



Rizzetta & Company

# Easton Park Community Development District

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**Board of Supervisors' Meeting  
November 5, 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.

**EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**  
**www.eastonparkcdd.org**

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**Board of Supervisors**  
**Easton Park Community**  
**Development District**

October 28, 2020

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Thursday, November 5, 2020 at 4:30 p.m. to be held at the Heritage Isles Golf & Country Club located at 10630 Plantation Bay Dr, Tampa FL, 33647.** 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 October 6, 2020 .....Tab 1
  - B.** Consideration of Operations & Maintenance Expenditures for September 2020.....Tab 2
  - C.** Administer Oath of Office to Newly Elected Supervisor .....Tab 3
    1. Consideration of Compensation
    2. Review of Chapter 190 FL Statues .....Tab 4
    3. Review of Sunshine Laws and Code of Ethics for Public Officers and Employees .....Tab 5
  - D.** Consideration of Resolution 2021-01, Designating Officers of the District .....Tab 6
- 4. STAFF REPORTS**
  - A.** District Engineer
  - B.** District Counsel
  - C.** Landscape & Irrigation Maintenance
    1. Presentation of Field Inspection Report .....USC
    2. Consideration of Landscape Maintenance Proposal.....Tab 7
  - D.** Aquatic Maintenance – Aquatic Systems
    1. Presentation of Waterway Inspection Report.....Tab 8
  - E.** District Manager
- 5. BUSINESS ITEMS**
  - A.** Consideration of Landscape RFP Bid Responses .....USC
  - B.** Consideration of Aquatic Plant Installation Proposal.....Tab 9
  - C.** Discussion Regarding Security System
  - D.** Discussion on District Management .....Tab 10
  - E.** Discussion on Morris Bridge Manor cost Share Agreement for Irrigation
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Easton Park Community Development District

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

# Tab 1

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 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, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 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 Nieto	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kevin Wilt	<b>Solitude Lake Management</b>
Brian Mahar	<b>Yellowstone Landscape</b>
Brett Perez	<b>Yellowstone Landscape</b>
Tyree Brown	<b>LMP</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**

A resident had a question regarding mowing and the weeds along the water.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 1, 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 September 1, 2020 as presented for the Easton Park Community Development District.

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**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Sails, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2020 (\$35,357.37) for the Easton Park Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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**A. District Engineer:**

Not Present. No Report.

**B. District Counsel:**

No Present. No Report.

**C. Landscape & Irrigation Maintenance:**

1. Presentation of Field Inspection Report

Mr. Croom reviewed the Field Inspection Report with the Board and answered general questions. Discussion ensued.

2. Consideration of Landscape Enhancement Proposals

The Board reviewed the proposals from several landscape companies. The Board would like to table these until their November meeting.

**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 on pond #5.

**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, 20-193, and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, July 29, 2020, August 7, 2020, and September 30, 2020 respectively, and pursuant to Florida Statutes. Mr. Croom informed the Board that the landscape lights have been completed and discussed the possible issue of the well at a new neighboring community. There were discussions regarding where to hold the BOS meetings if the executive order does not get extended.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2017  
Arbitrage Rebate Proposal**

On a Motion by Mr. Sails seconded by Mr. Meier, with all in favor, the Board approved the Series 2017 Arbitrage Rebate Proposal for Easton Park Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Pressure Washing  
Proposal**

On a Motion by Mr. Meier seconded by Mr. Sails, with all in favor, the Board approved the proposal from Gladiator for pressure washing at a total cost of \$4,795.00 for Easton Park Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Aquatic Plant  
Installation Proposal**

The Board reviewed the proposal from Solitude Lake Management and decided to table the proposal until the November BOS meeting.

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**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Meier discussed appointing a new Board supervisor at the November meeting.  
Ms. Nieto discussed the need for landscaping in the back of the community.  
Mr. Sails discussed the weeds around the ponds. He would also like to discuss the security camera issues at the next meeting.  
Ms. Murphy informed the Board that the sod had been dug up at the areas in the front of the community and who is responsible.

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**TENTH ORDER OF BUSINESS**

**ADJOURNMENT**

On a Motion by Mr. Sails, seconded by Ms. Nieto, with all in favor, the Board of Supervisors adjourned the meeting at 5:59 p.m. for the Easton Park Community Development District.

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

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Chairman / Vice Chairman



## **Tab 2**

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT



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

## Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,762.88**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Easton Park Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bright House Networks	001648	046396702082220 0820	Internet Service 08/20	\$ 104.98
Egis Insurance Advisors LLC	001657	11329	Property/General & PO Liability Insurance FY 20/21	\$ 6,982.00
Hidden Eyes LLC	001650	694457	Alarm Monitoring Services 10/20	\$ 231.85
Illuminations Holiday Lighting	001655	511920 50% Deposit	Holiday Lighting & Decoration - 50% Deposit	\$ 12,300.00
Office Dynamics	001653	00031585	Books Copied/Copies 08/20	\$ 81.29
Rizzetta & Company, Inc. Rizzetta Technology Services, LLC.	001651	INV0000052530	District Management Fees 09/20	\$ 5,285.84
	001652	INV0000006175	Website Hosting Services 09/20	\$ 100.00
Rust-Off Inc.	001658	27402	Rust Prevention Maintenance 09/20	\$ 595.00
Solitude Lake Management	001659	PI-A00468135	Monthly Lake & Wetland Services 09/20	\$ 3,735.00
Tampa Electric Company	001656	TECO Summary 08/20	Summary Bill 08/20	\$ 10,109.42
Times Publishing Company	001654	0000103073 08/19/20	Legal Advertising Account #119371 08/20	\$ 486.50
Times Publishing Company	001660	0000106683 09/16/20	Legal Advertising Account #119371 09/20	\$ 346.25
Yellowstone Landscape	001649	TM 141047	Valve Replacement 08/20	\$ 498.83
Yellowstone Landscape	001661	TM 143371	Irrigation Repairs 08/20	\$ 274.23

# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001661	TM 144726	Monthly Landscape Maintenance 09/20	\$ 10,787.53
Yellowstone Landscape	001661	TM 148491	July Repairs 07/20	\$ 679.03
Yellowstone Landscape	001661	TM 148492	Irrigation Repair 08/20	\$ 274.15
Yellowstone Landscape	001661	TM 149368	Main Line Repair 09/20	\$ 381.98
Yellowstone Landscape	001661	TM 149973	Fall Annual Rotation 09/20	<u>\$ 4,509.00</u>
<b>Report Total</b>				<b><u>\$ 57,762.88</u></b>