

**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 special meeting of the Board of Supervisors of Easton Park Community Development District was held on **Tuesday, November 18, 2014 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	<b>Board Supervisor, Chairman</b>
Arnold Sails	<b>Board Supervisor, Vice Chairman</b>
Lisa Murphy	<b>Board Supervisor, Assistant Secretary</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Beth Stratigeas	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Judy James	<b>District Counsel; Molloy &amp; James, P.A.</b>
Tim Plate	<b>District Engineer; Heidt Design</b>
Brian Mahar	<b>Austin Outdoor</b>

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 the Minutes of the Board  
of Supervisors' Regular Meeting Held on  
October 7, 2014**

On a Motion by Mr. Meier, seconded by Ms., Stratigeas, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on October 7, 2014 for Easton Park Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for September  
– October 2014**

On a Motion by Ms. Stratigeas, seconded by Mr. Sails, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for September 2014 (\$30,538.85) and October 2014 (\$55,193.22) for Easton Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Landscape and Irrigation Maintenance  
Update**

Ms. Perkins commented that she had discussed with Mr. Meier & Brian Mahar about the dying annuals due to the cold weather conditions. Mr. Mahar provided a proposal to replace the annuals with a winter mix which will last until spring time.

On a Motion by Mr. Thompson, seconded by Ms. Murphy, with all in favor, the Board approved the Austin Outdoor proposal for the winter annual rotation (\$5,581.89) for Easton Park Community Development District.

Ms. Perkins commented on the current state of the OLM contract and performance and requested Board feedback, as well as presented a proposal for a scope of operations services from Rizzetta & Company. Discussion ensued. The Board requested circulating sample operations field reports from Rizzetta, as well as changing the scope of services to include some elements outside of landscaping oversight.

**SIXTH ORDER OF BUSINESS**

**Aquatic Service Update**

Ms. Perkins presented the overview report provided by Aquagenix detailing a variety of options for consideration for above-and-beyond methods and systems for preventative treatment measures. Discussion ensued. The Board requested that Aquagenix be present at the next meeting to narrow down potential treatment plans.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Action Item List (*under  
separate cover*)**

Ms. Perkins presented the Action Item List. A discussion regarding communication as it relates to fishing permitting ensued.

Mr. Arnold inquired about the status of adding additional sidewalk length on Pictorial Park Drive out towards Morris Bridge Road. Mr. Plate commented about the ownership of the particular areas, and will bring a proposal to the next meeting regarding the extent of the work needed.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Unaudited Financial Summary**

Ms. Perkins presented the financial summary to the Board. No formal Board action was taken.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. James presented a draft of the Public Finance Report, and explained its background and requirement via Chapter 190.

**B. District Engineer**

Mr. Plate discussed several items, which included the sidewalk extension, the investigation regarding flooding on Ravens Glen, as well as being engaged to compile the Public Facilities Report. Mr. Plate will come back to the Board with proposals to potentially go back to the City of Tampa in remedying the issues of flooding on Ravens Glen, if found to be necessary with further action.

On a Motion by Mr. Sails, seconded by Mr. Thompson, with all in favor, the Board approved the Chairman to authorize Heidt Design's proposal for the estimated cost of putting together the Public Facilities Report for Easton Park Community Development District.

**C. District Manager**

Ms. Perkins confirmed the next regularly scheduled meeting will be held at 4:30 p.m. on January 6, 2015.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Sails commented that the landscaping around the new deed restricted signs need to be trimmed, which will be taken care of by Austin Outdoor.

Mr. Meier commented on curbs within the community being unclean, and requested proposals for pressure-washing.

Ms. Murphy inquired about the status of implementing the new CDD website. Proposals will be brought to the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman