

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 2, 2018 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 <i>(via phone)</i>
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 & Co.
Joe Hamilton	Aquatic Systems
Tonja Stewart	District Engineer, Stantec Engineering

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 December 5, 2017

On a Motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on December 5, 2017 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for November 2017

Mr. Meier inquired about the District paying multiple months of invoices in November. Ms. Perkins communicated that invoices are paid depending on a few factors, including when they are received, as well as the timing of funds available from the tax roll during the month of November. Mr. Meier additionally inquired about the invoice for preparing the assessment roll, to which Ms. Perkins clarified that this is a one-time annual cost that is standard across Rizzetta's districts. Ms. Morrell inquired about the TECO summary bill, as well as the number of street lights currently within the District. Ms. Perkins clarified that the district has multiple contracts for streetlights that were completed in phases, as TECO does not combine all streetlight contracts into one upon the buildout of the district. Mr. Meier inquired if TECO had finished all repairs throughout the district, and Ms. Perkins & Mr. Crawford communicated that TECO had been out making repairs over the past few weeks, however it is unknown at this time if all of them were finished. Ms. Morrell pointed out that a Yellowstone invoice for storm clean-up was

for the HOA parks, and therefore Ms. Perkins assured that the HOA would be billed for the invoice accordingly.

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for November 2017 (\$82,352.16) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance – Aquatic Systems

1. Presentation of December 2017 Waterway Report
2. Discussion Regarding Prioritization of Pond Projects

1. Mr. Hamilton presented the December 2017 Waterway Report to the Board, noting that lately growth has been small, and there's been some minor floating and submersive vegetation. Mr. Hamilton also remarked that standard treatment for shoreline vegetation has been conducted. The Board did not have any questions specific to his report.
2. Mr. Meier inquired how critical it would be to perform vegetation removal at this time. Ms. Perkins communicated that overall, the Board's desire is to understand which projects to make a priority this fiscal year that are within budget vs. subsequent fiscal years, as well as the timing to undertake preventative maintenance projects. Ms. Stewart communicated that one of the first steps to undertake would be to define which ponds in the District, as there are 39- are stormwater ponds vs. floodplain mitigation areas, as floodplain mitigation areas do not receive water or runoff, and therefore would not benefit from aeration. Ms. Stewart provided some historical context about the process of establishing best practices, as well as how the City of Tampa would investigate issues impacting their stormwater system. Ms. Stewart provided some historical context about the process of establishing best practices, as well as how the City of Tampa would investigate issues impacting their stormwater system, also noting that in her experience with CDDs, 85% of stormwater ponds are not functioning as they were originally designed. Discussion further ensued on Ms. Stewart's recommendations to do plantings, geotubing to secure plantings, and utilizing club rush or spike rush vs. pickerelweed or arrowhead. Mr. Hamilton conferred that the club and spike rush are conducive with the fish and birds' habitat. Further discussion continued about IFIS recommendations to have grass grow deeper into the ground around the perimeter, and to keep a gap of approximately 12-18" with 6-8" of height, as plantings would help to prevent further and future erosion. Mr. Meier inquired if aeration would be necessary if plantings were installed, to which Mr. Hamilton confirmed yes. Ms. Stewart estimated that the plantings would cost between \$50,000-\$60,000, and mentioned that she would do a cost comparison. Additional discussion ensued regarding Ms. Stewart providing educational material for residents, tying in the project costs with the next budget cycle, and communicating with Yellowstone to leave a pond cutting perimeter around ponds #3, #7, & #8 as test ponds.

B. Landscape & Irrigation Maintenance

1. Presentation of December 2017 Field Inspection Report

Mr. Crawford presented the December 2017 Field Inspection Report for the Board. Discussion ensued regarding the current state of the annuals, timing for install, and current outside temperatures. Mr. Crawford communicated that overall, the community is looking good. Mr. Crawford also mentioned that given the recent weather, Yellowstone has shut off the irrigation system to prevent frost and freezing. Ms. Perkins also mentioned that because the irrigation system had been shut off, that Gladiator Pressure Cleaning would resume their pressure washing of the sidewalks once the temperature rebounds and the wells are back in service. Mr. Crawford reiterated that Yellowstone currently is on a biweekly mowing schedule, and would address several concerns with their team, including tree elevation, tree rings, moss removal, and palm replacements. Ms. Morrell expressed concern over the fire ant mounds, as did Ms. Murphy. Discussion ensued ensuring that Yellowstone

would have a representative attend each meeting, as well as each field inspection.

C. District Counsel

Not present.

D. District Engineer

Ms. Stewart provided her report earlier in the meeting.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for February 6, 2018, at 4:30 p.m.

SIXTH ORDER OF BUSINESS

Business Items

There were no Business Items.

SEVENTH ORDER OF BUSINESS

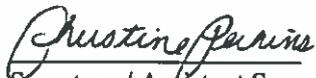
Supervisor Requests

There were no Supervisor Requests.

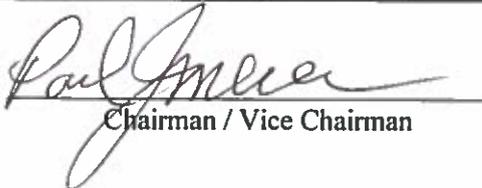
EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Morrell, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 5:38 p.m. for the Easton Park Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman