



Rizzetta & Company

# Easton Park Community Development District

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**Board of Supervisors' Meeting  
January 5, 2021**

**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 Perry Blackburn	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**

December 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 **Tuesday, January 5, 2021 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 tentative 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 December 1, 2020.....Tab 1
  - B. Ratification of Operations & Maintenance Expenditures for November 2020 .....Tab 2
- 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 Proposals.....Tab 3
  - D. Aquatic Maintenance – Aquatic Systems
    1. Presentation of Waterway Inspection Report.....Tab 4
  - E. District Manager
- 5. BUSINESS ITEMS**
  - A. Discussion Regarding the HOA Playground
  - B. Consideration of Security Camera Monitoring.....Tab 5
- 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 **Tuesday, December 1st, 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.

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>

Also present were:

Justin Croom	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Perry Blackburn	
Thomas Giella	<b>Complete IT</b>
Daniel Esposito	<b>Redwire</b>
JC Colton	<b>MHD Communication</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine 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 November 5, 2020**

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors amended the minutes as presented of the Board of Supervisors' Regular meeting held on November 5, 2020, as presented for the Easton Park Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for October 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 October 2020 (\$47,659.23) for the Easton Park Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Candidates for Board  
Supervisor Vacant Seat #3**

The Board would like to consider Perry Blackburn a member of the audience, as a candidate for the Vacant seat on the Board. Mr. Blackburn answered general questions from the present Board members.

On a Motion by Mr. Sails, seconded by Ms. Murphy with all in favor, the Board of Supervisors appointed Perry Blackburn to Seat #3 for the Easton Park Community Development District.

**SIXTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly  
Appointed Supervisor**

Mr. Croom administered the oath of office to Mr. Blackburn and Mr. Blackburn responded in the affirmative. Mr. Croom informed Mr. Blackburn that as a Board Supervisor they are entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800.00. Mr. Blackburn accepted compensation. District Counsel reviewed Sunshine Laws and Public records Laws with Mr. Blackburn.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01,  
Designating Officers of the District.**

Mr. Croom presented Resolution 2021-01 to the Board, which will re-designate officers of the District. The Board named Paul Meier as Chairman, Arnold Sails as Vice Chairman, and Lisa Murphy and Perry Blackburn as Assistant Secretaries.

On a Motion by Ms. Murphy seconded by Mr. Sails with all in favor, the Board of Supervisors adopted Resolution 2021-01, for the Easton Park Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer:**

Not Present. No Report.

**B. District Counsel:**

Not Present. No Report

**1. Review of District Counsel Service Proposals**

The Board reviewed district counsel service proposals from Hopping Green & Sams and Straley Robin & Vericker. The Board discussed their issues with the current district counsel. The Board would like to table these for now.

88 **C. Landscape & Irrigation Maintenance:**

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90 1. Presentation of Field Inspection Report

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92 The Board reviewed the Field Inspection Report and General discussion ensued.

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94 2. Consideration of Landscape Maintenance Proposals

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96 The Board reviewed a proposal from Yellowstone for Winter Annuals installation.  
97 Since LMP will be taking over landscape shortly the Board would like them to start  
98 this work instead.  
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On a Motion by Ms. Murphy, seconded by Mr. Sails with Mr. Meier opposed, with all in favor, the Board of Supervisors approved a not-to-exceed amount of 4,509 for LMP to install winter annuals for the Easton Park Community Development District.

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

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103 1. Presentation of Waterway Inspection Report.

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105 Mr. Croom reviewed the waterway inspection report with the Board. At Pond  
106 5 the gulf spike is dead and falling off. The Board discussed at pond site 20  
107 the follow-up treatments for algae have been showing a big improvement.  
108 Pond Site 34 has been beneficial plants sprouting naturally.  
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110 **E. District Manager:**

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112 Mr. Croom informed the Board that the next meeting will be held on Tuesday,  
113 January 5<sup>th</sup>, 2020 at 4:30 pm. at the Heritage Isles Golf & Country Club. Mr.  
114 Croom informed the Board that the termination letter has been sent out to  
115 Envera. He also informed the Board that the termination letter for Yellowstone  
116 was sent out on November 24<sup>th</sup> and their last day will be December 31<sup>st</sup>.  
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118 **NINTH ORDER OF BUSINESS**

**Consideration of Series 2017  
Arbitrage Report**

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121 Mr. Croom presented the series 2017 arbitrage report to the Board.  
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On a Motion by Mr. Sails seconded by Mr. Meier, with all in favor, the Board approved the Series 2017 Arbitrage report for Easton Park Community Development District.

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124 **TENTH ORDER OF BUSINESS**

**Consideration of Security Camera  
Monitoring**

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127 Representatives from Complete IT, Redwire and MHD presented their proposals to the Board  
128 for review. Discussion ensued. The Board would like to table these proposals until the next  
129 regular BOS meeting.  
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132 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Adopting Revised Meeting Schedule**

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Mr. Croom presents Resolution 2021-02 to the Board which will re-designate the location for the regular BOS meeting dates to the Heritage Isles Golf & Country Club, located at 10630 Plantation Bay Dr, Tampa FL, 33647.

On a Motion by Mr. Sails seconded by Mr. Meier, with all in favor, the Board approved the Adopted Resolution 2021-02 for Easton Park Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Sails commented on the cost share with the HOA in regard to water, holiday décor, and security cameras.

Ms. Murphy informed the Board that there are some issues with the Holiday lights at the entrance that should be fixed.

**THIRTEENTH 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 6:46 p.m. for the Easton Park Community Development District.

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

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Chairman / Vice Chairman

# EASTON PARK COMMUNITY DEVELOPMENT DISTRICT



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

## Operation and Maintenance Expenditures November 2020 For Board Approval

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

The total items being presented: **\$36,664.40**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	001688	6445-10-20	Rebate Report & Opinion S2017 10/20	\$ 1,350.00
Arnold Sails	001694	AS110520 046396702102220	Board of Supervisors Meeting 11/05/20	\$ 200.00
Bright House Networks Department of Economic Opportunity	001682	1020	Internet Service 10/20	\$ 104.98
	001689	83194	Special District Fee 20/21	\$ 175.00
Hidden Eyes LLC	001685	696330	Alarm Monitoring Services 12/20	\$ 481.85
Lisa Murphy	001695	LM110520	Board of Supervisors Meeting 11/05/20	\$ 200.00
Office Dynamics	001686	00031939	Books Copied/Copies 10/20	\$ 95.53
Paul Meier	001696	PM110520	Board of Supervisors Meeting 11/05/20	\$ 200.00
Rizzetta & Company, Inc. Rizzetta Technology Services, LLC.	001683	INV0000054196	District Management Fees 11/20	\$ 5,285.84
	001684	INV0000006483	Website Hosting Services 11/20	\$ 100.00
Rust-Off Inc.	001690	28152	Rust Prevention Maintenance 11/20	\$ 595.00
Solitude Lake Management	001691	PI-A00503831	Monthly Lake & Pond Services 11/20	\$ 3,735.00
Tampa Electric Company	001697	TECO Summary 10/20	Summary Bill 10/20 Legal Advertising Account #119371	\$ 10,020.05
Times Publishing Company	001692	0000118039 10/21/20	10/20	\$ 308.00

# Easton Park Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	001687	TM 161222	Irrigation Repair 10/20	\$ 281.87
Yellowstone Landscape	001693	TM 163330	Monthly Landscape Maintenance 11/20	<u>\$ 13,531.28</u>
<b>Report Total</b>				<b><u>\$ 36,664.40</u></b>