

**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, November 7, 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	<b>Board Supervisor, Chairman</b> <i>(via phone)</i>
Arnold Sails	<b>Board Supervisor, Vice Chairman</b>
Christine Morrell	<b>Board Supervisor, Assistant Secretary</b>
Lisa Murphy	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Crawford	<b>Field Services Manager, Rizzetta &amp; Co.</b>
Joe Hamilton	<b>Aquatic Systems</b>
Sarah Walter	<b>Aquatic Systems</b>
Chris Byrne	<b>Vertex Water Features</b>
Brian Mahar	<b>Yellowstone Landscape</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience members were present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 3, 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 October 3, 2017 as presented for the Easton Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for September 2017**

Mr. Sails inquired about Ms. Stewart's and the TECO invoices. The Board discussed having Ms. Stewart provide additional in-depth summaries to correspond with her invoices. Ms. Perkins communicated that she would circulate the correspondence for the referenced project at 20208 Ravens End Drive.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for September 2017 (\$38,879.72) for the Easton Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape & Irrigation Maintenance**

1. Presentation of October 2017 Field Inspection Report
2. Update from Yellowstone Landscape

Mr. Crawford presented the October 2017 Field Inspection Report, and entertained the Board's questions. Mr. Mahar communicated that the irrigation repairs have been completed and that the district is now on a bi-weekly mowing schedule. Mr. Mahar also communicated that one of the palms in the roundabout has started to brown, and therefore has proactively ordered a replacement. Ms. Morrell inquired about the mowing in the County ROW and the choice of annual colors. Ms. Perkins communicated that she would reach out to the County to see if there would be planned maintenance in this area. The Board overall expressed their sentiments at the positive appearance of the community.

Mr. Mahar additionally touched on the recent proposal for pine bark nugget annual mulching, and Ms. Perkins communicated if the Board wanted to move forward with mulching at this time, they would just need to approve the current proposal in the amount of \$13,440, which aligns with the district's budget.

On a Motion by Ms. Morrell, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the installation of 350 yards of new mulch in the amount of (\$13,440.00) for the Easton Park Community Development District.

3. Consideration of Yellowstone Grounding Rods Proposal

Mr. Mahar presented the proposal to add the grounding rods throughout the entire irrigation system. It was communicated as a reminder that this is a proactive approach, however not a guarantee against future damages from lightning strikes.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Yellowstone Grounding Rods Proposal for the Easton Park Community Development District.

**B. Aquatic Maintenance – Aquatic Systems**

1. Presentation of October 2017 Waterway Report

Mr. Hamilton presented the October 2017 Waterway Report to the Board, remarking that growth is starting to slow down quite a bit due to the time of year. Now that the fertilizer ban has been lifted, it's important to ensure that runoff is mitigated, which he also communicated that Yellowstone is very cautious and hasn't been an issue at Easton Park.

2. Presentation of Lakes Assessment Report for Sites #4, #6, & #10

Mr. Hamilton presented the Lake Assessment Report results for Sites #4, #6, & #10 for the Board's review and discussion, mentioning that dissolved oxygen levels were extremely low, which had caused the fish-kill in Pond #10. Ms. Hamilton went in-depth about the impact of low oxygen levels, anoxic conditions, nutrient levels for nitrogen, phosphorous, and benefits of utilizing aeration to help increase oxygen levels.

3. Consideration of Aeration Proposal for Ponds #4, #6, & #10

Mr. Byrne presented the Aeration Proposal for Ponds #4, #6, & #10, and entertained inquiries from the Board about the pros and cons of having an aeration system and its impact. Ms. Perkins

also communicated that the electrical costs in addition to the proposal have come in around \$5,700-\$6,000. Therefore, this would be an approximately \$20,000 project that was not budgeted for this fiscal year. This item was tabled until the next meeting.

**C. District Counsel**

Not present.

**D. District Engineer**

Not present.

**E. District Manager**

Ms. Perkins communicated that the next Regular meeting is scheduled for December 5, 2017 at 4:30 p.m.

Ms. Perkins communicated that the Christmas Lightning installation was approximately 75% completed. Additionally, combination locks were added to the electrical panel and light timers to prevent unauthorized vendors and/or individuals from changing any settings.

Ms. Perkins also communicated that after consultation with the district's accounting staff, it was advised to transfer \$100,000 from reserves to the General Fund for purposes of processing AP until funding from Hillsborough County was received. After funding is received, then the funds would be transferred back into the district's reserve account.

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved to transfer (\$100,000.00) from the Reserve Fund to the General Fund for the Easton Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pressure Cleaning Proposals**

Discussion ensued regarding adding additional areas into the current proposal from Gladiator Pressure Cleaning. This item was further tabled until the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Installing an American Flag Pole**

This item was tabled until next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-01, Amending Fiscal Year 2016-2017 Budget**

Ms. Perkins presented the amended budget for fiscal year 2016-2017 for the Board's review and consideration, noting that the district went over budget by \$16,337. The amended budget was increased from \$499,628 to \$525,000 to allow for some cushion, and therefore the balance forward from the prior year was increased to make up for the short fall. This overage would not affect assessments.

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved Resolution 2018-01, Amending Fiscal Year 2016-2017 Budget for the Easton Park Community Development District.

**NINTH ORDER OF BUSINESS**

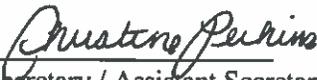
**Supervisor Requests**

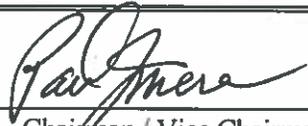
Ms. Murphy inquired about the timing of the Christmas Tree installation. Ms. Perkins communicated that she would follow-up with Mr. Gay and include Ms. Murphy on the correspondence.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Sails, seconded by Ms. Morrell, with all in favor, the Board of Supervisors adjourned the meeting at 5:40 p.m. for the Easton Park Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman