

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, October 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
Lisa Murphy	Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services, Rizzetta & Company, Inc.
Brian Mahar	Yellowstone Landscape
Matt Matos	Yellowstone Landscape
Tonja Stewart	District Engineer, Stantec
Dan Molloy	District Counsel, Molloy & James
Stephanie Nieto	Resident
Scott Griffiths	Vice President of Land Development, M.I. Homes

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

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Christine Morrell's
Resignation**

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors accepted the Resignation of Christine Morrell for the Easton Park Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 28, 2018

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special meeting held on August 28, 2018 as presented for the Easton Park Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for August 2018

Mr. Meier and Mr. Sails both inquired about the TECO invoices.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2018 (\$54,935.57) for the Easton Park Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Ms. Stewart introduced Mr. Griffiths from M/I Homes, as M/I Homes recently purchased the parcels at the front entrance of Morris Bridge Road and anticipate putting in approximately 110 new 50ft residential home sites. Discussion ensued with the Board as Mr. Griffiths entertained the Board's questions on the prospective development as it pertained to lighting, the impact on the District's stormwater management system, the increase of traffic in the area, and the timing of the commencement of construction, which would be the late first quarter of the next year. Mr. Malloy communicated that he would review the District's property and access rights as it relations to this development plan and its impact on the District. Mr. Meier additionally inquired about the status of removing the large dirt pile, to which Mr. Griffiths provided an update that SWFMD and the City of Tampa have not yet approved the permits, but approval was expected within the next 45 days. Discussion continued about K-Bar Ranch parkway and the connector road tie-ins, and who would be responsible for maintenance within the new development, as the new community would have its own HOA. Grading was also discussed, as Ms. Stewart mentioned that the proposal from M/I to do transitional grading would be of benefit to the District. Ms. Perkins communicated that she would make information available to the Board on ongoing developments in between meetings, and that once timelines are set on the dirt pile removal this information could be added to the District's website.

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B. District Counsel

Mr. Malloy had nothing specific to report.

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94 **C. Landscape & Irrigation Maintenance**
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- 96 1. Presentation of September 2018 Field Inspection Report
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98 Mr. Green presented the September 2018 Field Inspection Report to the Board,
99 touching on topics which included; moss clean-up, turf conditions, mulch timing,
100 plant trimming surrounding sidewalk areas, and how the reports detail areas
101 pertaining to recent resident complaints. Mr. Mahar communicated the detail
102 crew would be out at the District the following week, and that a dead tree would
103 be replaced at no cost to the District. Discussion ensued pertaining to the HOA's
104 lack of mulching consistency, as well as trimming trees in the late fall.
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106 **D. Aquatic Maintenance – Aquatic Systems**
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- 108 1. Presentation of September 2018 Waterway Report
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110 Ms. Perkins presented the September 2018 Waterway Report to the Board. Mr.
111 Meier mentioned that the plants on pond #1 appear to be deteriorating or are dead,
112 as well as the bushes in the back. Ms. Murphy remarked that Pond #25 also did
113 not look good and there was visible algae present. Ms. Perkins communicated that
114 she would follow-up with Ms. Melatti on these issues and circulate feedback to the
115 Board.
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117 **E. District Manager**
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119 Ms. Perkins communicated that the next regular meeting is scheduled for
120 November 6, 2018, at 5:00 p.m.
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122 **SEVENTH ORDER OF BUSINESS** **Presentation of Registered Voter Count**
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124 Ms. Perkins communicated that there are 1303 registered voters within the District.
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126 **EIGHTH ORDER OF BUSINESS** **Presentation of First Addendum to the**
127 **Contract for Professional District Services**
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129 On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors
130 Approved the First Addendum to the Contract for Professional District Services for the Easton
131 Park Community Development District.
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133 **NINTH ORDER OF BUSINESS** **Consideration of Insurance Renewal**
134 **Proposal for Fiscal Year 2018-2019**
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136 On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors
Approved the Egis Insurance Renewal Proposal for the Fiscal Year 2018-2019 for the Easton
Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal from Securiteam
for Equipment Upgrades**

Ms. Perkins communicated about an issue with Spectrum that stemmed from the HOA calling to make unauthorized changes to the District's account that had not yet been resolved. Ms. Perkins inquired to the Board for direction on their viewpoint on the current security cameras and the strategy moving forward working with both Spectrum and Securiteam. Ms. Perkins was authorized to find alternative vendors to provide internet for the security cameras. The proposal from Securiteam was tabled.

ELEVENTH ORDER OF BUSINESS

Establish Audit Committee

On a Motion by Mr. Sails seconded by Ms. Murphy, with all in favor, the Board of Supervisors Approved the Establishment of the Audit Committee to be comprised of the current members of the Board of Supervisors for the Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

**Acceptance of Revised Auditor
Engagement Letter**

On a Motion by Mr. Meier seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted the Revised Auditor Engagement Letter for the Easton Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of Christmas Lighting

Mr. Meier communicated his expectations that the scope should have been more inclusive for the investment over the past several years. The Board expressed their desire to incorporate more lighting for greater impact. Ms. Perkins communicated that she would speak with Mr. Gay and encourage Mr. Meier to discuss concerns with him directly as well.

On a Motion by Ms. Murphy seconded by Mr. Sails, with all in favor, the Board of Supervisors Approved the Illuminations Holiday Lighting Proposal (\$24,600), subject to final review by the Chairman for the Easton Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails inquired about the status of proposals for enhancing the front entrance lighting within the median of Pictorial Park Drive. Ms. Perkins communicated that she had yet to receive recommendations from the electrician, and would revisit this at the next meeting. Ms. Perkins additionally remarked that because of M/I's forthcoming construction at the entrance, it would be anticipated that additional lighting would be installed throughout the proposed development.

Ms. Murphy inquired about the HOA's status on reimbursements for Yellowstone's invoices, to which Ms. Perkins communicated they were up-to-date at that point. Ms. Murphy additionally commented on the depression that is forming within the bricks on the City of Tampa roadway at the entrance. Ms. Perkins recommended reporting this to the City of Tampa, and encouraged residents to do the same.

177 Discussion ensued regarding Ms. Nieto's interest in serving on the Board of Supervisors,
178 as she has been a resident of the District the past six years and serves on multiple committees
179 within the community. She additionally volunteers with multiple area organizations and has
180 familiarity with the current Board Supervisors. Mr. Sails expressed that candidates should serve
181 for the betterment of the community in lieu of oneself. The Board's consensus was that Ms. Nieto
182 would be a great fit for this role with the District.
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On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted to appoint Stephanie Nieto to the Board of Supervisors Seat#3 for the Easton Park Community Development District.

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185 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 6:22 p.m. for the Easton Park Community Development District.

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190 Secretary / Assistant Secretary


Chairman / Vice Chairman