
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, March 12, 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	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary
Lisa Murphy	Board Supervisor, Assistant Secretary
Beth Stratigeas	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Judy James	District Counsel; Molloy & James, P.A.
Tim Plate	District Engineer; Heidt & Associates, Inc. <i>(via phone, joined in progress)</i>

Audience

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 was no Audience present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting Held on
February 19, 2014**

The Board made one change to page one of the minutes: should be labeled as Special Meeting instead of Regular Meeting.

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' Special Meeting held on February 19, 2014 as amended for Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for February
2014**

The Board asked if a comparison field can be added to the invoice summary that would compare the recent costs versus the same period from the previous year. Mr. Roethke will look into this.

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for February 2014 (\$32,807.20) for Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

**Landscape and Irrigation Maintenance
Update**

Mr. Roethke reviewed the OLM landscape inspection report with the Board. It was noted that Austin Outdoor received a score of 87%, which is a passing grade and entitles them to their full performance payment. Ms. James recommended including the CDD & HOA scoring sheets from OLM in the agenda going forward. Mr. Meier requested that Austin Outdoor review the hedges on Pictorial Park Drive and Breaking Rocks Drive to ensure that all the hedges were removed as per the executed proposals. Austin Outdoor can submit an additional proposal for further removals if there are still line of sight issues near the roundabout.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Austin Outdoor
Performance Payment**

Mr. Roethke reviewed the OLM scoring system with the board. A score of 87% or higher is a passing score and anything below 87% allows the board to withhold the performance payment amount from the invoice. Austin Outdoor scored 80% on the December inspection report. A discussion ensued.

On a Motion by Mr. Sails, seconded by Ms. Stratigeas, with all in favor, the Board made the motion that the 25% performance payment for Austin Outdoor (\$2,976.31) will not be paid by the CDD for any month where they score below 87% on OLM's inspection reports for Easton Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Austin Outdoor Proposal
for Sod Installation**

The Board reviewed a proposal from Austin Outdoor for sod installation. A discussion ensued.

On a Motion by Mr. Meier, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Austin Outdoor proposal for installation of St. Augustine sod at the round about for a total cost of (\$5,205.00) for Easton Park Community Development District.

The Board reviewed a proposal for spring annuals from Austin Outdoor.

On a Motion by Ms. Murphy, seconded by Ms. Stratigeas, with all in favor, the Board of Supervisors approved the Austin Outdoor proposal for annuals for (\$5,567.22) for Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

Aquatic Service Update

Mr. Roethke mentioned that erosion repair has commenced this week on the chocolate ponds. The work should be fully completed by the end of the next week (week of March 17-21).

NINTH ORDER OF BUSINESS

Discussion Regarding Deed Restricted Sign

A discussion ensued regarding placement of an HOA requested Deed Restricted sign on CDD property. The Board requested that the HOA add the "Deed Restricted" language to the existing entrance sign once it is replaced. The Board would like an update from the HOA on when the sign will be replaced and they would also like to see renderings of any new designs for this sign.

TENTH ORDER OF BUSINESS

**Consideration of Tampa Police No
Trespass Affidavit**

Mr. Roethke presented an application for a Trespass Affidavit with the Tampa Police Department. This would allow the residents of Easton Park to call Tampa Police and trespass on CDD property in order to enforce any rules or regulations. Mr. Thompson asked if the HOA had a similar affidavit in place with the Tampa Police. A discussion ensued. The Board took no action at this time.

ELEVENTH ORDER OF BUSINESS**Presentation of Action Item List**

Mr. Roethke reviewed the Action Item List with the Board. Some discussion ensued, but no formal Board action was taken. The Board requested to see the bids that the HOA is considering for security cameras, and would also like to see proposals specific to the CDD's needs at the front entrance, including options for buying versus leasing security cameras.

TWELFTH ORDER OF BUSINESS**Presentation of Unaudited Financial Summary (under separate cover)**

Mr. Roethke noted that the January Financial Summary was reviewed at the last CDD meeting, and due to the timing of this meeting, the February summary was not yet available. The most up-to-date Summary will be reviewed at the next meeting.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. James reviewed a fence request from a resident at 10603 Pictorial Park Drive. This fence request was rejected by the HOA, because it encroached on a CDD drainage easement. A discussion ensued.

On a Motion by Mr. Meier, seconded by Mr. Thompson, with all in favor, the Board of Supervisors took a motion to allow the fence to encroach on a CDD easement, pending the execution of an Easement Encroachment Agreement drafted by District Counsel and approval from the District Engineer for Easton Park Community Development District.

Ms. James also discussed conservation area trimming by residents of the CDD. Mr. Roethke received a request from a resident that had issues with the wetland/conservation area vegetation growing on to his property. As per Ms. James, it is the responsibility of the homeowner to seek all necessary permits and approvals from SWFWMD, EPC, and/or the County, and then they can remove the vegetation themselves, provided they obtained the permits and approvals. A discussion ensued regarding the CDD adopting a Natural Area Policy that details these rules. The Board decided against adopting a Natural Area Policy at this time, and can revisit the topic if the frequency of these resident issues increases.

B. District Engineer

Mr. Plate joined the meeting in progress at 5:30 p.m. via phone. He stated that the fence request at 10603 Pictorial Park Drive will not cause any drainage issues in that area. He also mentioned that someone from his staff will be meeting with Austin Outdoor to review previously mentioned drainage issues on CDD property.

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 May 14, 2014.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails asked about the M/I Homes signage in the community. Mr. Roethke stated that the Board approved a motion to allow signs to be posted on CDD property for \$2,000 per year from M/I Homes. Mr. Roethke will research which signs were approved under this notion.

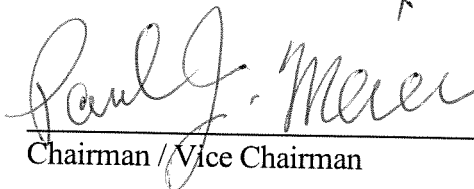
FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Mr. Sails, with all in favor, at 5:35 p.m. the Board of Supervisors adjourned the meeting for Easton Park Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman