

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, March 6, 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
Christine Morrell	Board Supervisor, Assistant Secretary
Lisa Murphy	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Cullen Parris	District Manager, Rizzetta & Company, Inc.
Tyree Brown	Field Services Manager, Rizzetta & Co.
Tonja Stewart	District Engineer, Stantec Engineering (<i>via phone</i>)
Morgana Melatti	Aquatic Systems
Brian Mahar	Yellowstone Landscape
Chad Raymond	Yellowstone Landscape

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 February 6, 2018

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 February 6, 2018 as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for January 2018

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for January 2018 (\$85,060.06) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance – Aquatic Systems

1. Presentation of February 2018 Waterway Report
2. Discussion Regarding Prioritization of Pond Projects
 - I. Consideration of Beneficial Wetlands Plant Introduction Proposal

Mr. Hamilton presented the February 2018 Waterway Report to the Board, as well as communicated that after consult and review with the District Engineer, it would be advantageous for the District to prioritize littoral shelf plantings and vegetation cutbacks over installing an aeration system, which could be accomplished in 2019. Mr. Hamilton and Ms. Stewart stressed the importance of the plantings to ensure that the District was in compliance with SWFMD permits. Mr. Hamilton also expressed that he would be presenting an ongoing vegetative cutback program, and the areas of priority were determined to be behind resident's homes.

Mr. Meier inquired about the consequences of not installing the beneficial plants, to which Ms. Stewart communicated that the District would be out of compliance with their operating permit with SWFMD. Discussion ensued regarding prospective costs, timing of install, and the current District budget. Mr. Hamilton would provide a proposal for the Board's consideration at the next meeting, delineating the highest priority areas and breaking out the scope and pricing accordingly so the Board would have a more comprehensive understanding of a specific direction to take.

Ms. Murphy queried about the appearance of Pond #5 because of the "chocolate" color, and Mr. Hamilton explained about the turbidity from decomposing organic compounds and tannins causing this appearance.

Ms. Morrell questioned about the impact on frost on the proposed pickerelweed. Mr. Hamilton communicated that pickerelweed is often chosen due to that it's more aesthetically pleasing than a spike rush, however it can be susceptible to harsh frost. Therefore, they are monitoring the frost effects over time to understand the true impact.

B. Landscape & Irrigation Maintenance

1. Presentation of February 2018 Field Inspection Report

Mr. Brown presented the February 2018 Field Inspection Report to the Board, also communicating that the next inspection was to take place the following Tuesday. Discussion ensued about identifying plant material that may need to be replaced, as it would be approximately 2-3 weeks until there would be a better gauge of what may need to be replaced due to frost damage. Mr. Mahar communicated that all irrigation cuts were addressed, fertilization and shrub cutbacks were completed, and the annual rotation would be installed the following week on Wednesday.

Ms. Morrell inquired about the status of the tree-ring reshaping to contain the mulch appropriately, to which Mr. Mahar would have the areas properly addressed.

Mr. Mahar also introduced Account Manager Chad Raymond, who would be an addition to the team within the District.

C. District Counsel

Not present.

D. District Engineer

Mr. Meier inquired about the City of Tampa's responsibility to maintain the street pavers on Pictorial Park Drive, to which Ms. Stewart communicated that most likely the City of Tampa will not repair nor replace the pavers, and the District would have the option of working with the City to have the pavers replaced with asphalt.

Mr. Meier additionally inquired about the status update for the dirt pile removal. Ms. Stewart communicated that she would reach out to the Developer's Engineer to obtain an update that Ms. Perkins could circulate to the Board, as this likely was still within this permitting stage.

Discussion ensued regarding the previous items within the agenda, as Ms. Stewart again reiterated the priority of plantings and vegetative cutbacks vs. aeration, as Pond site #10 was also a floodplain mitigation area.

Ms. Stewart also led a discussion about having her Stantec colleague Lee Harwell take over as lead District Engineer, as she is experiencing an ongoing conflict with another District. Ms. Stewart would bring Mr. Harwell to the next meeting to introduce to the Board.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for April 3, 2018, at 4:30 p.m. Ms. Perkins additionally communicated that several street signs were being replaced, including three pedestrian crosswalk signs, as well as the roundabout signage.

SIXTH ORDER OF BUSINESS

Business Items

There were no Business Items.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails inquired about Ms. Morrell putting up her home for sale. Discussion ensued regarding addressing the impending vacant Board seat.

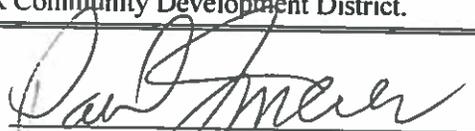
Ms. Murphy expressed a concern regarding a car that exhibited excessive speed within the District the previous Friday night. Ms. Perkins communicated that the District could provide video footage of license plates if requested by the authorities for purposes of conducting an investigation.

EIGHTH 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 5:22 p.m. for the Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman