



Rizzetta & Company

# Easton Park Community Development District

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**Board of Supervisors' Meeting  
October 6, 2020**

**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**

September 29, 2020

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, October 6, 2020 at 4:30 p.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. 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' Regular Meeting held on September 1, 2020.....Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for August 2020 .....Tab 2
- 4. STAFF REPORTS**
  - A. District Engineer
  - B. District Counsel
  - C. Landscape & Irrigation Maintenance
    1. Presentation of Field Inspection Report.....Tab 3
    2. Consideration of Landscape Maintenance Proposals.....Tab 4
  - D. Aquatic Maintenance – Aquatic Systems
    1. Presentation of Waterway Inspection Report.....Tab 5
  - E. District Manager
- 5. BUSINESS ITEMS**
  - A. Consideration of Series 2017 Arbitrage Rebate Proposal.....Tab 6
  - B. Consideration of Pressure Washing Proposal.....Tab 7
  - C. Consideration of Aquatic Plant Installation Proposal.....Tab 8
- 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, September 1, 2020 at 4:30 p.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897.

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 Neito	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Kevin Wilt	<b>Solitude Lake Management</b>
Brian Mahar	<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**

No audience comments

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 4, 2020**

On a Motion by Ms. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes as presented of the Board of Supervisors' Regular meeting held on August 4, 2020 as presented for the Easton Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for July 2020**

On a Motion by Mr. Meir, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for July 2020 (\$39,374.29) for the Easton Park Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer:**

No Report.

**B. District Counsel:**

No Present. No Report.

**C. Landscape & Irrigation Maintenance:**

1. Presentation of Field Inspection Report

The Board reviewed the field inspection report and discussed several landscaping issues they would like addressed. The Board discussed their concerns over the annual flowers and how they are rapidly declining.

2. Consideration of Landscape Enhancement Proposals

The Board discussed the median and entrance enhancement proposals that were presented in the agenda. The Board would like to table these proposals and receive quotes from other vendors.

**D. Aquatic Maintenance-Aquatic Systems:**

1. Presentation of Waterway Report.

Mr. Croom reviewed the Waterway Inspection report to the Board and discussed the status of treatments and what is needed regarding pond #20.

**E. District Manager:**

Mr. Croom communicated that the next regular meeting is scheduled for October 6<sup>th</sup>, 2020 at 4:30 p.m. to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Florida Statutes.

There were discussions regarding the roundabout shining on the trees and the Morris Bridge Irrigation.

**SIXTH ORDER OF BUSINESS**

**Consideration of EGIS Proposal**

Mr. Croom presented an insurance proposal from EGIS to the Board.

On a Motion by Mr. Sails seconded by Ms. Murphy, with all in favor, the Board approved the proposal from EGIS for CDD insurance at a cost of \$7,527.00 for Easton Park Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Nieto discussed the possibility about a possible landscape RFP.

Ms. Murphy had a question regarding Envera security cameras and discussed the holiday lighting/décor cost share.

Mr. Sails would like to follow with district counsel regarding Gates and private roads. He also commented on the repair needed for a no fishing sign.

**EIGHTH ORDER OF BUSINESS**

**ADJOURNMENT**

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors 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 August 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,357.37**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arnold Sails	001633	AS080420 046396702072220	Board of Supervisors Meeting 08/04/20	\$ 200.00
Bright House Networks	001629	0720	Internet Service 07/20	\$ 104.98
Head's Flags Inc.	001642	19400	Flag Installation 07/20	\$ 218.99
Hidden Eyes LLC	001634	693392	Alarm Monitoring Services 09/20	\$ 481.85
Lisa Murphy	001635	LM080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Molloy & James	001640	17348 06/20	General/Monthly Legal Services 06/20	\$ 412.50
Office Dynamics	001637	00031474	Books Copied 07/20	\$ 99.43
Paul Meier	001636	PM080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Rizzetta & Company, Inc.	001630	INV0000051740	District Management Fees 08/20	\$ 5,285.84
Rizzetta Technology Services, LLC.	001631	INV0000005075	Website Hosting Services 08/20	\$ 100.00
Rust-Off Inc.	001644	27019	Rust Prevention Maintenance 08/20	\$ 595.00
Solitude Lake Management	001645	PI-A00454916	Monthly Lake & Wetland Services 08/20	\$ 3,735.00
Stantec Consulting Services Inc	001638	1687412	Engineering Services 07/20	\$ 338.00
Stephanie T Nieto	001639	SN080420	Board of Supervisors Meeting 08/04/20	\$ 200.00



# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Electric Company	001646	TECO Summary 07/20	Summary Bill 07/20	\$ 9,809.41
Yellowstone Landscape	001632	TM 132852	Irrigation Repairs 07/20	\$ 250.78
Yellowstone Landscape	001647	TM 135675	Monthly Landscape Maintenance 08/20	\$ 12,181.28
Yellowstone Landscape	001641	TM 138416	Tree Removal 08/20	\$ 457.00
Yellowstone Landscape	001641	TM 139372	Irrigation Repairs 08/20	\$ <u>487.31</u>
<b>Report Total</b>				<b>\$ <u>35,357.37</u></b>