

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 3, 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
Christine Morrell	Board Supervisor, Assistant Secretary
Lisa Murphy	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Joe Hamilton	Aquatic Systems
Morgan Melatti	Aquatic Systems
Chad Raymond	Yellowstone Landscape

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and performed roll call, noting that Ms. Stewart unfortunately could not be in attendance due to a conflict, and also wanted to apprise the Board that she would not be transitioning off this District to Lee Harwell as of yet due to recent developments impacting the District.

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 March 6, 2018

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

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for February 2018

Mr. Meier inquired about the status of the reimbursement for the irrigation system repairs, to which Ms. Perkins verified that the District was in recent receipt of a check for over \$17,000 to cover the replacement of the system after Hurricane Irma.

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for February 2018 (\$47,795.12) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance – Aquatic Systems

1. Presentation of March 2018 Waterway Report
2. Discussion Regarding Prioritization of Pond Projects

Ms. Melatti presented the March 2018 Waterway Report for the Board's review. Mr. Meier inquired if there was any unusual activity as of late, to which Ms. Melatti confirmed that there was nothing of substance to address. Discussion ensued regarding the minimal algae present, and low water levels. Ms. Murphy inquired about the health of Ponds #6 & #10.

Mr. Hamilton presented a proposal to perform ongoing nuisance vegetation maintenance and cutbacks on a consistent monthly basis, which would kill in place all Category I & II nuisance and exotic species. Discussion ensued regarding the impact on the District's budget, addressing the need to install plantings to meet the requirements of existing SWFMD permits, and the timelines of performing each associated activity.

On a Motion by Mr. Meier, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the ongoing monthly maintenance proposal (\$1,225.00 monthly), as well as a not-to-exceed amount of (\$10,000) for pond perimeter plantings at priority locations (Ponds #38 & #10) for the Easton Park Community Development District.

B. Landscape & Irrigation Maintenance

1. Presentation of March 2018 Field Inspection Report

Mr. Raymond presented the March 2018 Field Inspection Report, noting that the annuls were recently installed, as well as Oaks have been trimmed. Mr. Meier inquired about the growth rate of the marigolds, as they were looking rather small in size.

2. Presentation of Yellowstone Landscape Enhancement Proposals

- I. Report Item 2 – Install of Lantana Proposal

This proposal was tabled, as it was noted the HOA may be replacing plant material by the pool amenity and therefore the Board did not desire any inconsistencies on plant type and color.

- II. Report Item 7 – Removal of Declined Plant Material Proposal

This proposal was tabled, as the Board requested additional clarification when Mr. Mahar is present as to the exact location alongside the berm, as to not conflict with a prospective fence being installed by the HOA.

- III. Report Item 16 – Install of Jasmine Proposal

Discussion ensued regarding some confusion over the timing pertaining to a water main break that was delineated in the proposal. Ms. Murphy inquired about the process of hiding drip line within the mulch to reduce exposure.

On a Motion by Ms. Murphy, seconded by Ms. Morrell, with all in favor, the Board of Supervisors approved the Install of Jasmine in the amount of (\$457.25) for the Easton Park Community Development District.

IV. Frost Damaged Plant Replacement Proposal

Discussion ensued regarding the cost of this proposal, as it exceeded the landscape replacement line item within the District's budget. Mr. Raymond communicated that their goal was to reduce the amounts of plants that needed replacement to provide coverage, and that was reflected in the current proposal. The Board tabled the proposal with a goal of revisiting it at the next meeting with a reduced scope.

C. **District Counsel**
Not present.

D. **District Engineer**
Not present.

E. **District Manager**
Ms. Perkins communicated that the next regular and proposed budget meeting is scheduled for May 1, 2018, at 4:30 p.m., and that this would be the meeting to discuss and approve the proposed budget for FY 2018-2019. Discussion ensued regarding keeping the budget the same in an effort not to raise assessments.

SIXTH ORDER OF BUSINESS

Business Items

There were no Business Items.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

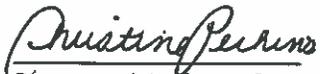
Ms. Murphy inquired about the maintenance of the TECO poles, as they are beginning to fade. Ms. Perkins communicated that TECO has the District on a list to paint the poles at a future date that is to-be-determined.

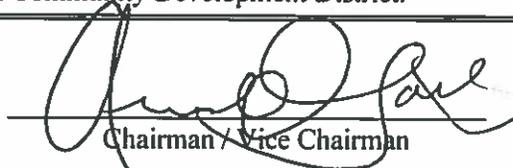
Discussion ensued about a prospective Board candidate, as well as the forthcoming election later this year. It was determined that any interested Board Supervisor candidate should contact the District office, submit a resume, and also supply answers to the candidate questionnaire to be placed in a future agenda for consideration.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 5:30 p.m. for the Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman