



Rizzetta & Company

# Easton Park Community Development District

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**Board of Supervisors' Meeting  
November 5, 2019**

District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950

[www.eastonparkcdd.org](http://www.eastonparkcdd.org)

# **EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA**

New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL  
33647.

<b>Board of Supervisors</b>	Paul Meier Arnold Sails Lisa Murphy Stephanie Nieto	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
<b>District Manager</b>	Justin Croom	Rizzetta & Company, Inc.
<b>District Attorney</b>	Dan Molloy	Molloy & James, P.A.
<b>Interim Engineer</b>	Tonja Stewart	Stantec Consulting

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
Easton Park Community  
Development District

October 28, 2019

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, November 5, 2019 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 1, 2019 .....Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for September 2019.....Tab 2
- 4. STAFF REPORTS**
  - A. District Engineer
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
    1. Presentation of October 2019 Field Inspection Report .....Tab 3
  - D. Aquatic Maintenance – Aquatic Systems
    1. Presentation of October 2019 Waterway Report .....Tab 4
  - E. District Manager
- 5. BUSINESS ITEMS**
  - A. Consideration of Painting and Pressure Washing Proposal...Tab 5
  - B. Discussion of January BOS Meeting.....Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,  
*Justin Croom*  
Justin Croom  
District Manager

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 **Thursday, October 1, 2019 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>
Stephanie Nieto	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Brian Mahar	<b>Yellowstone Landscape</b>
Patrick Brophy	<b>Aquatic Systems</b>
Brett Perez	<b>Yellowstone Landscape</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Croom called the meeting to order and performed roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no comments from the audience.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 5, 2019**

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 September 5, 2019 as presented for the Easton Park Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for August 2019**

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2019 (\$38,230.76) for the Easton Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

Ms. Stewart presented her report to the Board and fielded general questions.

**B. District Counsel**

Not present.

**C. Landscape & Irrigation Maintenance Update**

1. Presentation of September 2019 Field Inspection Report

Mr. Croom presented the September 2019 Field Inspection Report to the Board. Mr. Croom expressed to the Board that due to the weather the fall annuals have been delayed.

**D. Aquatic Maintenance – Aquatic Systems**

1. Presentation of September 2019 Waterway Report

Mr. Croom reviewed the September 2019 Waterway Inspection Report to the Board. The Board would like landscaping to cut around the ponds.

**E. District Manager**

Mr. Croom communicated that the next regular meeting is scheduled for November 5, 2019, at 4:30 p.m. and to be held at the New Tampa Regional Library.

Mr. Croom reviewed the first addendum to the Contract for Professional Field Services with the Board.

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the addendum to the Contract for Professional Field Services from Rizzetta & Company at a monthly cost of \$650.00 for the Easton Park Community Development District.

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87 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Entry  
Surveillance**

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90 Mr. Croom presented proposals for Entry Surveillance to the Board for review. The HOA  
91 would like to add cameras to the pool. The Board would like Mr. Croom to follow up with Envera  
92 regarding gate alarms, move system, and the installation timeframe.  
93

On a Motion by Ms. Nieto, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the proposal from Envera for entry surveillance installation for the Easton Park Community Development District.

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95 **EIGHTH ORDER OF BUSINESS**

**Consideration of Addendum to Contract for  
Professional District Services**

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98 Mr. Croom reviewed the second addendum to the Contract for Professional District  
99 Services with the Board.  
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On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the second addendum to the Contract for Professional District Services from Rizzetta & Company at an annual cost of \$60,630.00 for the Easton Park Community Development District.

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102 **NINTH ORDER OF BUSINESS**

**Supervisor Requests**

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104 The Board would like a proposal for monument painting for the next Board meeting.  
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106 **TENTH ORDER OF BUSINESS**

**Adjournment**

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110 On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors  
111 adjourned the meeting at 5:37 p.m. for the Easton Park Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT



DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures September 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2019 through September 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,757.82**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001451	0000454271	Monthly Lake & Wetland Services 09/19	\$ 3,735.00
Arnold Sails	001444	AS090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Bright House Networks	001440	046396702082219	Internet Service 08/19	\$ 74.98
Egis Insurance Advisors LLC	001452	9262	Property/General & PO Liability Insurance FY 19/20	\$ 6,843.00
Illuminations Holiday Lighting	001453	516919 Deposit	Holiday Lighting & Decoration-Deposit 2019	\$ 12,300.00
Lisa Murphy	001445	LM090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Office Dynamics	001447	00029518	Books Copied	\$ 74.02
Paul Meier	001446	PM090519	Board of Supervisors Meeting 09/05/19	\$ 200.00
Rizzetta & Company, Inc.	001441	INV0000043104	District Management Fees 09/19	\$ 5,123.09
Rizzetta Technology Services, LLC.	001442	INV0000004680	Website Hosting Services 09/19	\$ 100.00
Rust-Off Inc.	001454	22776	Rust Prevention Maintenance 09/19	\$ 595.00
Sign A Rama	001455	18654	Vinyl Signs 09/19	\$ 1,525.00
Stantec Consulting Services Inc	001450	1557550	General Consulting 08/19	\$ 422.50
Stephanie T Nieto	001448	SN090519	Board of Supervisors Meeting 09/05/19	\$ 200.00

# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2019 Through September 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Electric Company	001457	TECO Summary 08/19	Summary Bill 08/19	\$ 10,097.74
Times Publishing Company	001449	0000010433 08/29/19	Legal Advertising 08/19	\$ 291.00
Times Publishing Company	001456	0000013479 09/06/19	Legal Advertising 09/19	\$ 274.00
Yellowstone Landscape	001443	TM 47231	Irrigation Repairs 08/19	\$ 323.25
Yellowstone Landscape	001443	TM 47232	Irrigation Repairs 08/19	\$ 274.00
Yellowstone Landscape	001458	TM 53202	Monthly Landscape Maintenance - 09/19	\$ <u>11,905.24</u>
<b>Report Total</b>				<b>\$ <u>54,757.82</u></b>



RESIDENTIAL AND COMMERCIAL  
LICENSED \* BONDED \* INSURED

CGC # 1513613

P.O. Box 358  
RIVERVIEW, FL 33568  
PHONE: 813-689-9333  
FAX: 813-672-9333

"YOUR ONE STOP PAINT SHOP"

DATE: 10/10/2019

**BEST PRICING  
GUARANTEED!**

PROPOSAL/CONTRACT/INVOICE  
EXTERIOR PAINTING

CONTACT: JUSTIN CROOM EMAIL: jcroom@rizzetta.com

CUSTOMER/COMPANY NAMES: RIZZETTA AND COMPANY EASTON PARK HOA

ADDRESS OF WORK TO BE PERFORMED: EASTON PARK SUBDIVISION ENTRANCES TAMPA FL

PHONE (H) #: \_\_\_\_\_ (MOBILE): \_\_\_\_\_ (OFFICE): \_\_\_\_\_

**DYNAMIC PAINTING PROPOSES TO FURNISH ALL LABOR AND MATERIALS TO COMPLETE THE FOLLOWING:**

PRESSURE WASH, PREPARE AND REPAINT THE FRONT ENTRANCE WALLS AND SIGN LETTERS  
(RECOMMENDED) LOCATED @ THE FRONT ENTRANCES OF SUBDIVISION. TO INCLUDE STUCCO WALLS  
AND LETTERING. BOTH SIDES. BOTH WALLS OFF MORRIS BRIDGE RD

**EXCLUSIONS:**

WASHING OF STONE, FLOWER POTS. SEE OPTIONS

**PREPARATIONS:**

- Pressure wash with light chemicals to remove dirt, mildew, chalk (trench, dirt, mulch, etc.)
- Repair all step/settlement cracks with elastomeric patch
- Caulk all reopened gaps and cracks to include around windows and doors to help seal out moisture
- Scrape all loose and peeling paints (may see imperfections, remaining paint chips)
- Scuff sand doors for proper top coat adhesion
- Wire brush, scrape, sand and prime all rusted surfaces with rust inhibitors
- Spot prime bare wood, prime new wood
- Apply 100% acrylic sealer/conditioner to all masonry surfaces for proper top coat adhesion
- Protect all non-painted surface/landscaping with drop cloths (plastic, paper, tape, etc.)
- Customer please trim back landscaping for access
- Dynamic Painting will clean up daily and upon completion.

**FINISH COATS:**

We use only the finest 100% acrylic paints available. We will use other products upon request. Dynamic Painting can match most manufacturer's color schemes. Dynamic would like to offer 3 complimentary quart samples to help make your color decision a little easier.

**COVERAGE:**

- Guaranteed coverage to body  Back roll body
- Guaranteed coverage to trim  Back roll trim
- Guaranteed coverage to accent

**SPECIAL CONDITIONS:**

SAME SCHEME. MAY CHANGE COLORS AT NO CHARGE

DYNAMIC WILL BE USING SHERWIN WILLIAMS TOP OF LINE DURATION SATIN PAINT @ NO CHARGE

**OPTIONS:**

- Non-pressure Roof Cleaning \$ \_\_\_\_\_
- Replace Screen Panels \_\_\_\_\_ X \$ \_\_\_\_\_ \$ \_\_\_\_\_
- Wash, Repair, Stain/Paint Decking \$ \_\_\_\_\_
- Wash Walks & Driveway \$ \_\_\_\_\_
- Repair/Minor Texture to Ceiling \$ \_\_\_\_\_  
(May see imperfections)

**OTHER OPTIONS:**

- WASH ENTRANCE STONE BAND \$ 1,100.00
- STONE COLUMNS, VYNL FENCE \$ \_\_\_\_\_
- FLOWER POTS \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_
- \_\_\_\_\_ \$ \_\_\_\_\_

**Warranty:** We offer **3** year warranty for blistering, peeling or flaking on all masonry surfaces **year on all other surfaces and on all doors. We cannot warranty from normal wear & tear, mold, mildew, water staining, rust reoccurrence and paint fading. Labor & material included.**

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of **\$2,340.00** which includes labor and materials. **This cost excludes options.**

Payment to be made in full upon completion. No money down. The entire amount of contract to be paid with **0** days after completion. Any alterations or deviation from the above specifications involving extra cost of material or labor, will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Respectfully submitted by: Robert Silver

**ACCEPTANCE**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which I agree to pay the amount mentioned in said proposal and according to the terms thereof.

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

[www.DynamicPaintingUSA.com](http://www.DynamicPaintingUSA.com)