

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, April 4, 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
Lisa Murphy	Board Supervisor, Assistant Secretary
Christine Morrell	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Christine Perkins	District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Brett Perez	Representative, Yellowstone Landscape
Joe Hamilton	Representative, Aquatic Systems

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Stephanie Nieto of 10648 Pictorial Park Drive expressed concern over the murky water in the pond behind her home, as well as communicated a desire to plant Bald Cypress in an effort to enhance aesthetics and act as a barrier. Mr. Hamilton commented that the Bald Cypress would be advantageous to bank stabilization, but not for enhancing water quality. Ms. Perkins expressed she would work with the District Engineer and Aquatic Systems to determine the feasibility of adding the requested Bald Cypress and ensure there are no conflicts with SWFWMD requirements.

Ms. Stephanie Davis of 10740 Breaking Rocks Drive communicated concern in relation to the overgrowth from the conservation area that is approaching her home from Pond #2, and provided photos for the Board's review. Mr. Hamilton communicated that this area has been sprayed, and it will take several months for the Primrose to fully decompose.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on March 7, 2017

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on March 7, 2017 as presented for Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2017

Ms. Perkins presented the expenditures to the Board for their review.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February 2017 (\$22,909.33) as presented for Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of a Board Supervisor Replacement for Seat #4

Ms. Perkins inquired to the Board if they had received any interest from other residents in filling Seat #4. Currently, there has been no interest. Therefore, this business item was tabled.

SIXTH ORDER OF BUSINESS

Discussion of Flag Pole Placement

Ms. Perkins presented the renderings from Yellowstone Landscape of potential flag pole placement. Mr. Meier commented that the Board would like to identify and work with a Veteran to take the lead for the general oversight of the flag pole when appropriate. However, no Veteran has yet been identified. Discussion ensued regarding the current cost implications of installing the flag pole, as it has been estimated to cost approximately \$1,300.00. This topic was tabled for consideration until the next fiscal year.

SEVENTH ORDER OF BUSINESS

Discussion of Landscape Redesign for Traffic Circle

Discussion ensued about the challenges of the palm trees currently installed in the roundabout, as well as utilizing queen palms vs. sabal palms. Mr. Perez walked the Board through the history of the plants that were installed within the roundabout and provided suggestions for alternative plantings. Yellowstone will provide updated renderings for alternative sustainable plants for consideration at the next meeting.

EIGHTH ORDER OF BUSINESS

Discussion of Current Landscape and Irrigation Maintenance Contract and HOA/CDD Cost Share Agreement

Ms. Perkins communicated that District Management has not received any written notice that the Easton Park HOA wished to move forward with the decision to terminate their contract with Yellowstone. She also relayed that the HOA was current with all of their payments for the landscape and irrigation maintenance cost share.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-14, Re-Appointing an Assistant Secretary of the District

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors adopted Resolution 2017-14, Re-Appointing an Assistant Secretary of the District (Christine Perkins) for Easton Park Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report – Aquatic Systems

Mr. Hamilton reviewed his report with the Board. Ms. Murphy inquired about the state of the cattails on Site #5, which Mr. Hamilton commented that he would address. Mr. Hamilton touched on submerged algae within the ponds and communicated that the community has good water retention. He also spoke on the prospective need to conduct a lake assessment now that summer is approaching with the onset of warmer weather.

B. District Counsel

Mr. Molloy was not present.

C. District Engineer

Ms. Perkins presented Ms. Stewart's report, which had also been circulated to the Board prior to the meeting. Mr. Meier inquired if the direction signage could be removed from the median where the rendering of the flag pole was placed. Mr. Sails expressed a desire to bring the large District map to each meeting.

D. District Manager

Ms. Perkins noted that the next regularly scheduled Board of Supervisors meeting will be held on May 2, 2017 at 4:30 p.m. at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida 33647.

Ms. Perkins presented the Arbitrage Rebate Report for the period ending March 31, 2017. Mr. Huber expressed that the District has no arbitrage liability at this time.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report for the period ending March 31, 2017 as presented for Easton Park Community Development District.

Ms. Perkins presented the monthly financial summary for February 2017 and commented that the District currently is trending approximately \$15,000.00 over budget, and therefore it was recommended to concentrate on curbing spending moving forward for the remainder of the fiscal year.

Discussion ensued on establishing a reserve fund. Mr. Huber expressed that their last reserve study was conducted in 2010, and it was recommended that approximately

\$200,000.00 be earmarked for reserves to align with the reserve study findings.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved District Management to transfer \$200,000.00 from investments to establish a reserve fund for Easton Park Community Development District.

E. Landscape and Irrigation Maintenance Update

Mr. Crawford reviewed his report with the Board. Mr. Perez commented that Yellowstone would send out a crew next week to address the crape myrtles, as there were approximately 45 trees remaining that still needed to be addressed. Mr. Crawford noted that there were areas of broken irrigation that were not repaired. Mr. Perez advised that he would work on getting repairs turned around more quickly and noted that Yellowstone would conduct their second irrigation audit while making the necessary repairs.

Discussion ensued over dead annuals and rutting in front of the clubhouse, which is the responsibility of the HOA, as well as conducting phases of plant replacements. Ms. Morrell expressed concern that Yellowstone allowed the trimmings from the bottle brush hedging to pile up within her yard.

Discussion ensued over the difficulty associated with communicating and working with the Easton Park HOA. Mr. Meier inquired about the oak tree proposal that was submitted Under Separate Cover. Mr. Perez noted that he would revise the proposal to take out the removal portion, as the oak trees are under no immediate need for removal and replacement. Mr. Perez also expressed concern that the City of Tampa may have impending water restrictions, which would cause watering to drop down from two days a week to one day.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 6:15 p.m. for Easton Park Community Development District.


Secretary / Assistant Secretary

 5/2/2017
Chairman / Vice Chairman