

# *Easton Park Community Development District*

**April 16, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Easton Park Community Development District

## Board of Supervisors

Perry Blackburn, Chairman  
Lisa Murphy, Vice Chairman  
Jeffrey Giarrizzo, Assistant Secretary  
Brenda Menendez, Assistant Secretary

## Staff:

Christina Newsome, District Manager  
David Jackson, District Counsel  
Tonja Stewart, District Engineer  
SOLitude Maintenance, Aquatic  
Yellowstone, Landscape  
John Khatiblou, District Accountant  
Howard Neal, Field Services Director  
Melinda Gallo, Administrative Assistant

## Meeting Agenda

Thursday, April 16, 2026 – 4:30 p.m.

### Teams Meeting Information

Meeting ID: 245 491 458 159 47 Passcode: Vr7TJ6Va

Join: <https://teams.microsoft.com/meet/24549145815947?p=8JDHqJSfftr3JINffD>

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1. Call to Order and Roll Call
2. Approval of Agenda
3. Audience Comments – *Three (3) Minute Time Limit*
4. Staff Reports
  - A. Accountant Report
    - i. Review of Financial Statements ..... P. 3
  - B. Aquatics Report ..... P. 17
  - C. Landscape
    - i. Review of Inframark Field Inspection Report ..... P. 25
    - ii. Consideration of Yellowstone Rejuvenation Pruning Proposal..... P. 34
  - D. District Engineer
    - i. Consideration of CrossCreek Erosion Repairs Proposal ..... P. 35
    - ii. Consideration of Consolidated Land Services Eroded Swale Repair Proposal ..... P. 36
    - iii. Consideration of Consolidated Land Services Pond 7 Slope Erosion Repair Proposal ..... P. 38
    - iv. Consideration of Consolidated Land Services Pond 8 Slope Erosion Repair Proposal ..... P. 40
  - E. District Counsel
  - F. District Manager
5. Business Items
  - A. Ratification of First Amendment to the Management Services Master Agreement to Include Field Services ..... P. 42
  - B. General Matters of the District
6. Consent Agenda
  - A. Consideration of Minutes from the Meeting held March 19, 2026 ..... P. 45
7. Supervisor Requests
8. Adjournment

*The next meeting is scheduled for Thursday, May 21, 2026, at 4:30 p.m.*

### District Office:

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
813-873-7300

### Meeting Location:

Heritage Isles Golf & Country Club  
10630 Plantation Bay Drive,  
Tampa, Florida 33647

*Easton Park  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



**EASTON PARK**  
**Community Development District**

**Financial Statements**

(Unaudited)

**March 31, 2026**

# EASTON PARK

Community Development District

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**Balance Sheet**  
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND - FOUNTAIN	DEBT SERVICE FUND - SERIES 2017	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 587,103	\$ -	\$ -	\$ 587,103
Due From Other Funds	-	10,817	-	10,817
Investments:				
Interest Account	-	-	31	31
Reserve Fund	-	-	131,938	131,938
Revenue Fund	-	-	524,499	524,499
Sinking fund	-	-	32	32
Prepaid Items	384	-	-	384
Utility Deposits - TECO	7,728	-	-	7,728
<b>TOTAL ASSETS</b>	<b>\$ 595,215</b>	<b>\$ 10,817</b>	<b>\$ 656,500</b>	<b>\$ 1,262,532</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 13,164	\$ -	\$ -	\$ 13,164
Accrued Expenses	22,056	-	-	22,056
Due To Other Funds	10,817	-	-	10,817
<b>TOTAL LIABILITIES</b>	<b>46,037</b>	<b>-</b>	<b>-</b>	<b>46,037</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	384	-	-	384
Deposits	7,728	-	-	7,728
<b>Restricted for:</b>				
Debt Service	-	-	656,500	656,500
<b>Assigned to:</b>				
Operating Reserves	100,729	-	-	100,729
Reserves - Other	86,000	-	-	86,000
<b>Unassigned:</b>	<b>354,337</b>	<b>10,817</b>	<b>-</b>	<b>365,154</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 549,178</b>	<b>\$ 10,817</b>	<b>\$ 656,500</b>	<b>\$ 1,216,495</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 595,215</b>	<b>\$ 10,817</b>	<b>\$ 656,500</b>	<b>\$ 1,262,532</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>MAR-26 ACTUAL</u>
<b>REVENUES</b>					
Interest - Investments	\$ 5,500	\$ 2,750	\$ 6,025	\$ 3,275	\$ 1,266
Interest - Tax Collector	-	-	932	932	-
Special Assmnts- Tax Collector	672,358	672,358	628,604	(43,754)	4,278
Special Assmnts- Discounts	(26,894)	(26,894)	(24,714)	2,180	(35)
<b>TOTAL REVENUES</b>	<b>650,964</b>	<b>648,214</b>	<b>610,847</b>	<b>(37,367)</b>	<b>5,509</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	12,000	6,000	4,615	1,385	800
FICA Taxes	955	477	260	217	-
ProfServ-Arbitrage Rebate	900	-	-	-	-
ProfServ-Dissemination Agent	1,100	-	-	-	-
ProfServ-Engineering	5,000	2,500	3,849	(1,349)	-
ProfServ-Legal Services	5,000	2,500	193	2,307	-
ProfServ-Mgmt Consulting	58,591	29,295	29,295	-	4,883
ProfServ-Trustee Fees	3,658	2,042	2,042	-	-
Auditing Services	3,600	-	-	-	-
Website Hosting/Email services	1,538	769	769	-	-
Miscellaneous Mailings	500	250	138	112	-
Insurance - General Liability	3,405	3,405	4,166	(761)	-
Legal Advertising	1,000	500	70	430	-
Misc-Assessment Collection Cost	13,447	13,447	12,078	1,369	85
Bank Fees	900	450	749	(299)	134
Annual District Filing Fee	175	175	175	-	-
<b>Total Administration</b>	<b>111,769</b>	<b>61,810</b>	<b>58,399</b>	<b>3,411</b>	<b>5,902</b>
<b>Electric Utility Services</b>					
Electricity - Streetlights	174,000	87,000	79,689	7,311	13,402
Utility - Irrigation	5,000	2,500	3,178	(678)	406
Utility - Fountains	5,500	2,750	2,965	(215)	510
Utility - Roundabout Lights	600	300	604	(304)	67
Street Light Bond	600	600	-	600	-
<b>Total Electric Utility Services</b>	<b>185,700</b>	<b>93,150</b>	<b>86,436</b>	<b>6,714</b>	<b>14,385</b>
<b>Stormwater Control</b>					
Contracts-Aquatic Control	46,176	23,088	22,877	211	3,637
R&M-Stormwater System	500	250	501	(251)	-
R&M Lake & Pond Bank	2,000	1,000	-	1,000	-
<b>Total Stormwater Control</b>	<b>48,676</b>	<b>24,338</b>	<b>23,378</b>	<b>960</b>	<b>3,637</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>MAR-26 ACTUAL</u>
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	150,396	75,198	82,500	(7,302)	13,750
Insurance - Property	3,807	3,807	3,427	380	-
Insurance - General Liability	3,785	3,785	3,209	576	-
Insurance - Crime	500	500	500	-	-
R&M-Irrigation	10,000	5,000	8,012	(3,012)	-
Landscape - Annuals	4,950	4,950	-	4,950	-
Landscape - Mulch	10,000	10,000	-	10,000	-
Landscape Replacement	10,000	10,000	450	9,550	-
Rust Prevention	7,140	3,570	3,570	-	595
Entry & Walls Maintenance	1,000	1,000	-	1,000	-
Ornamental Lighting & Maint.	1,000	1,000	-	1,000	-
Holiday Lighting & Decorations	40,000	40,000	37,500	2,500	-
<b>Total Other Physical Environment</b>	<b>242,578</b>	<b>158,810</b>	<b>139,168</b>	<b>19,642</b>	<b>14,345</b>
<b><u>Security Operations</u></b>					
Security System Monitoring & Maint.	1,000	500	768	(268)	128
Internet Services	1,440	720	725	(5)	5
<b>Total Security Operations</b>	<b>2,440</b>	<b>1,220</b>	<b>1,493</b>	<b>(273)</b>	<b>133</b>
<b><u>Contingency</u></b>					
Miscellaneous Expenses	26,000	13,000	3,061	9,939	30
<b>Total Contingency</b>	<b>26,000</b>	<b>13,000</b>	<b>3,061</b>	<b>9,939</b>	<b>30</b>
<b><u>Road and Street Facilities</u></b>					
Sidewalk Pressure Washing	4,800	4,800	-	4,800	-
<b>Total Road and Street Facilities</b>	<b>4,800</b>	<b>4,800</b>	<b>-</b>	<b>4,800</b>	<b>-</b>
<b><u>Reserves</u></b>					
Reserve	29,000	29,000	-	29,000	-
<b>Total Reserves</b>	<b>29,000</b>	<b>29,000</b>	<b>-</b>	<b>29,000</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>650,963</b>	<b>386,128</b>	<b>311,935</b>	<b>74,193</b>	<b>38,432</b>
Excess (deficiency) of revenues					
Over (under) expenditures	1	262,086	298,912	36,826	(32,923)
Net change in fund balance	\$ 1	\$ 262,086	\$ 298,912	\$ 36,826	\$ (32,923)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>250,266</b>	<b>250,266</b>	<b>250,266</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 250,267</b>	<b>\$ 512,352</b>	<b>\$ 549,178</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAR-26 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	4,450	4,160	(290)	28
Special Assmnts- Discounts	(178)	(178)	(164)	14	-
<b>TOTAL REVENUES</b>	<b>4,272</b>	<b>4,272</b>	<b>3,996</b>	<b>(276)</b>	<b>28</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	89	89	80	9	1
<b>Total Administration</b>	<b>89</b>	<b>89</b>	<b>80</b>	<b>9</b>	<b>1</b>
<b>Field</b>					
R&M-Fountain	4,374	2,187	346	1,841	-
<b>Total Field</b>	<b>4,374</b>	<b>2,187</b>	<b>346</b>	<b>1,841</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>4,463</b>	<b>2,276</b>	<b>426</b>	<b>1,850</b>	<b>1</b>
Excess (deficiency) of revenues Over (under) expenditures	(191)	1,996	3,570	1,574	27
Net change in fund balance	\$ (191)	\$ 1,996	\$ 3,570	\$ 1,574	\$ 27
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>7,247</b>	<b>7,246</b>	<b>7,247</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 7,056</b>	<b>\$ 9,242</b>	<b>\$ 10,817</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	MAR-26 ACTUAL
<b>REVENUES</b>					
Interest - Investments	\$ 11,853	\$ 5,927	\$ 6,677	\$ 750	\$ 1,492
Special Assmnts- Tax Collector	438,990	438,990	410,424	(28,566)	2,793
Special Assmnts- Discounts	(17,560)	(17,560)	(16,136)	1,424	(23)
<b>TOTAL REVENUES</b>	<b>433,283</b>	<b>427,357</b>	<b>400,965</b>	<b>(26,392)</b>	<b>4,262</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	8,780	8,780	7,886	894	55
<b>Total Administration</b>	<b>8,780</b>	<b>8,780</b>	<b>7,886</b>	<b>894</b>	<b>55</b>
<b>Debt Service</b>					
Principal Debt Retirement	275,000	-	-	-	-
Interest Expense	140,525	70,263	70,263	-	-
<b>Total Debt Service</b>	<b>415,525</b>	<b>70,263</b>	<b>70,263</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>424,305</b>	<b>79,043</b>	<b>78,149</b>	<b>894</b>	<b>55</b>
Excess (deficiency) of revenues Over (under) expenditures	8,978	348,314	322,816	(25,498)	4,207
Net change in fund balance	\$ 8,978	\$ 348,314	\$ 322,816	\$ (25,498)	\$ 4,207
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>333,684</b>	<b>333,684</b>	<b>333,684</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 342,662</b>	<b>\$ 681,998</b>	<b>\$ 656,500</b>		

**EASTON PARK**  
**Community Development District**

Supporting Schedules

March 31, 2026

**EASTON PARK**  
**Community Development District**

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	General Fund Fountain	Debt Service Fund
Assessments Levied FY26				\$ 1,115,796	\$ 672,356	\$ 4,450	\$ 438,990
Allocation %				100%	60%	0.40%	39%
11/06/25	\$ 19,896	\$ 1,003	\$ 406	\$ 21,305	\$ 12,838	\$ 85	\$ 8,382
11/14/25	60,962	2,555	1,244	64,761	39,024	258	25,479
11/21/25	38,803	1,650	792	41,244	24,853	164	16,227
12/03/25	71,845	3,055	1,466	76,366	46,016	305	30,045
12/05/25	703,399	29,906	14,355	747,660	450,525	2,982	294,153
12/19/25	43,935	1,750	897	46,582	28,070	186	18,327
01/06/26	25,398	807	518	26,724	16,103	107	10,514
02/03/26	10,993	229	224	11,446	6,897	46	4,503
03/03/26	6,902	57	141	7,100	4,278	28	2,793
<b>TOTAL</b>	<b>\$ 982,132</b>	<b>\$ 41,013</b>	<b>\$ 20,044</b>	<b>\$ 1,043,188</b>	<b>\$ 628,604</b>	<b>\$ 4,160</b>	<b>\$ 410,424</b>
% COLLECTED					93%	93%	93%
<b>TOTAL OUTSTANDING</b>					<b>\$ 43,751</b>	<b>\$ 290</b>	<b>\$ 28,565</b>

**Cash and Investment  
March 31, 2026**

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Whitney	Checking account	0.00%	\$ 160,655
Checking Account - Operating	Valley Bank	High yield checking	3.56%	426,448
		<b>Subtotal</b>		<b>\$ 587,103</b>
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	\$ 31
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	131,938
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	524,499
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	32
		<b>Subtotal</b>		<b>\$ 656,499</b>
		<b>Total</b>		<b>\$ 1,243,603</b>

# Bank Account Statement

Easton Park CDD

Thursday, April 2, 2026

Page 1

JKHATIBLOU

**Bank Account No.** 1334

**Statement No.** 02-27

**Statement Date** 03/31/2026

<b>G/L Account No. 101002 Balance</b>	160,654.51	<b>Statement Balance</b>	163,369.83
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	163,369.83
<b>Subtotal</b>	160,654.51	<b>Outstanding Checks</b>	-2,715.32
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	160,654.51
<b>Ending G/L Balance</b>	160,654.51		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
03/31/2026	Payment	3596	EASTON PARK CDD/HANCOCK WHITNEY	Check for Vendor V00052			-2,715.32
<b>Total Outstanding Checks</b>							-2,715.32
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# Bank Account Statement

Easton Park CDD

Thursday, April 2, 2026

Page 1

JKHATIBLOU

**Bank Account No.** 3639

**Statement No.** 03-26

**Statement Date**

03/31/2026

<b>G/L Account No. 101003 Balance</b>	426,448.19	<b>Statement Balance</b>	426,448.19
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	426,448.19
<b>Subtotal</b>	426,448.19	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	426,448.19
<b>Ending G/L Balance</b>	426,448.19		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

# EASTON PARK

## Community Development District

### Payment Register by Bank Account

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>HANCOCK WHITNEY BANK - (ACCT#XXXXX1334)</b>							
<b>ACH #100124</b>							
03/11/26	Vendor	INFRAMARK LLC	173017	MAR 26 ADMIN FEES	ProfServ-Mgmt Consulting	001-531027-51301	\$4,882.58
							<b>ACH Total</b>
							<u>\$4,882.58</u>
<b>ACH #100125</b>							
03/18/26	Vendor	YELLOWSTONE LANDSCAPE	1129484	Landscape Maintenance - Mar'26	Contracts-Landscape	001-534050-53908	\$13,750.00
							<b>ACH Total</b>
							<u>\$13,750.00</u>
<b>ACH #100126</b>							
03/23/26	Vendor	RUST-OFF LLC	51973	Rust Prevention	RUST PREVENTION 03/26	001-546452-53908	\$595.00
							<b>ACH Total</b>
							<u>\$595.00</u>
<b>ACH #300026</b>							
03/20/26	Vendor	TECO ACH	03202626-ACH	01/10-02/09/26	Utility - Irrigation	001-543014-53100	\$405.73
03/20/26	Vendor	TECO ACH	03202626-ACH	01/10-02/09/26	Electricity - Streetlights	001-543013-53100	\$13,402.07
03/20/26	Vendor	TECO ACH	03202626-ACH	01/10-02/09/26	Utility - Fountains	001-543085-53100	\$510.11
03/20/26	Vendor	TECO ACH	03202626-ACH	01/10-02/09/26	Utility - Roundabout Lights	001-543090-53100	\$66.98
							<b>ACH Total</b>
							<u>\$14,384.89</u>
<b>ACH #300027</b>							
03/09/26	Vendor	CHARTER COMMUNICATIONS	1711353022126	Service 02/21-03/20/26	SERV PRD 02/21-03/20/26	001-549031-53935	\$125.38
							<b>ACH Total</b>
							<u>\$125.38</u>
<b>CHECK # 3596</b>							
03/31/26	Vendor	EASTON PARK CDD/HANCOCK WHITNEY	033026-5725	Tsfr FY26 Assessments	Trsf 26 DS Assessments	131000	\$2,715.32
							<b>Check Total</b>
							<u>\$2,715.32</u>
							<b>Account Total</b>
							<u><u>\$36,453.17</u></u>

<b>Total Amount Paid</b>	<b>\$36,453.17</b>
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# SOLITUDE

LAKE MANAGEMENT



## Easton Park CDD Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2026-04-01

**Prepared for:**

District Manager  
Inframark  
210 North University Drive, Suite #702  
Coral Springs, Florida 33071

**Prepared by:**

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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**SITE ASSESSMENTS**

PONDS 11, 12, 13 \_\_\_\_\_ 3

PONDS 14, 15, 16 \_\_\_\_\_ 4

PONDS 17, 18, 19 \_\_\_\_\_ 5

PONDS 20 \_\_\_\_\_ 6

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 6 & 7

**SITE MAP** \_\_\_\_\_ 8

11

**Comments:**

Treatment in progress  
This site is experiencing slender.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

12

**Comments:**

Normal growth observed  
Minor shoreline weeds but overall site is doing well.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

13

**Comments:**

Treatment in progress  
Shoreline growth and submersed vegetation present.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

14

**Comments:**

Treatment in progress  
This site has submersed aquatic vegetation. Low water levels.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

15

**Comments:**

Treatment in progress  
Site has Torpedograss and other shoreline weeds.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

16

**Comments:**

Site looks good  
Site has no notable concerns at this time.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 17

**Comments:**

Treatment in progress

This site has developed a surface algae bloom.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 18

**Comments:**

Treatment in progress

Site had minor surface algae but it has been treated for algae.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 19

**Comments:**

Treatment in progress

This site has Slender.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



Site: 20

**Comments:**

Normal growth observed  
Overall this site is looking great.  
Some minor submersed  
vegetation.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

## Management Summary

In this month of April, we are experiencing warmer weather and scattered rain showers. We are keeping an eye out for possible erosion that may have been caused by the recent dry banks along these ponds. Water levels are still lower than normal in some sites. We are seeing an increase in submersed vegetation and shoreline weeds, which we are prioritizing. Very little trash was seen during the time of the report. Overall, sites are doing well and there were no big concerns for this month.

As a reminder for all, NO potted plants, lawn clippings or tree trimmings should be disposed of into the ponds.  
For all sites that are treated, treatments may take up to 14 days for full effect.

If you have any questions or concerns, please don't hesitate to reach out at [emalina.robinson@solitudelake.com](mailto:emalina.robinson@solitudelake.com)

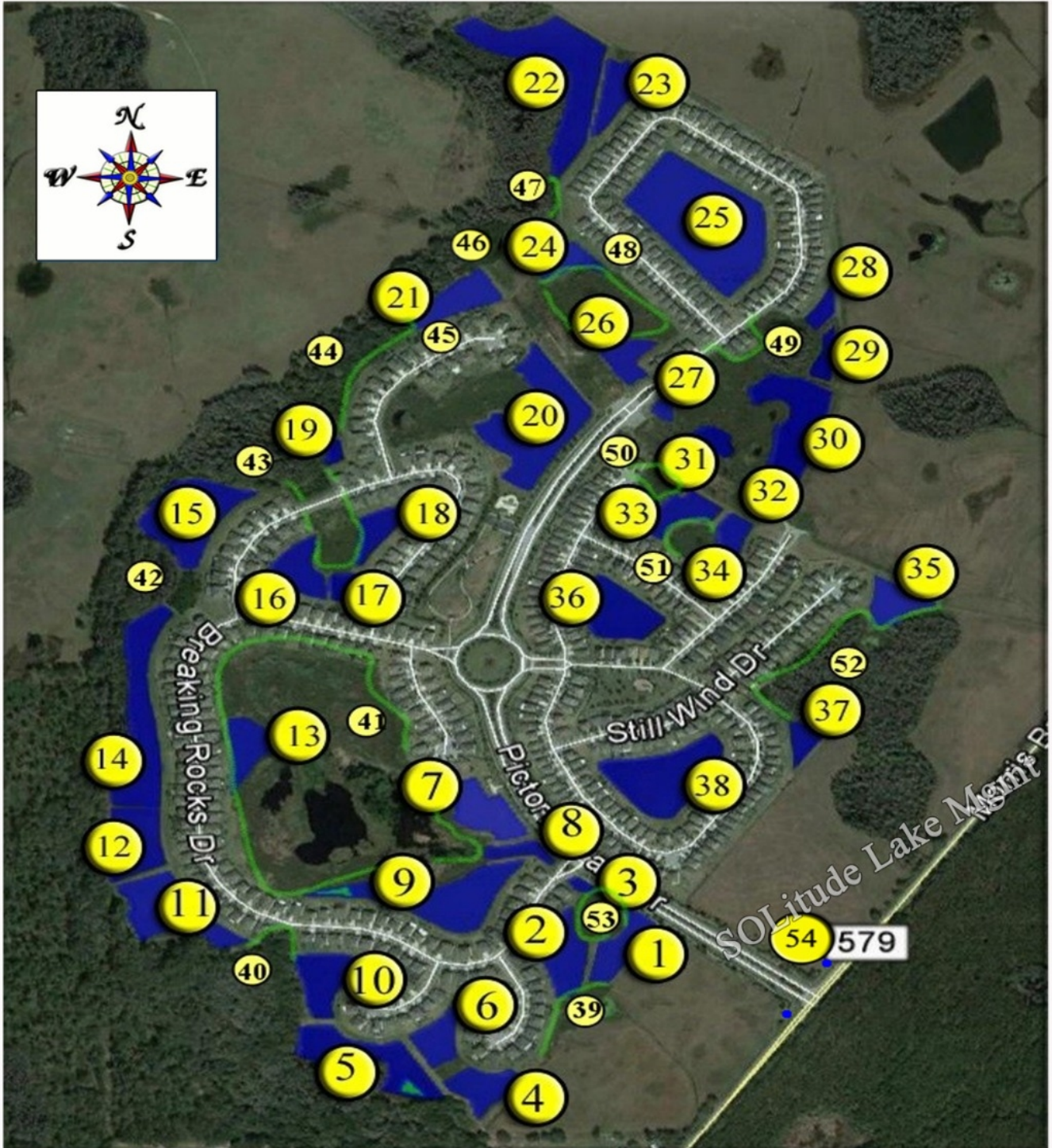
Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
11	Treatment in progress	Submersed vegetation	Routine maintenance next visit
12	Normal growth observed	Shoreline weeds	Routine maintenance next visit
13	Treatment in progress	Submersed vegetation	Routine maintenance next visit
14	Treatment in progress	Submersed vegetation	Routine maintenance next visit
15	Treatment in progress	Torpedogras	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Treatment in progress	Surface algae	Routine maintenance next visit
18	Treatment in progress	Surface algae	Routine maintenance next visit
19	Treatment in progress	Submersed vegetation	Routine maintenance next visit
20	Normal growth observed	Submersed vegetation	Routine maintenance next visit



### Easton Park CDD Tampa, FL

1-888-480-5253



NPM 05/2020



## Easton Park CDD

Field Inspection Report - April 2026

Wednesday, April 8, 2026

Prepared For Board Of Supervisors

8 Items Identified

*Long Nguyen*

Long Nguyen

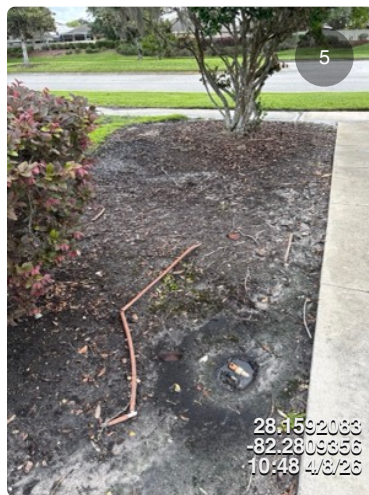
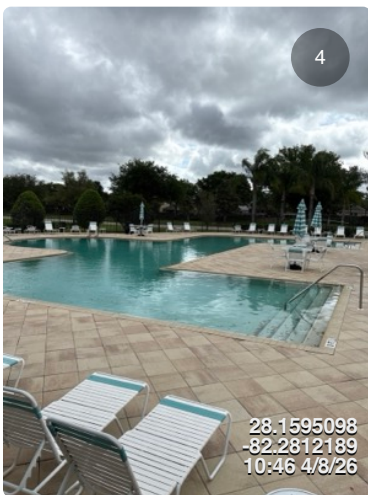
District Inspection Coordinator

# Items 1 - Amenity Center/Pool

Assigned To: Yellowstone

Surrounding landscape at the amenity center is properly maintained. Pool deck is clean and clear of weeds. Pool furniture is intact. Observed evidence of over saturation in front of the pool entrance.

- Recommending mulch replenishment to avoid damage to exposed irrigation lines.
- Please evaluate irrigation in this zone to ensure system is performing effectively.



## Items 2 - Standing Water at the Amenity Center

Assigned To: Yellowstone

Observed evidence of a previous leak happening at the amenity center. Area of suspected source has been flagged. No signs of running water are evidence the leak is no longer active.

- Please evaluate irrigation in this zone to ensure system is performing effectively.



### Items 3 - Main Park

Assigned To: Yellowstone

Park is properly maintained. Pavilions are clean.

- Recommending mulch replenishment to avoid damage to exposed irrigation lines.

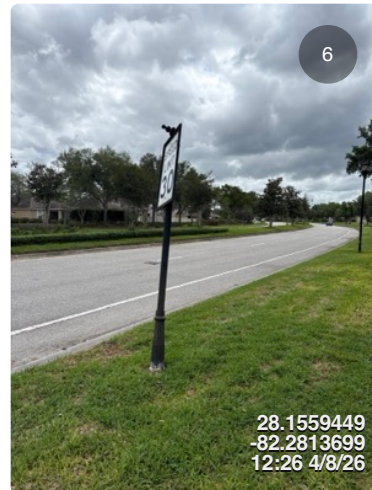
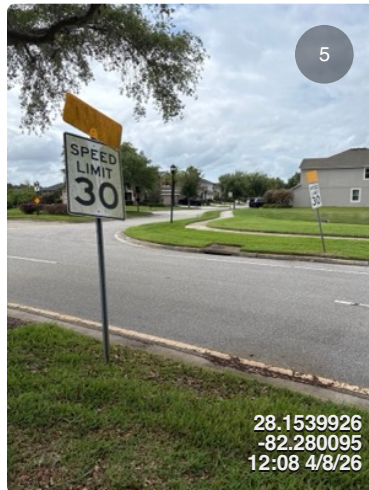


## Items 4 - Pictorial Park Dr.

Assigned To: Yellowstone

Standing water observed on the sidewalks along Pictorial Park dr. It appears like irrigation run-off from the garden berm above the affected areas. Observed leaning signs and downed pole along the road.

- Please evaluate irrigation in this zone to ensure system is performing effectively.
- Appropriate party must restabilize the leaning signs.



## Items 5 - Hidden Terrace

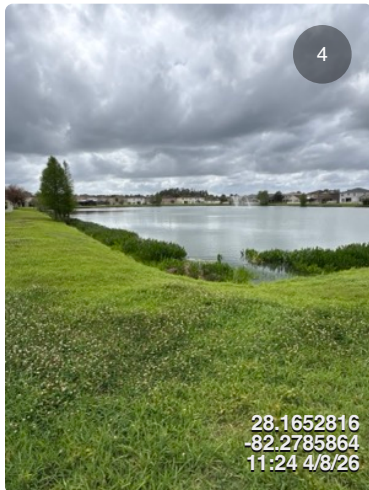
Assigned To: Yellowstone

Easements and pocket fields appear to have been missed for multiple weeks' services.

According to the landscape maintenance map, these areas are included in the agreement.

Ponds have been mowed but the banks still need to be trimmed.

- Please ensure service to all areas included per contract.
- Please ensure all pond banks are trimmed to the high-water line as per contract.



## Items 6 - The Breakers/Natures Corner

Assigned To: Yellowstone

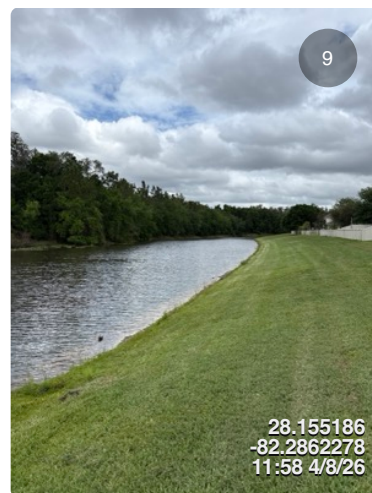
Easements and pocket fields appear to have been missed for multiple weeks' services.

