

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, December 4, 2018 at 4:31 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 <i>(via phone)</i>
Stephanie Nieto	Board Supervisors, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services, Rizzetta & Company, Inc.
Matt Matos	Yellowstone Landscape
Morgan Melatti	Aquatic Systems
Tonja Stewart	District Engineer, Stantec Engineering <i>(via phone)</i>

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

Staff Reports

A. District Engineer

1. Discussion Regarding M/I Homes Request for New Residential Development Along Morris Bridge Road

Ms. Stewart discussed an inquiry for a sidewalk project that was brought to the District's attention which would be cost-prohibitive to the District and would require coordination between multiple entities that may not accommodate the request. Mr. Meier communicated that the District should not pursue this project.

Ms. Stewart provided an update regarding the pavers on the inbound/outbound sides of Pictorial Park Drive, as the plat designated that they were the responsibility

52 of the District to maintain. Ms. Perkins communicated that the City of Tampa had
53 visited the District to additionally assess the site, and relayed that the City does not
54 have any stormwater drainage impacting the pavers, and thus would not be
55 responsible for remediation. Discussion ensued about the prospective costs
56 associated with removing and reinstalling the pavers, removing only the affected
57 areas on the southbound side, as well as the potential of installing asphalt as a
58 replacement and ongoing responsibility and maintenance. The Board requested
59 Ms. Stewart to obtain proposals for only amending the impacted area on the exit
60 side, and Ms. Stewart additionally recommended that the District consider an
61 ongoing maintenance program for the pavers.
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63 Ms. Stewart additionally communicated that M/I desired to enter into an agreement
64 with the District for the removal of the dirt stock pile in coordination with their request
65 for the new development area that would impact two parcels for purposes of
66 installing driveway cut throughs, signage, and monuments. Mr. Meier expressed
67 his concerns pertaining to M/I's request and the delays regarding the dirt pile
68 removal. Discussion ensued about additional information being available and
69 presented in January, as Mr. Malloy would additionally be reviewing all associated
70 documents and requests that had been circulated. Ms. Perkins mentioned that she
71 would distribute Ms. Stewart's e-mails pertaining to the project to the Board.
72

73 Ms. Nieto inquired about the potential for M/I to address the paver project due to
74 the traffic impact that the new development will have on Pictorial Park Drive. Mr.
75 Sails requested that when proposals are received, to have multiple proposals
76 prepared for each project to be considered.
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78 **B. Aquatic Maintenance – Aquatic Systems**

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80 1. Presentation of November 2018 Waterway Report

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82 Ms. Melatti presented the November 2018 Waterway Report to the Board,
83 communicating the presence of algae has been lower, and Pond #23 was receiving
84 long-term treatment however the hydrilla has been in decline. Ms. Melatti
85 commented that her team had removed debris from one pond (toys, soccer balls,
86 etc.) when servicing the buffer zone which appears to have originated from the
87 nearby residents. Ms. Melatti discussed Pond #22's tannins from the leaves. Mr.
88 Meier communicated he thinks that manual vegetative removal of debris should be
89 included as part of the ongoing maintenance contract and not an additional
90 expense.
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92 **C. Landscape & Irrigation Maintenance**

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94 1. Presentation of November 2018 Field Inspection Report

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96 Mr. Green presented the November 2018 Field Inspection Report to the Board,
97 noting that the inspection was performed on November 14th. Ms. Perkins
98 communicated that she distributed Mr. Matos' observation reports to the Board via
99 e-mail. Discussion ensued about the islands, annual rotations being performed in
100 February, as well as pond mowing, string trimming, turf concerns on HOA property,
101 fertilization schedules, and the completion of trimming of vegetation around lighting.
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D. District Counsel

Mr. Molloy was not present.

E. District Manager

Ms. Perkins led a discussion about the Board's availability for a special meeting in January, as well as a potential meeting time change for the February meeting due to potential library conflicts. Ms. Perkins would consult with the library's schedule based on the Board's available and the District would advertise a special meeting and/or any meeting time changes as appropriate.

Ms. Perkins additionally discussed a CDD 101 for Board members that Rizzetta & Co. would be hosting in January.

FOURTH ORDER OF BUSINESS

**Discussion of Board Supervisor
Appointments for Vacant Seats**

Ms. Perkins communicated that Ms. Murphy's Board Seat (Seat #5), as well as Seat #4 were both vacant as no one submitted qualifications to the Hillsborough County Supervisor of Elections to run during the General Election. Therefore, if the Board desired to continue to have Ms. Murphy continue on the Board, they would need to make an appointment.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved to appoint Lisa Murphy to Seat #5 for Term (2018-2022) for the Easton Park Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the First
Audit Committee Meeting held on November
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 First Audit Committee Meeting held on November 6, 2018 as presented for the Easton Park Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on
November 6, 2018**

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on November 6, 2018 as presented for the Easton Park Community Development District.

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144 **SEVENTH ORDER OF BUSINESS** **Consideration of Operations & Maintenance**
145 **Expenditures for October 2018**
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147 Mr. Sails inquired about the Rizzetta & Co. coding that was present on the invoices. Mr.
148 Meier inquired if the holiday lighting had been paid in full, to which Ms. Perkins communicated
149 that upon job completion the invoice was payable in full.
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On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for October 2018 (\$42,632.59) for the Easton Park Community Development District.

151 **EIGHTH ORDER OF BUSINESS** **Discussion of Entrance Lighting**
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154 This item was tabled due to pending proposals.
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156 **NINTH ORDER OF BUSINESS** **Discussion Regarding Fence on CDD**
157 **Common Property**
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159 There was no representative from the HOA to discuss this matter, and therefore it would
160 be tabled until the HOA provided additional information pertaining to their fence installation
161 request.
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163 **TENTH ORDER OF BUSINESS** **Supervisor Requests**
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165 Ms. Nieto communicated that the lights at the entrance were remaining on during the day,
166 to which Mr. Gay was assessing and would address.
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168 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 5:27 p.m. for the Easton Park Community Development District.

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174 Secretary / Assistant Secretary



Chairman / Vice Chairman