



Rizzetta & Company

Easton Park Community Development District

**Board of Supervisors' Meeting
February 2, 2021**

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

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Board of Supervisors	Paul Meier Arnold Sails Lisa Murphy Perry Blackburn	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Attorney	Dan Molloy	Molloy & James, P.A.
Interim Engineer	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 2020Tab 2
4. **STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 1. Presentation of Field Inspection ReportUSC
 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, January 5th, 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	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lisa Murphy	Board Supervisor, Assistant Secretary
Perry Blackburn	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Service Manager; Rizzetta & Company, Inc.
Thomas Giella	Complete IT
Daniel Esposito	Redwire
JC Colton	MHD Communication

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 audience comments.

THIRD ORDER OF BUSINESS

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

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Meier, seconded by Ms. Murphy with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for November 2020 (\$36,664.40) for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer:

Not Present. No Report.

B. District Counsel:

Not Present. No Report

C. Landscape & Irrigation Maintenance:

1. Presentation of Field Inspection Report

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

2. Consideration of Landscape Maintenance Proposals

The Board would like to table these proposals until their special meeting on January 12th.

D. Aquatic Maintenance-Aquatic Systems:

1. Presentation of Waterway Inspection Report.

Mr. Croom reviewed the waterway inspection report with the Board. It was stated the overall the ponds have been looking good. The Board discussed the issue with LMP cutting grass and debris that have been getting into the ponds.

E. District Manager:

Mr. Croom informed the Board that the next meeting will be held on Tuesday, February 2nd, 2020 at 4:30 pm. at the Heritage Isles Golf & Country Club. He also informed the Board of the special meeting that will take place on January 13th, 2020 at 4:30 p.m. Mr. Croom discussed the Envera termination and the remaining costs of the contract.

93 **SIXTH ORDER OF BUSINESS** **Discussion Regarding the HOA Park in**
94 **front of the Amenity Center**
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96 The Board discussed the HOA park near the front of the amenity center and would like to add
97 some lighting.

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99 **SEVENTH ORDER OF BUSINESS** **Consideration of Security Camera**
100 **Monitoring**
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102 Representatives from Complete IT, Redwire and MHD presented their proposals to the Board
103 for review. Discussion ensued. The Board would like to table these proposals until the next
104 special meeting on January 12th.

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106 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
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108 The Board would like the proposals for District Counsel services on the next agenda.

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110 There was a question regarding adding Fishing signs.

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112 **NINTH ORDER OF BUSINESS** **ADJOURNMENT**
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On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors adjourned the meeting at 6:30 p.m. for the Easton Park Community Development District.

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Assistant Secretary

Chairman / Vice Chairman

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 special meeting of the Board of Supervisors of Easton Park Community Development District was held on **Tuesday, January 12th, 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	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Perry Blackburn	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Service Manager; Rizzetta & Company, Inc.
Thomas Giella	Complete IT
Tyree Brown	LMP
Dan Molloy	District Counsel; Malloy & James

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 audience comments.

THIRD ORDER OF BUSINESS

Discussion Regarding Envera Termination

District Counsel reviewed Envera' s history of deficiencies. District Counsel advised not to terminate unless they are happy.

FOURTH ORDER OF BUSINESS

Consideration of Security Services Proposals

On a Motion by Mr. Meier, seconded by Mr. Sails with all in favor, the Board of Supervisors authorized staff to send 30-day termination notice to Envera for the Easton Park Community Development District.

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On a Motion by Mr. Blackburn, seconded by Mr. Sails with all in favor, the Board of Supervisors approved the proposal from Complete IT subject to a March 1st start date for the Easton Park Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of Landscape Enhancement Proposals

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On a Motion by Mr. Sails, seconded by Mr. Blackburn with all in favor, the Board of Supervisors approved the proposals for landscape enhancements at a total cost of \$12,246.30 for the Easton Park Community Development District.

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On a Motion by Mr. Meier, seconded by Mr. Sails with all in favor, the Board of Supervisors approved the proposals from LMP for annual installations at a total cost of \$13,527.00 for the Easton Park Community Development District.

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SIXTH ORDER OF BUSINESS

Discussion of Legal Counsel Changes

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The Board discussed the possibility of going out to bid for district counsel services.

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SEVENTH ORDER OF BUSINESS

Discussion Regarding CDD and HOA Cost Share Agreement

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The Board reviewed the details of the cost share agreement with the HOA. Discussion ensued.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

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There were no supervisor requests.

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NINTH ORDER OF BUSINESS

ADJOURNMENT

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On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 5:56 p.m. for the Easton Park Community Development District.

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Assistant Secretary

Chairman / Vice Chairman

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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2020 For Board Approval

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

The total items being presented: **\$50,969.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arnold Sails	001698	AS120120 046396702112220	Board of Supervisors Meeting 12/01/20	\$ 200.00
Bright House Networks Gladiator Pressure Cleaning, Inc.	001700	1120	Internet Service 11/20	\$ 104.98
Illuminations Holiday Lighting	001702	20135 511120 50% Final Payment	Pressure Cleaning 11/20 Holiday Lighting & Decoration - 50% Final Payment	\$ 4,800.00 \$ 12,300.00
Lisa Murphy	001703	LM120120	Board of Supervisors Meeting 12/01/20	\$ 200.00
Molloy & James	001705	17424	General/Monthly Legal Services 10/20	\$ 825.00
Molloy & James	001712	17450	General/Monthly Legal Services 11/20	\$ 770.00
Office Dynamics	001706	00032065	Books Copied/Copies 11/20	\$ 114.49
Paul Meier	001704	PM120120	Board of Supervisors Meeting 12/01/20	\$ 200.00
Perry W Blackburn	001699	PB120120	Board of Supervisors Meeting 12/01/20	\$ 200.00
Rizzetta & Company, Inc. Rizzetta Technology Services, LLC.	001707	INV0000054673	District Management Fees 12/20	\$ 5,285.84
	001708	INV0000006586	Website Hosting Services 12/20	\$ 100.00
Rust-Off Inc.	001713	28531	Rust Prevention Maintenance 12/20	\$ 595.00

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management	001714	PI-A00518745	Monthly Lake & Pond Services 12/20	\$ 3,735.00
Tampa Electric Company	001716	TECO Summary 11/20	Summary Bill 11/20 Legal Advertising Account #119371	\$ 10,043.87
Times Publishing Company	001709	0000125285 11/22/20	11/20	\$ 708.00
Yellowstone Landscape	001715	TM 168581	Monthly Landscape Maintenance 12/20	<u>\$ 10,787.53</u>
Report Total				<u>\$ 50,969.71</u>