According to the landscape maintenance map, these areas are included in the agreement.

Ponds have been mowed but the banks still need to be trimmed.

- Please ensure service to all areas included per contract.

- Please ensure all pond banks are trimmed to the high-water line as per contract.

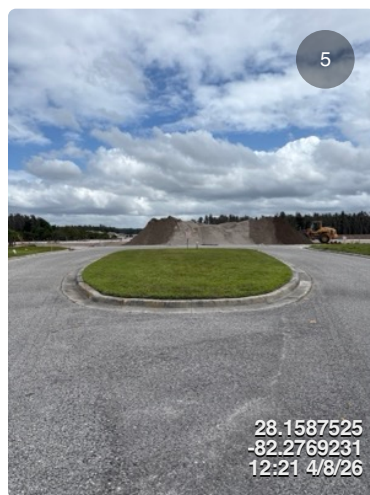


## Items 7 - The Winds

Assigned To: Yellowstone

Observed weeds in the garden bed in front of the monument. Playground is clean and well-maintained. Observed broken swing at the swing set. Exposed drip line under the hedge surrounding the playground.

- Please treat for weeds at next service.
- Recommending mulch replenishment to avoid damage to exposed irrigation lines.
- Please evaluate irrigation in this zone to ensure system is performing effectively.
- Inframark Maintenance Solutions to propose repair to the swing set.



## Items 8 - Morris Bridge Rd. Entrance

Assigned To: Yellowstone

Observed abundance of dead plant material at the main entrance due to previous cold snap. Some plants are showing evidence of recovery. Observed poor turf quality in front of the entry

monument. Bus stop is clean and well-maintained.

- Recommending a deeper cut back to help promote growth to declining plants.
- Some plants are past revitalization. Please propose and plan to replace dead plants.
- Please propose to replace declining turf with new sod.





**Proposal #: 674678**

Date: 3/12/2026

From: Chrissy Van Helden

**Landscape Enhancement Proposal for  
Easton Park CDD**

Mark Vega  
Inframark  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley Chapel, FL 33544  
mark.vega@inframark.com

**LOCATION OF PROPERTY**

Carpenter's Run Boulevard  
Wesley Chapel, FL

**Rejuvenation Prune**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Rejuvenation Prune	1	\$6,654.00	\$6,654.00

Pruning all frost damaged material that shows signs of life on Pictorial Park Dr. (cutting plants in half to help encourage new growth)

-This includes all damage around traffic circle, north end and south end of the road.

-Remove all debris

**This does not include removing dead plant material**

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

**Easton Park CDD**

<b>Subtotal</b>	<b>\$6,654.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$6,654.00</b>

**THIS IS NOT AN INVOICE**



**Crosscreek Environmental Inc.**

111 61st Street East  
 Palmetto, FL 34221  
 admin@crosscreekenv.com

Estimate

Date	Estimate #
4/3/2026	15062

Name / Address
Easton Park CDD Stantec Tyson Waag 777 S Harbour Island Blvd #600 Tampa, FL 33602

\* Estimate Good For 30 Days

Description	Qty	Rate	Total
<b>Easton Park CDD Erosion Repairs</b>  Ponds 7 and 8 - Supply all labor, equipment, and materials needed to complete the restoration of three (3) erosional areas in Ponds 7 and 8 by utilizing imported fill material. Fill materials to be placed in the existing erosional area and will be compacted and graded to match the adjacent slopes. Cocofiber turf reinforcement mat will be placed and pinned on newly graded areas. Bahia sod will be placed on top of fabric to prevent future erosion. This cost does not include sod repairs if needed in the access easement. Minimal damage is anticipated as the work will not require heavy equipment.	1	3,450.00	3,450.00T
Entry Swale - Supply all labor, equipment, and materials needed to complete the restoration of one (1) erosional area along the entry swale by utilizing imported fill material and rip rap. Fill materials to be placed in the existing erosional area and will be compacted and graded to match the adjacent slopes. Woven geotextile will be placed and pinned on newly graded areas. FDOT Ditch Lining Limestone rip rap will be placed over the geotextile to prevent future erosion. Bahia sod will be placed on any disturbed areas around the rip rap to prevent future erosion. This cost does not include sod repairs if needed in the access easement. Minimal damage is anticipated as the work will not require heavy equipment.	1	5,250.00	5,250.00T
**Irrigation is highly recommended for newly installed sod**			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Sales Tax		0.00%	0.00

Please sign and return if accepted:	<b>Total</b>	<b>\$8,700.00</b>
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\*\* All warranties exclude acts of God.  
 \*\* There is a 3.5% fee for all payments made via credit card.  
 \*\* All contracts over \$10,000.00 will receive a notice to owner (NTO).



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000503

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Eroded Swale on NE Side of Entry

Description	Qty	U/M	Rate	Total
Project: Eroded Swale Repair at NE Side of Entry  <b>Approx. Project Location: NE Side of Entryway - Morris Bridge Road and Pictorial Park Drive</b>  Recommended Material: High Strength Geogrid Flexamat (Hard) Armoring system, and GeoCloth (type GT160) Nonwoven Geotextile with Earth Anchoring System  CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will re-grade, import fill to backfill, compact and re-stabilize eroded areas in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc. will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, and Geocloth (type GT160) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the swale and mitigate future erosion and damage. Hard Armoring Flexamat will be installed on both side of the Mitered End Section, as well as along the swale. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation.  1. Mobilize 2. Re-grade, import fill to backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, and Geocloth (type GT160) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize	1	ea	8,862.48	8,862.48

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Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000503

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Eroded Swale on NE Side of Entry

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				

Approved by:	<i>Estimate Valid for 30 Days.            CLS, Inc. Provides Competition Sensitive Pricing.</i>	
	<b>Total</b>	<b>\$8,862.48</b>



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000504

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 7 Slope Erosion

Description	Qty	U/M	Rate	Total
Project: Embankment Erosion Repair  *Price contingent on all estimates (503, 504 & 505) awarded to CLS.  Project Location: Pond 7  Project Material: Type C350 Turf Reinforcement Mat  CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System to run along slope erosion of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.  1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize  *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.	1	ea	879.14	879.14

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Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000504

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 7 Slope Erosion

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas.  *Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.  *Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.  *CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.  *One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.  *Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days.            CLS, Inc. Provides Competition Sensitive Pricing.</i>
	<b>Total</b> <span style="float: right;">\$879.14</span>



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000505

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 8 Slope Erosion

Description	Qty	U/M	Rate	Total
Project: Embankment Erosion Repair  *Price contingent on all estimates (503, 504 & 505) awarded to CLS.  Project Location: Pond 8  Project Material: Type C350 Turf Reinforcement Mat  CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System to run along slope erosion of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.  1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize  *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.	1	ea	879.14	879.14
Initial:	<i>Continued on next page...</i>			



Consolidated Land Services, Inc.

# Estimate

Mailing Address:  
 P.O. Box 2593  
 Dade City, FL 33526

Date	Estimate #
4/6/2026	00000505

Name / Address
Easton Park CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 8 Slope Erosion

Description	Qty	U/M	Rate	Total
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Approved by:	<i>Estimate Valid for 30 Days.          CLS, Inc. Provides Competition Sensitive Pricing.</i>
	<b>Total</b> <span style="float: right;">\$879.14</span>

**FIRST AMENDMENT  
TO THE MANAGEMENT SERVICES MASTER AGREEMENT BETWEEN EASTON  
PARK COMMUNITY DEVELOPMENT DISTRICT  
AND INFRAMARK, LLC**

**THIS AMENDMENT** is entered into and executed on April 1, 2026, as set forth by and between Easton Park Community Development District (“DISTRICT”) and Inframark, LLC. (“SERVICE COMPANY”).

**WHEREAS**, DISTRICT and SERVICE COMPANY entered into a management services master agreement on February 2, 2021 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

**WHEREAS** the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adding field services and adjusting the compensation; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The Scope of Services set forth in Schedule A, Section D of the Agreement are hereby amended to include the field services set forth in Schedule A, Section D attached hereto.
2. The Annual Base Fee paid by DISTRICT to the SERVICE COMPANY for the Services as set forth in Section 4.2 of the Agreement, as has been adjusted, shall be increased by \$15,000.00. The additional \$15,000.00 will be for (“Field Services) as set forth in Section 1 of this First Amendment and shall be paid in equal monthly installments of \$1,250.00 which will be added to monthly invoice as a separate line item, This increased Annual Base Fee shall be due in accordance with Section 4.2 of Agreement.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

***(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)***

**IN WITNESS WHEREOF**, the parties hereto have duly executed this First Amendment as of this 1<sup>st</sup> day of April 2026.

Inframark, LLC

By: \_\_\_\_\_

Name: CHRIS TARASE

Title: President

Easton Park Community Development  
District

DocuSigned by:  
By: PERRY BLACKBURN

Name: PERRY BLACKBURN

(Print)

Title: Chairperson

## Schedule A

### D. FIELD SERVICES

#### 1. Monthly Property Inspection

- Conduct a comprehensive monthly inspection of all District-owned property and areas of maintenance responsibility.

#### 2. Follow-Up Inspections

- Perform follow-up inspections to verify completion and adequacy of previously identified items prior to regularly scheduled Board meetings.

#### 3. Inspection Reports

- Prepare and provide detailed monthly inspection reports, including:
  - Photographs
  - Analysis of Findings
- Conduct pre-application meetings with interested proposers as necessary.

#### 4. Vendor Deficiency Notification

- Notify District vendors of any deficiencies in service or performance discovered during inspections.

#### 5. Staff Coordination

- Collaborate and coordinate with the District's on-site staff, if applicable, to support operations and ensure follow-through on maintenance activities.

#### 6. Vendor Progress Monitoring

- Monitor the progress of remedial work performed by vendors and provide progress updates to the District Board.

#### 7. Budget Input

- Provide input and recommendations to the District Manager for consideration during the annual budgeting process.

#### 8. Project Proposal Procurement

- Utilize industry experience to obtain competitive proposals for various District projects and services.

#### 9. Procurement Assistance

- Assist in drafting procurement documents, including:
  - Instructions to proposers
  - Scope of Services
  - Related materials for competitive bidding.
- Conduct pre-application meetings with interested proposers as necessary.

#### 10. Meeting Attendance

- Attend Board meetings and workshops as requested or required, to present findings, provide updates, and answer related questions.

**MINUTES OF MEETING  
EASTON PARK  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Easton Park Community Development  
2 District was held on Thursday, March 19, 2026 at 4:30 p.m. at the Heritage Isles Golf & Country  
3 Club, 10630 Plantation Bay Drive, Tampa Florida.

4  
5 Present and constituting a quorum were:

6	Perry Blackburn	Chairperson
7	Lisa Murphy	Vice Chairperson
8	Brenda Mendendez	Assistant Secretary
9	Jeffrey Giarrizzo	Assistant Secretary

10

11 Also present, either in person or via Teams Communications were:

12	Christina Newsome	District Manager
13	Jason Liggett	Department Manager- Field Services
14	Chrissy Van Halden	Representative, Yellowstone
15	Emilia	Representative, Solitude
16	Kyle Wilson	Representative, Solitude

17 *This is not a certified or verbatim transcript but rather represents the context and summary of the*  
18 *meeting. The full meeting is available in audio format upon request. Contact the District Office*  
19 *for any related costs for an audio copy.*

20

21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

22 Ms. Newsome called the meeting to order and a quorum was established.

23 **SECOND ORDER OF BUSINESS** **Approval of Agenda**

24 The Board approved the agenda.

25 **THIRD ORDER OF BUSINESS** **Audience Comments**

26 There being no audience present, the next order of business followed.

27 **FOURTH ORDER OF BUSINESS** **Staff Reports**

28 **A. District Accountant**

29 **i. Review of Financial Statements December 2025, January & February 2026**

30 Mr. Khatiblou presented the financial statements for December 2025, January 2026, and  
31 February 2026.

32 **B. Aquatics Report (January, February & March 2026)**

33 The March report was presented by Ms. Emilia, who noted that there is an algae bloom in  
34 Ponds 4, 6, and 7 and that there will probably be more in the future. Solitude is addressing the  
35 concerns on pond 1 and doing trash clean up consistently.

36 **C. Landscape Report**

37 **i. Consideration of Inframark Field Services Proposal**

38 Mr. Liggett presented the proposal for field services and answered Board questions. After  
39 discussion, the Board agreed upon the amount of \$1,250 monthly, totaling \$15,000 annually.

40  
41 On MOTION by Ms. Murphy, seconded by Mr. Blackburn, with all in  
42 favor, the proposal in the amount of \$15,000 annually was approved, and  
43 the Chair was authorized to sign outside the meeting. (4-0)

44  
45 **ii. Review of Inframark Field Inspection Report**

46 Mr. Liggett reviewed the report and answered Board questions.

47 **iii. Review of Yellowstone February & March Field Inspection Report**

48 Half of the ponds were mowed, and the remaining ponds are scheduled for the following  
49 week. Two crews were assigned, one for mowing and one for detailing.

50 **iv. Review of Yellowstone November 2025 & February 2026 Service Report**

51 The back sides of ponds 12 and 14 need to be mowed, as well as all southwest sides. The  
52 Board asked about bush hog for entry County-owned property. A proposal was requested to add  
53 that area to the contract.

54 **v. Review of Yellowstone February & March 2026 Irrigation Report**

55 A quarterly irrigation audit and map will be presented at the next meeting. An addendum for  
56 maintaining the County-owned property at the entrance will also be presented at the April  
57 meeting.

58 **vi. Consideration of Yellowstone Main Line Leak Proposal**

59  
60 On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in  
61 favor, the Yellowstone Main Line Leak Proposal in the amount of  
62 \$637.78 was approved. (4-0)

63  
64 **vii. Consideration of Yellowstone 2” Cycle Stop Leak and Gasket Replacement**

65 **Proposal**

66  
67 On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in  
68 favor, the Yellowstone 2” Cycle Stop Leak and Gasket Replacement  
69 Proposal in the amount of \$2,582.82 was approved. (4-0)

70  
71 **viii. Consideration of Yellowstone Bullnose Replacement at Morris Bridge Proposal**

72 The Yellowstone Bullnose Replacement at Morris Bridge proposal in the amount of \$4,746.99  
73 was tabled. Entry landscape design is to be presented at the next meeting.

74 **ix. Consideration of Yellowstone Rejuvenation Pruning Proposal**

75 The Yellowstone Rejuvenation Pruning proposal was tabled to next month.

76 **D. District Engineer**  
77 It was noted that Pond 7B is showing signs of erosion.

78 **E. District Counsel**  
79 The District Counsel was not present.

80 **F. District Manager**  
81 Ms. Newsome stated the next meeting is scheduled for Thursday, April 16, 2026, at 4:30 p.m.  
82 Ms. Newsome presented the Solitude annual contract for ratification.

83  
84 **FIFTH ORDER OF BUSINESS** **Business Items**

85 **A. Consideration of Consolidated Land Services Eroded Swale Repair Project**  
86 **Proposal**

87 Consolidated Land Services examined the area for excess moisture. Mr. Waag's investigation  
88 of the area is pending.

89  
90 On MOTION by Ms. Murphy, seconded by Ms. Menendez, with all in  
91 favor, the Consolidated Land Services Eroded Swale Repair Project  
92 Proposal in the amount of \$5,611.65 was approved. (4-0)

93  
94 **B. Consideration of Complete I.T. Camera Proposal**

95  
96 On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in  
97 favor, the Complete I.T. Camera Proposal was approved. (4-0)

98  
99 **C. Consideration of Resolution 2026-03, General Election**

100  
101 On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in  
102 favor, Resolution 2026-03, General Election, was adopted. (4-0)

103  
104 **D. Ratification of Resolution 2026-02, Removing and Designating a New Treasurer**

105  
106 On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in  
107 favor, the ratification of Resolution 2026-02, Removing and Designating  
108 a New Treasurer, was approved. (4-0)

109  
110 **E. Ratification of Yellowstone Irrigation Upgrade Zone 13 Proposal**

111  
112 On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in  
113 favor, the ratification of the Yellowstone Irrigation Upgrade Zone 13  
114 Proposal was approved. (4-0)

115  
116 **F. Ratification of Yellowstone Irrigation Upgrade Zone 15 Proposal**

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On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, the ratification of the Yellowstone Irrigation Upgrade Zone 15 Proposal was approved. (4-0)

**G. Ratification of Yellowstone Irrigation Upgrade Zone 40 Proposal**

On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, the ratification of the Yellowstone Irrigation Upgrade Zone 40 Proposal was approved. (4-0)

**H. Ratification of Yellowstone Irrigation Upgrade Zone 48 Proposal**

On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, the ratification of the Yellowstone Irrigation Upgrade Zone 48 Proposal was approved. (4-0)

**I. Discussion of Exit License Plate Recognition Camera Replacement**

The Board discussed the exit license plate recognition camera replacement. No action was taken.

**J. General Matters of the District**

There were no general matters of the District to be discussed.

**SIXTH ORDER OF BUSINESS** **Consent Agenda**

- A. Consideration of Minutes from the Meeting held December 18,2025**
- B. Consideration of Minutes from the Meeting held January 15, 2026**
- C. Consideration of Minutes from the Workshop held February 19, 2026**

On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the Consent Agenda was approved. (4-0)

**SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

Ms. Murphy requested Mr. Blackburn to begin concrete pads and benches installations.

**EIGHTH ORDER OF BUSINESS** **Audience Comments**

There being no audience present, the next order of business followed.

**NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Giarrizzo, seconded by Ms. Murphy, with all in favor, the meeting was adjourned at 6:24 p.m. (4-0)

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

\_\_\_\_\_  
Chair / Vice Chair