
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 **Wednesday, October 9, 2013 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:

Betty Valenti	Board Supervisor, Chairman
Chloe Firebaugh	Board Supervisor, Vice Chairman
Arnold Sails	Board Supervisor, Assistant Secretary
Paul Meier	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Joe Roethke	District Manager; Rizzetta & Company, Inc.
Judy James	District Counsel; Molloy & James
Tim Plate	District Engineer; Heidt Design (<i>joined meeting in progress</i>)
Justin Santoro	Austin Outdoor (<i>joined meeting in progress</i>)

Audience (*joined meeting in progress*)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke 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

**Consideration of Minutes of Board of
Supervisors' Meeting Held May 8, 2013**

Mr. Roethke presented the minutes of the Board of Supervisors' meeting held on May 8, 2013 to the Board for consideration. It was noted that the Fourteenth Order of Business was a duplicate of the Eleventh Order of Business.

On a Motion by Ms. Valenti, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 8, 2013 as amended for Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting Held on August 14, 2013**

On a Motion by Ms. Valenti, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on August 14, 2013 for Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting Held on August 14, 2013**

On a Motion by Mr. Thompson, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 14, 2013 for Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Operation & Maintenance
Expenditures for August 2013**

Mr. Roethke presented the Operation & Maintenance expenditures for August 2013 totaling \$55,336.86 to the Board for ratification.

On a Motion by Ms. Valenti, seconded by Mr. Meier, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2013 (\$55,336.86), for Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Fencing and Trespass
Signs**

Mr. Cox provided background information on the fence issue. He stated that a fence needed to be installed as residents were mowing a conservation area, noting that the fence should remain in place for at least 60 days. Mr. Cox explained that after 60 days, the area will be reviewed by the District Engineer to determine if the fence should stay up longer, be taken down in full, or partially removed. A discussion ensued.

On a Motion by Ms. Valenti, seconded by Mr. Sails, with all in favor, the Board of Supervisors authorized District Staff to assess the status of the encroached area at the 60-day mark from install, and recommend options to the Board regarding removal of the fence for Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Tree Placement

On a Motion by Mr. Meier, seconded by Mr. Thompson, with all in favor, the Board of Supervisors set a not to exceed amount of \$1,500.00 to install a new oak tree at least 6 inches in diameter, with a guarantee that it will be installed within 30 days for Easton Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Trimmers Holiday Décor Proposal

Mr. Roethke presented the Trimmers Holiday Décor proposal to the Board for their consideration. The Board as well as resident Maria Lopez expressed their dissatisfaction with decorations from Trimmers in the past. Mr. Meier and Ms. Lopez noted that they would be available to meet with Trimmers after 3:00 p.m. on Friday, October 11, 2013 to discuss alternative options for decorations.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors set a not-to-exceed amount of \$10,000.00 for a new holiday décor proposal from Trimmers, to be approved by the Chairman after the site meeting between Trimmers Holiday Décor, Mr. Meier and Ms. Lopez for Easton Park Community Development District.

TENTH ORDER OF BUSINESS

Consideration of M/I Homes Signage Request

Ms. Valenti requested that the Board allow the signs to remain in place at a cost of \$2,000.00.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the M/I Homes Signage request (signs to remain on Morris Bridge) at a cost of \$2,000.00 per year (District to invoice M/I Homes) for Easton Park Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Appointing Assistant Secretary**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2014-01, appointing Joseph Roethke as Assistant Secretary for Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

Landscape & Irrigation Update

Justin Santoro of Austin Outdoor presented the Landscape Report to the Board. A discussion ensued regarding various items on the landscape report as well OLM's report. Ms. Valenti noted issues with dead plants and line of sight problems where hedges need to be trimmed lower. She stated that there are also some light post bases that are becoming rusted due to weed eaters. Austin Outdoor will work to address this issue.

Austin Outdoor and OLM proposed a new plan to maintain the pond banks which would include allowing the pond banks to grow out and act as a barrier around the pond. This will increase the health of the pond, but may be an eyesore in the beginning stages. The Board requested that OLM provide a brief report with photos, detailing this process before they take any formal action.

THIRTEENTH ORDER OF BUSINESS

Aquatic Service Update

Ms. Valenti noted algae problems, but stated that they were resolved quickly.

FOURTEENTH ORDER OF BUSINESS

Presentation of Reserve Study

Mr. Cox and Mr. Roethke reviewed the Reserve Study for the Board. No formal Board action was taken.

FIFTEENTH ORDER OF BUSINESS

Presentation of Unaudited Financial Summary

Mr. Roethke presented the report to the Board. No formal Board action was taken.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. James updated the Board on the HOA deeding the park to the District so that bonds can be issued to construct a clubhouse. She stated that the District does have the authority to do it but that it would still require 75% of the vote to pass.

Ms. James suggested that the Board consider merging with K-Bar Ranch CDD in the future once the sections converge.

B. District Engineer

(Mr. Plate joined the meeting in progress at 5:00 p.m.)

(Mr. Plate left the meeting in progress at 5:20 p.m.)

Mr. Plate discussed the erosion issue at Chocolate Ponds within the District. He gave his assessment of the potential options:

1. Create a wetland mitigation area using the space of the Chocolate Ponds, which will be built and financed by M/I Homes.
2. Do nothing and only repair the minor erosion issues.
3. Repair the washout areas and make other aesthetic improvements to the pond bank areas.

The Board will choose from these options after a select group of homeowners meet with M/I Homes and make their recommendation. If a decision is not reached within 30 days, the erosion issues will need to be repaired at the very least.

C. Operations Manager

Not present.

D. District Manager

Mr. Roethke confirmed the next regularly scheduled meeting will be held at 4:30 p.m. on November 13, 2013.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Requests

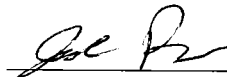
Ms. Firebaugh requested that the Action Item List be included in the next agenda.

Mr. Sails suggested that a sign be installed about the community being a deeded community. It was noted that Ms. Valenti would email the HOA Board and take care of it.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Mr. Sails, with all in favor, at 6:29 p.m. the Board of Supervisors adjourned the meeting for Easton Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman