

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 6, 2018 at 5:05 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
Stephanie Nieto	Board Supervisors, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Brian Radcliff	District Manager, Rizzetta & Company, Inc.
Dan Molloy	District Counsel, Molloy & James
Scott Green	Field Services, Rizzetta & Company, Inc.
Matt Matos	Yellowstone Landscape
Morgan Melatti	Aquatic Systems

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 members present.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to Newly
Appointed Supervisor**

Ms. Perkins, a Notary of the State of Florida, administered the Oath of Office to Ms. Nieto. Ms. Nieto replied in the affirmative to receiving compensation for her role on the Board of Supervisors.

52 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on
October 2, 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' Regular meeting held on October 2, 2018 as presented for the Easton Park Community Development District.

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57 **FIFTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance
Expenditures for September 2018**

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60 Mr. Sails inquired if the HOA was current on their reimbursements to the District for
61 Yellowstone invoices. Ms. Perkins communicated that she had spoken to Ms. Bellamy earlier
62 about the reimbursement process so the HOA had clarification. Mr. Meier inquired about the
63 Aquatic Systems invoices, and Ms. Perkins reiterated that both contracts for monthly aquatics
64 services and invasive vegetation removal were combined in their monthly billing, but were broken
65 out separately as reflected in the District's financials. Mr. Meier additionally inquired why the
66 August totals were higher than September for the overall O&M expenditures, and Ms. Perkins
67 reviewed the invoices that had been received in August vs. September.
68

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for September 2018 (\$34,696.11) for the Easton Park Community Development District.

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70 **SIXTH ORDER OF BUSINESS**

Staff Reports

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72 **A. Aquatic Maintenance – Aquatic Systems**

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74 1. Presentation of October 2018 Waterway Report

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76 Ms. Melatti presented the October 2018 Waterway Report to the Board, and
77 provided updates pertaining to limited access for ponds #33 & #34, hydrilla present
78 in Pond #25 that was being treated, and that treatment would take place for the
79 whole water body area within the next 60 days. Discussion ensued pertaining to
80 the prospective hard removal of the brush surrounding the perimeter of Pond #1,
81 which would be approximately \$12,000 to remove the material. Ms. Murphy
82 inquired about Site #22, as it was looking similar to Site #1. Ms. Melatti
83 communicated that she would look further into this area and the turbidity.
84

85 **B. Landscape & Irrigation Maintenance**

86
87 1. Presentation of October 2018 Field Inspection Report, Inclusive of
88 Yellowstone Landscape Response

89
90 Mr. Green presented the October 2018 Field Inspection Report to the Board,
91 noting that the inspection had been completed on October 10th. Mr. Green
92 communicated that the annuals had been replaced, encroachment areas have
93 been trimmed back, and the Ligustrum trees had been trimmed since the holiday
94 lightning had been recently installed. He additionally mentioned that the next
95 inspection would take place the following week. Discussion ensued about the

96 forthcoming color changes within the turf, as Bahia will go dormant in the winter
97 months. Ms. Murphy inquired about the length of time that Top Choice took effect,
98 and Mr. Green reiterated that it has a one-year warranty. Ms. Perkins reiterated
99 that if the District was seeing any issues in various areas, that Yellowstone could
100 treat accordingly. Mr. Meier inquired if there had been any outflow problems from
101 the rainy season, to which Ms. Melatti and Ms. Perkins mentioned there hadn't been
102 any encountered challenges.

103
104 2. Acceptance of Modification of Professional Field Services Agreement
105

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Modification of Professional Field Services Agreement for the Easton Park Community Development District.

106
107 **C. District Counsel**
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109 Mr. Molloy communicated that based on current research, there were no
110 entitlements for M/I Homes on District land that would permit them to develop on
111 District property without prior approval from the District. However, zoning may have
112 an impact on this area and show access parcels. Mr. Molloy additionally provided
113 an update to the Board that there is no liability applicable in the event the District
114 ever wants to remove the current security cameras installed in the entrance
115 medians.
116

117 **D. District Engineer**
118

119 Ms. Stewart was not present. Ms. Perkins communicated that any updates
120 pertaining to the M/I Homes development, or the dirt pile removal project would be
121 distributed to the Board when received. It would be anticipated to have an
122 additional substantive update by the next meeting.
123

124 **E. District Manager**
125

126 Ms. Perkins communicated that the next regular meeting is scheduled for
127 December 4, 2018, at 4:30 p.m.
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129 **SEVENTH ORDER OF BUSINESS**

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

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132 Discussion ensued on the advantages of replacing the current security equipment
133 at this time, as the current equipment was functional however not up to subjective current
134 technological capabilities. Ms. Murphy additionally requested that at least quarterly Securiteam
135 provides a report or update on the performance of the current system.
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On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors declined to take action on the Proposal from Securiteam for Equipment Upgrades until such time as the existing equipment fails for the Easton Park Community Development District.

140 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposal for Entrance**
141 **Lighting**
142

143 This item was tabled and will be revisited at the December meeting, as Ms. Perkins was
144 entertaining the solicitation of additional proposals. Mr. Meier additionally requested some
145 schematics on the lighting placement and illuminative effects, to understand the impact that
146 installing additional lighting may have on the entrance.
147

148 **NINTH ORDER OF BUSINESS** **Supervisor Requests**
149

150 Discussion ensued pertaining to investigating the entrance/exit pavers, performing
151 pressure washing after the beginning of the year, and the timing of the Christmas lights. Ms.
152 Perkins would reach out to the City of Tampa once again to discuss the road(s), as will put
153 pressure washing proposals on the agenda for the Board's January meeting. Ms. Murphy
154 communicated that she would meet out with Mr. Gay regarding the Christmas Lightning
155 commencement.
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157 **TENTH 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 6:08 p.m. for the Easton Park Community Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman