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11, Re-Designating
Treasurer of the District**

Mr. Huber presented Resolution 2017-11, Re-Designating Treasurer of the District, to the Board for their consideration. He explained that Mr. Scott Brizendine has taken over as head of District Financial Services for Rizzetta & Company and it would be appropriate for him to now be listed as the Treasurer for the Districts we manage.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors adopted Resolution 2017-11, Re-Designating Treasurer of the District, for the Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-12, Re-Designating
Assistant Secretary of the District**

Mr. Huber presented Resolution 2017-12, Re-Designating Assistant Secretary of the District, to the Board for their consideration. This resolution would designate Mr. Matthew Huber as an Assistant Secretary of the District, for signing purposes only.

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors adopted Resolution 2017-12, Re-Designating Assistant Secretary of the District, for the Easton Park Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-13, Re-Designating
Assistant Treasurer of the District**

Mr. Huber presented Resolution 2017-13, Re-Designating Assistant Treasurer of the District, to the Board for their consideration. This resolution would designate Mr. Shawn Wildermuth as the Assistant Treasurer. Mr. Huber explained that due to Mr. Wildermuth's recent promotion, it would be appropriate for him to now be listed as such for the Districts we manage. A typo in the document was noted and Mr. Huber noted that a corrected version would be brought to the next meeting for signature.

On a Motion by Ms. Morrell, seconded by Mr. Sails, with all in favor, the Board of Supervisors adopted Resolution 2017-13, Re-Designating Assistant Treasurer of the District, as amended, for the Easton Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Meeting held on January 3, 2017**

Mr. Huber presented the minutes from the Board of Supervisors meeting held on January 3, 2017. There were no changes made to these minutes.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on January 3, 2017, as presented, for the Easton Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for December 2016

Mr. Huber presented the Operation & Maintenance Expenditures for December 2016, totaling \$43,833.92. He noted that he would have a dollar amount recommended to be transferred to the reserve fund ready to present at the March meeting.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for December 2016 (\$43,833.92), as presented, for the Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails commented on the recent District Manager turnover and the effect it has had on the Board. He also commented on budget financials, which Mr. Huber noted would be addressed in upcoming meetings as budget season approaches.

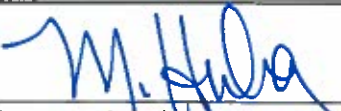
Mr. Meier also commented on the recent District Manager turnover and expressed his concern for consistency in management. He also commented on Ms. Stratigeas' lack of attendance at meetings and Mr. Huber agreed to look into the issue to determine whether or not she was still a resident of Easton Park.

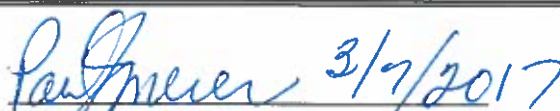
THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Huber stated that if there were no additional items to come before the Board that a motion to adjourn the meeting would be in order.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors adjourned the meeting at 6:22 p.m. for the Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman