

Easton Park Community Development District

October 15, 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 Chairperson
Jeffrey Giarrizzo, Assistant Secretary
Brenda Menendez, Assistant Secretary
Danny Collins, Assistant Secretary

District Staff

Christina Newsome, District Manager
David Jackson, District Counsel
Tyson Waag, District Engineer
Long Nguyen, Field Service Manager
SOLitude Maintenance, Aquatic
Yellowstone, Landscape
John Khatiblou, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, October 15, 2026, at 4:30 p.m.

The Regular Meeting of the **Easton Park Community Development District** will be held on **October 15, 2026, at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa, Florida 33647**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join: <https://teams.microsoft.com/meet/262779818584786?p=zjeeuyVBIvMxlcS4G9>

Meeting ID: 262 779 818 584 786

Passcode: qo3rt9iS

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. STAFF REPORTS

A. District Accountant

- i. Review of Financial Statements
- ii. Review of Snapshot

B. Aquatics Report

C. Landscape

- i. Review of Inframark Field Inspection Report
- ii. Review of Pine Lake Landscape Inspection Report

D. District Engineer

E. District Counsel

F. District Manager

4. BUSINESS ITEMS

- A. Discussion of RFQ for District Engineer

5. CONSENT AGENDA

- A. Consideration of Minutes from the held September 17, 2026

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Easton Park Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



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EASTON PARK

Community Development District

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EASTON PARK
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND - SERIES 2017	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 345,544	\$ -	\$ 345,544
Investments:			
Interest Account	-	7	7
Reserve Fund	-	134,309	134,309
Revenue Fund	-	213,113	213,113
Sinking fund	-	27	27
Prepaid Items	18,750	-	18,750
Prepaid Insurance	10,766	-	10,766
Utility Deposits - TECO	7,728	-	7,728
TOTAL ASSETS	\$ 382,788	\$ 347,456	\$ 730,244
<u>LIABILITIES</u>			
Accounts Payable	\$ 18,750	\$ -	\$ 18,750
Accrued Expenses	29,483	-	29,483
TOTAL LIABILITIES	48,233	-	48,233
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	18,750	-	18,750
Prepaid Insurance	10,766	-	10,766
Deposits	7,728	-	7,728
Restricted for:			
Debt Service	-	347,456	347,456
Assigned to:			
Operating Reserves	119,279	-	119,279
Reserves - Other	115,000	-	115,000
Unassigned:	63,032	-	63,032
TOTAL FUND BALANCES	\$ 334,555	\$ 347,456	\$ 682,011
TOTAL LIABILITIES & FUND BALANCES	\$ 382,788	\$ 347,456	\$ 730,244

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-26 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ 5,500	\$ 5,500	\$ 12,075	\$ 6,575	\$ 627
Interest - Tax Collector	-	-	932	932	-
Special Assmnts- Tax Collector	672,358	672,358	672,356	(2)	-
Special Assmnts- Discounts	(26,894)	(26,894)	(24,188)	2,706	-
Other Miscellaneous Revenues	-	-	9,399	9,399	-
TOTAL REVENUES	650,964	650,964	670,574	19,610	627
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	12,000	11,015	985	1,400
FICA Taxes	955	955	260	695	-
ProfServ-Arbitrage Rebate	900	900	4,500	(3,600)	500
ProfServ-Dissemination Agent	1,100	1,100	1,155	(55)	1,155
ProfServ-Engineering	5,000	5,000	7,433	(2,433)	-
ProfServ-Legal Services	5,000	5,000	1,293	3,707	275
ProfServ-Mgmt Consulting	58,591	58,591	58,591	-	4,883
ProfServ-Trustee Fees	3,658	3,658	5,542	(1,884)	-
Auditing Services	3,600	3,600	3,975	(375)	-
Website Hosting/Email services	1,538	1,538	2,318	(780)	396
Miscellaneous Mailings	500	500	196	304	2
Insurance - General Liability	3,405	3,405	4,166	(761)	-
Legal Advertising	1,000	1,000	518	482	149
Misc-Assessment Collection Cost	13,447	13,447	12,963	484	-
Bank Fees	900	900	1,527	(627)	117
Annual District Filing Fee	175	175	175	-	-
Total Administration	111,769	111,769	115,627	(3,858)	8,877
<u>Electric Utility Services</u>					
Electricity - Streetlights	174,000	174,000	162,131	11,869	15,458
Utility - Irrigation	5,000	5,000	7,273	(2,273)	600
Utility - Fountains	5,500	5,500	5,988	(488)	500
Utility - Roundabout Lights	600	600	1,005	(405)	140
Street Light Bond	600	600	-	600	-
Total Electric Utility Services	185,700	185,700	176,397	9,303	16,698

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-26 ACTUAL
<u>Stormwater Control</u>					
Contracts-Aquatic Control	46,176	46,176	40,640	5,536	3,637
R&M-Stormwater System	500	500	501	(1)	-
R&M Lake & Pond Bank	2,000	2,000	-	2,000	-
Total Stormwater Control	48,676	48,676	41,141	7,535	3,637
<u>Other Physical Environment</u>					
Contracts-Landscape	150,396	150,396	165,000	(14,604)	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	10,000	17,303	(7,303)	-
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	7,140	7,140	-	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	-
Total Other Physical Environment	242,578	242,578	234,529	8,049	14,345
<u>Security Operations</u>					
Security System Monitoring & Maint.	1,000	1,000	1,536	(536)	128
Internet Services	1,440	1,440	1,483	(43)	125
Total Security Operations	2,440	2,440	3,019	(579)	253
<u>Contingency</u>					
Miscellaneous Expenses	26,000	26,000	26,329	(329)	1,250
Total Contingency	26,000	26,000	26,329	(329)	1,250
<u>Road and Street Facilities</u>					
Sidewalk Pressure Washing	4,800	4,800	-	4,800	-
Total Road and Street Facilities	4,800	4,800	-	4,800	-
<u>Reserves</u>					
Reserve	29,000	29,000	-	29,000	-
Total Reserves	29,000	29,000	-	29,000	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-26 ACTUAL
TOTAL EXPENDITURES & RESERVES	650,963	650,963	597,042	53,921	45,060
Excess (deficiency) of revenues					
Over (under) expenditures	1	1	73,532	73,531	(44,433)
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	10,757	10,757	10,757
Contribution to (Use of) Fund Balance	1	-	-	-	-
TOTAL FINANCING SOURCES (USES)	1	-	10,757	10,757	10,757
Net change in fund balance	\$ 1	\$ 1	\$ 84,289	\$ 84,288	\$ (33,676)
FUND BALANCE, BEGINNING (OCT 1, 2025)	250,266	250,266	250,266		
FUND BALANCE, ENDING	\$ 250,267	\$ 250,267	\$ 334,555		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-26 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,450	4,450	4,450	-	-
Special Assmnts- Discounts	(178)	(178)	(160)	18	-
TOTAL REVENUES	4,272	4,272	4,290	18	-
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	89	89	86	3	-
Total Administration	89	89	86	3	-
<u>Field</u>					
R&M-Fountain	4,374	4,374	692	3,682	-
Total Field	4,374	4,374	692	3,682	-
TOTAL EXPENDITURES	4,463	4,463	778	3,685	-
Excess (deficiency) of revenues Over (under) expenditures	(191)	(191)	3,512	3,703	-
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	(10,758)	(10,758)	(10,758)
Contribution to (Use of) Fund Balance	(191)	-	-	-	-
TOTAL FINANCING SOURCES (USES)	(191)	-	(10,758)	(10,758)	(10,758)
Net change in fund balance	\$ (191)	\$ (191)	\$ (7,246)	\$ (7,055)	\$ (10,758)
FUND BALANCE, BEGINNING (OCT 1, 2025)	7,246	7,246	7,246		
FUND BALANCE, ENDING	\$ 7,055	\$ 7,055	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-26 ACTUAL
<u>REVENUES</u>					
Interest - Investments	\$ 11,853	\$ 11,853	\$ 14,563	\$ 2,710	\$ 1,047
Special Assmnts- Tax Collector	438,990	438,990	438,990	-	-
Special Assmnts- Discounts	(17,560)	(17,560)	(15,793)	1,767	-
TOTAL REVENUES	433,283	433,283	437,760	4,477	1,047
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	8,780	8,780	8,464	316	-
Total Administration	8,780	8,780	8,464	316	-
<u>Debt Service</u>					
Principal Debt Retirement	275,000	275,000	275,000	-	-
Interest Expense	140,525	140,525	140,525	-	-
Total Debt Service	415,525	415,525	415,525	-	-
TOTAL EXPENDITURES	424,305	424,305	423,989	316	-
Excess (deficiency) of revenues					
Over (under) expenditures	8,978	8,978	13,771	4,793	1,047
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	1	1	1
Contribution to (Use of) Fund Balance	8,978	-	-	-	-
TOTAL FINANCING SOURCES (USES)	8,978	-	1	1	1
Net change in fund balance	\$ 8,978	\$ 8,978	\$ 13,772	\$ 4,794	\$ 1,048
FUND BALANCE, BEGINNING (OCT 1, 2025)	333,684	333,684	333,684		
FUND BALANCE, ENDING	\$ 342,662	\$ 342,662	\$ 347,456		

EASTON PARK
Community Development District

Supporting Schedules

September 30, 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

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	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
04/07/26	39,881	20	814	40,714	24,534	162	16,018
05/06/26	8,385	(186)	171	8,371	5,044	33	3,293
06/04/26	3,516	(105)	72	3,484	2,099	14	1,371
06/16/26	20,228	(601)	413	20,040	12,076	80	7,884
TOTAL	\$ 1,054,142	\$ 40,141	\$ 21,513	\$ 1,115,796	\$ 672,356	\$ 4,450	\$ 438,990
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					\$ -	\$ -	\$ -

**Cash and Investment
September 30, 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%	\$ 147,410
Checking Account - Operating	Valley Bank	High yield checking	4.07%	198,134
		Subtotal		\$ 345,544
Series 2017 Interest Account	Hancock Whitney	Open-Ended Comm. Paper	3.62%	\$ 7
Series 2017 Reserve Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	134,609
Series 2017 Revenue Fund	Hancock Whitney	Open-Ended Comm. Paper	3.61%	213,113
Series 2017 Sinking Fund	Hancock Whitney	Open-Ended Comm. Paper	3.62%	27
		Subtotal		\$ 347,755
		Total		\$ 693,300

Bank Account Statement

Easton Park CDD

Friday, October 2, 2026

Page 1

JKHATIBLOU 1

Bank Account No. 1334

Statement No. 09-26

Statement Date

09/30/2026

G/L Account No. 101002 Balance	147,409.59	Statement Balance	149,267.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	147,409.59	Subtotal	149,267.38
Negative Adjustments	0.00	Outstanding Checks	-1,857.79
Ending G/L Balance	147,409.59	Ending Balance	147,409.59

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/23/2026	Payment	3617	BUSINESS OBSERVER	Payment of Invoice 002066			-91.88
09/24/2026	Payment	100168	RUST-OFF LLC	Inv: 54127			-595.00
09/24/2026	Payment	100169	PERSSON, COHEN, & MOONEY, FERNANDEZ & JACKSON , PA	Inv: 7370			-275.00
09/24/2026	Payment	100170	LLS TAX SOLUTIONS INC.	Inv: 004285			-500.00
09/24/2026	Payment	100171	INNERSYNC, LTD	Inv: INV-SN-1697			-395.91
Total Outstanding Checks							-1,857.79

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Easton Park CDD

Bank Account No. 3639
Statement No. 09-26

Statement Date 09/30/2026

G/L Account No. 101003 Balance	198,134.49	Statement Balance	198,134.49
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	198,134.49	Subtotal	198,134.49
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	198,134.49	Ending Balance	198,134.49

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Deposits							
Total Outstanding Deposits							

EASTON PARK

Community Development District

Payment Register by Bank Account

For the Period from 09/01/26 to 09/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK - (ACCT#XXXXX1334)							
ACH #100168							
09/24/26	Vendor	RUST-OFF LLC	54127	Rust Prevention	Rust Prevention	001-546452-53908	\$595.00
ACH Total							\$595.00
ACH #100169							
09/24/26	Vendor	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON	7370	Legal Services	ProfServ-Legal Services	001-531023-51301	\$275.00
ACH Total							\$275.00
ACH #100170							
09/24/26	Vendor	LLS TAX SOLUTIONS INC.	004285	Arbitrage Rebate - 2017 Series	Arbitrage Rebate	001-531002-51301	\$500.00
ACH Total							\$500.00
ACH #100171							
09/24/26	Vendor	INNERSYNC, LTD	INV-SN-1697	Website Services	Website Hosting/Email services	001-534369-51301	\$395.91
ACH Total							\$395.91
ACH #100172							
09/29/26	Vendor	INFRAMARK LLC	189660	Dissemination and postage - Aug'26	POSTAGE	001-541030-51301	\$2.34
09/29/26	Vendor	INFRAMARK LLC	189660	Dissemination and postage - Aug'26	Dissemination Services	001-531012-51301	\$1,155.00
ACH Total							\$1,157.34
ACH #300039							
09/04/26	Vendor	CHARTER COMMUNICATIONS	1711353082126	SVC 8/21-9/20/26	SERV PRD 8/21-9/20/26	001-549031-53935	\$125.38
ACH Total							\$125.38
ACH #300040							
09/03/26	Vendor	TECO ACH	090326-0206-ACH	SVC 07/10-08/07/26	SVC 07/10-08/07/26	001-543013-53100	\$15,457.95
ACH Total							\$15,457.95
CHECK # 3611							
09/11/26	Vendor	BUSINESS OBSERVER	26-03099H	LEGAL NOTICE	LEGAL SERVICES	001-548002-51301	\$56.88
Check Total							\$56.88
CHECK # 3612							
09/11/26	Vendor	INFRAMARK LLC	186072	August 2026 management fees	August 2026	001-531027-51301	\$4,882.58
09/11/26	Vendor	INFRAMARK LLC	186072	August 2026 management fees	August 2026	001-549999-53985	\$1,250.00
Check Total							\$6,132.58
CHECK # 3613							
09/11/26	Vendor	INFRAMARK LLC	188575	SEP 2026 MANAGEMENT FEES	ADMIN FEE SEP 26	001-531027-51301	\$4,882.58
09/11/26	Vendor	INFRAMARK LLC	188575	SEP 2026 MANAGEMENT FEES	SEP 26 FIELDS OPER	001-549999-53985	\$1,250.00
Check Total							\$6,132.58

EASTON PARK
Community Development District

Payment Register by Bank Account

For the Period from 09/01/26 to 09/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 3614							
09/11/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI300419	Annual Maintenance SEP 2026	SEP 2026 SOLITUDE FOUNTAIN MAINT	001-534067-53805	\$3,637.00
Check Total							<u>\$3,637.00</u>
CHECK # 3615							
09/11/26	Vendor	STANTEC CONSULTING SERVICES INC	2602341	Engineer Services	PROF ENGINEERING	001-531013-51501	\$2,053.00
Check Total							<u>\$2,053.00</u>
CHECK # 3616							
09/11/26	Vendor	YELLOWSTONE LANDSCAPE	1229315	Monthly Maintenance - AUG 26	Contracts-Landscape	001-534050-53908	\$13,750.00
Check Total							<u>\$13,750.00</u>
CHECK # 3617							
09/23/26	Vendor	BUSINESS OBSERVER	26-03506H	Legal Advertisement	Legal Advertising	001-548002-51301	\$91.88
Check Total							<u>\$91.88</u>
CHECK # 3618							
09/23/26	Vendor	EGIS INSURANCE ADVISORS, LLC	33945	Insurance 10/01/26 - 27	Insurance	155100	\$10,766.00
Check Total							<u>\$10,766.00</u>
Account Total							<u><u>\$61,126.50</u></u>

Total Amount Paid	\$61,126.50
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EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 30, 2026

- **Current Cash Balances:**
 - o Hancock Whitney Bank: \$147,410
 - o Valley Bank HYC: \$198,134
- **Assessment collections:**
 - o We are 100% collected on the tax roll and total revenue is 103% of adopted budget.
- **Audit – FY 2025:**
 - o The audit has been completed for FY25 with no findings.
- **Expenses:**
 - o Current expenses make up 91% of the annual budget through the end of September 2026.
 - o Total expenses for the first 12 months are approximately \$655,426. This puts your average monthly burn rate of approximately \$49,818 per month.



Easton Park CDD October 2026

Field Inspection Report

Friday, October 2 2026

Prepared For Board Of Supervisors

34 Issues Identified

34 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

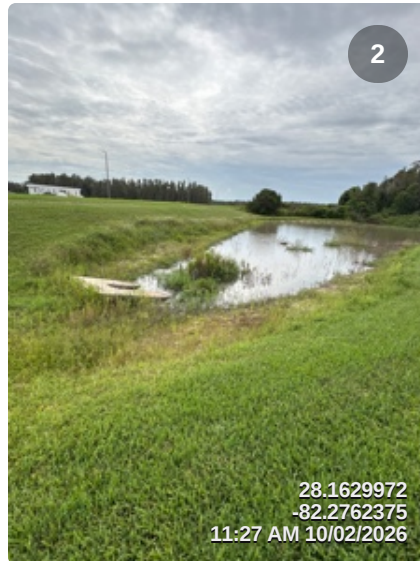
Assigned To: Solitude

Location:

Pond 28 — Flume

Observation:

Clear vegetation in front of the flume.



Issue 2

Assigned To: Solitude

Location:

Pond 25

Observation:

Treat pond for torpedo grass.



Issue 3

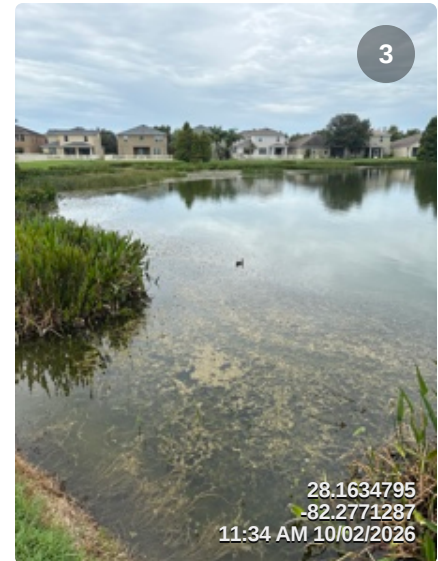
Assigned To: Solitude

Location:

Pond 25

Observation:

Treat for submerged weeds.



Issue 4

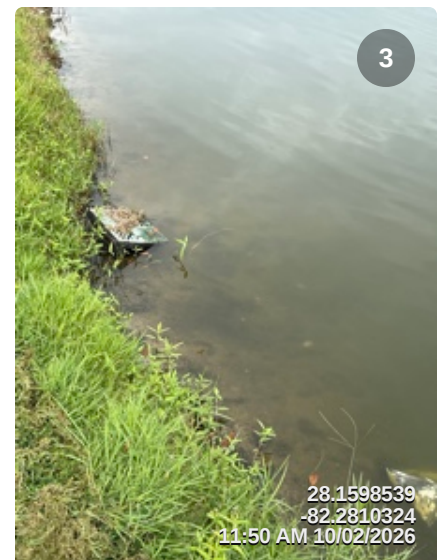
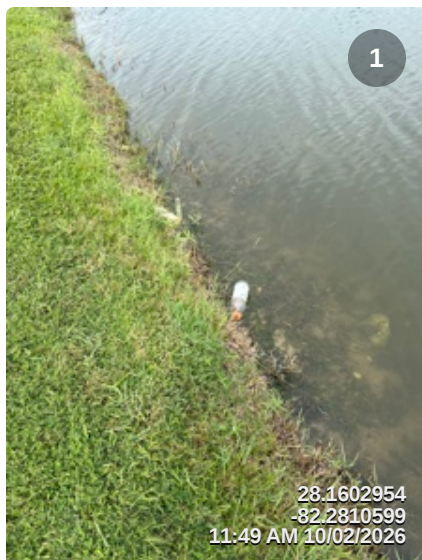
Assigned To: Solitude/ Board

Location:

Pond 20

Observation:

Remove debris from pond. Inquiring whether the drain is intended to be here.



Issue 5

Assigned To: Pine Lake/ Board

Location:

Throughout the District

Observation:

Inquiring about replacement valve box lids.



Issue 6

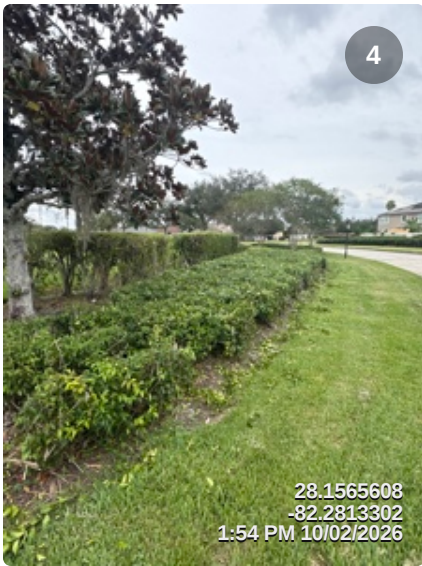
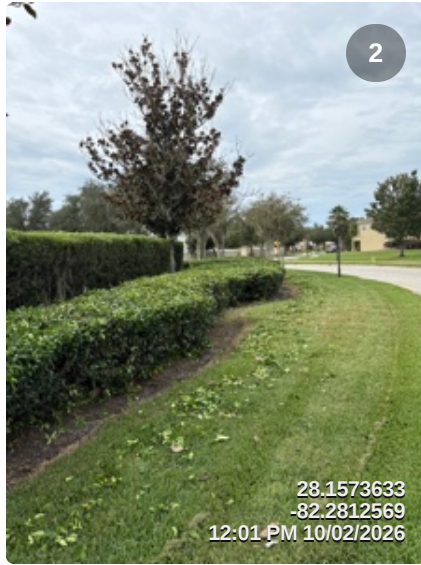
Assigned To: Board/ Pine Lake

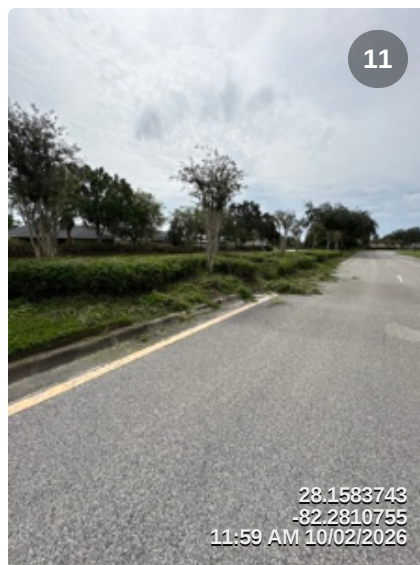
Location:

Throughout the District

Observation:

Noting beginning of cutbacks and pruning.





Issue 7

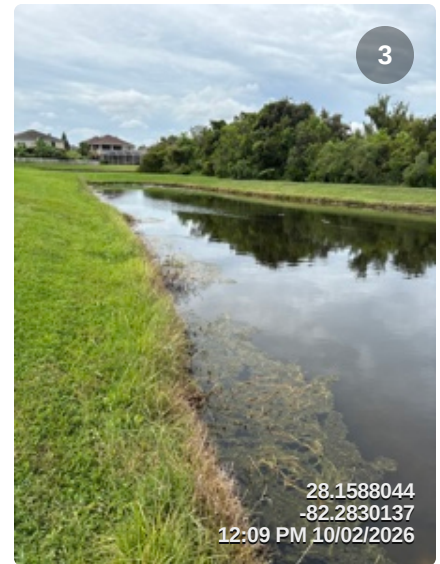
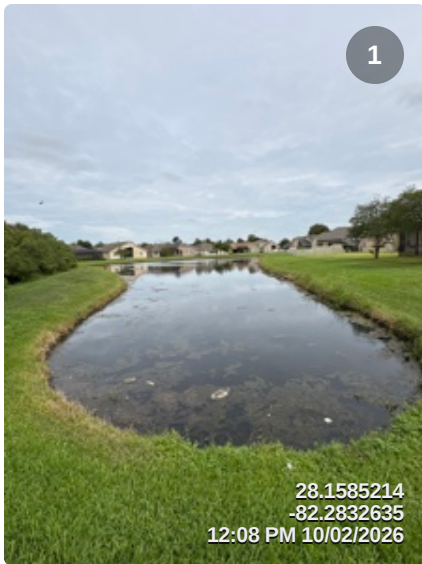
Assigned To: Solitude

Location:

Pond 18

Observation:

Remove debris and continue treatment and monitoring for submerged vegetation.



Issue 8

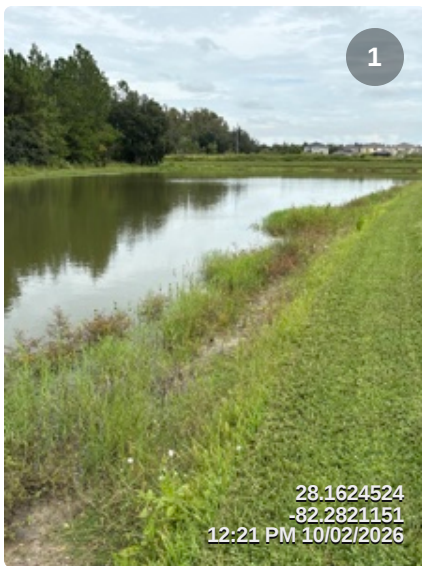
Assigned To: Solitude

Location:

Pond 21

Observation:

Treat for torpedo grass.



Issue 9

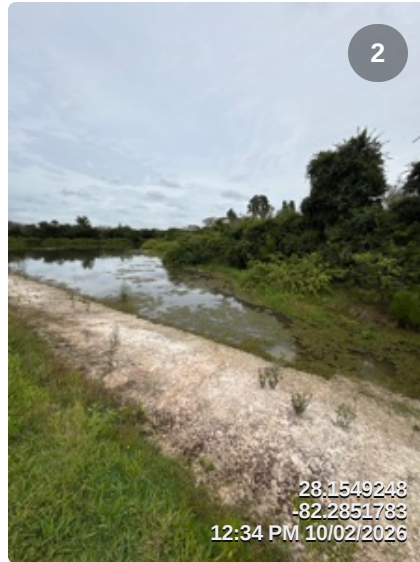
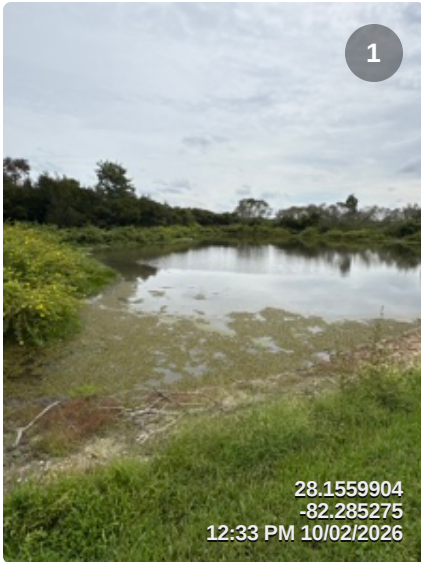
Assigned To: Solitude

Location:

Pond 13

Observation:

Continue treatment and monitoring.



Issue 10

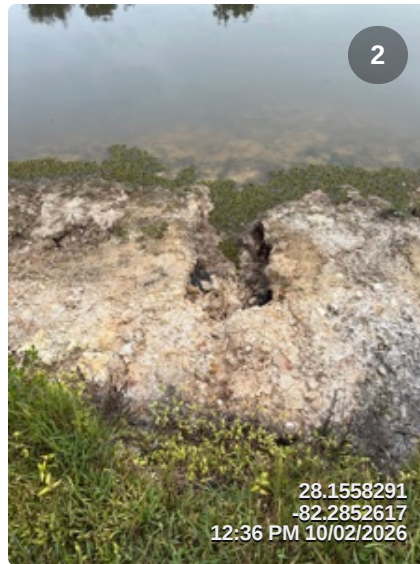
Assigned To: Solitude/ Board

Location:

Pond 13

Observation:

Minor washout noted for monitoring.



Issue 11

Assigned To: Solitude

Location:

Pond 12

Observation:

Treat minor algae bloom or submerged weeds.



Issue 12

Assigned To: Solitude

Location:

Pond 10

Observation:

Continue treatment and monitoring for algae.



Issue 13

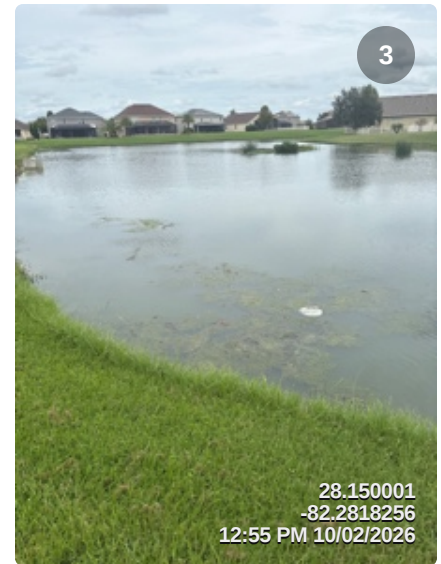
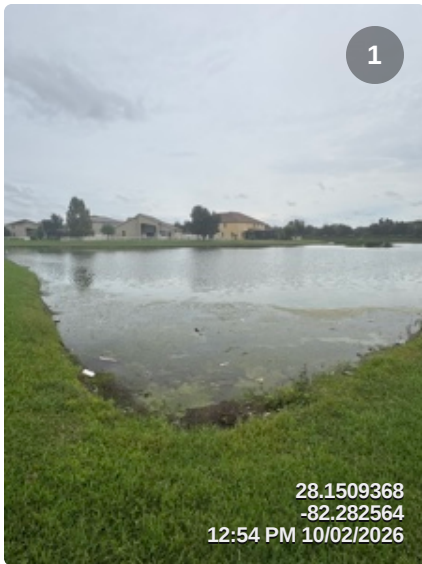
Assigned To: Solitude

Location:

Pond 6

Observation:

Treat for minor algae bloom.



Issue 14

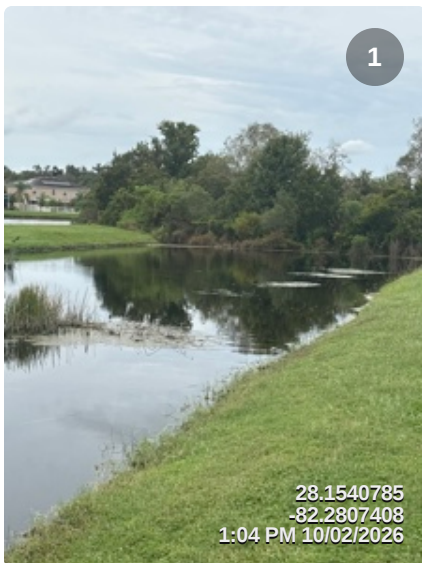
Assigned To: Solitude

Location:

Pond 8

Observation:

Continue treatment and monitoring for algae.



Issue 15

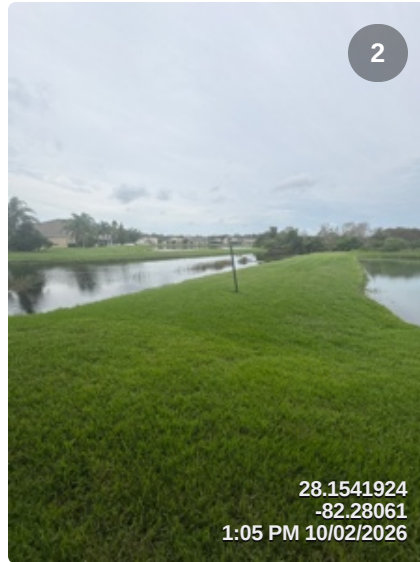
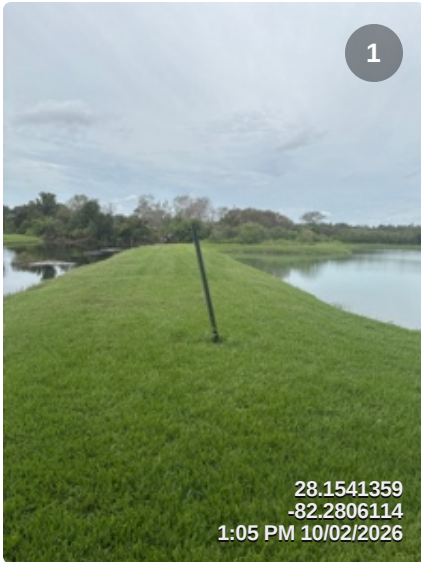
Assigned To: Board

Location:

Between Pond 7 and Pond 8

Observation:

Replace the warning sign.



Issue 16

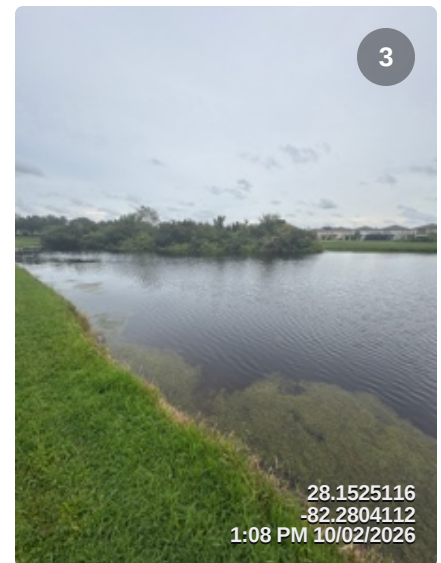
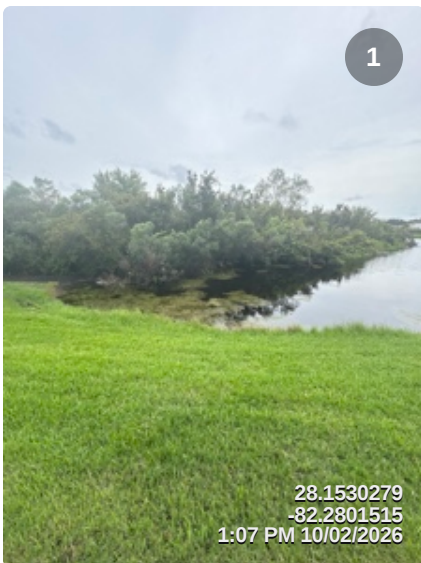
Assigned To: Solitude

Location:

Pond 2

Observation:

Continue treatment and monitoring for algae and submerged weeds.



Issue 17

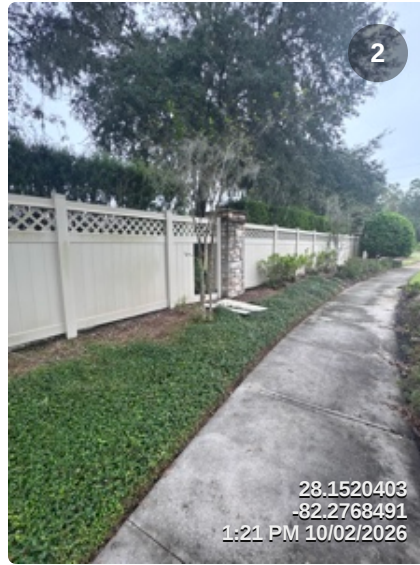
Assigned To: Maintenance

Location:

Pictorial Park Drive — Inbound Side, Just After Entrance

Observation:

Repair or replace vinyl fence.



Issue 18

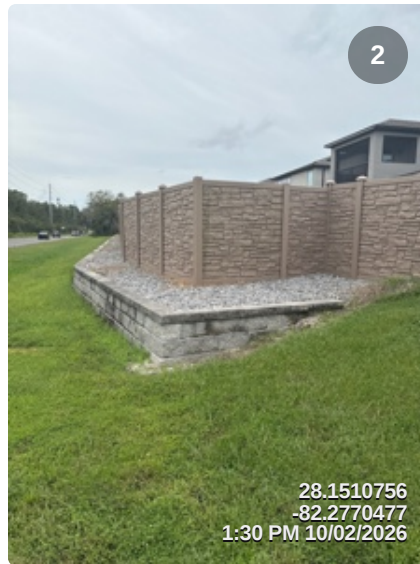
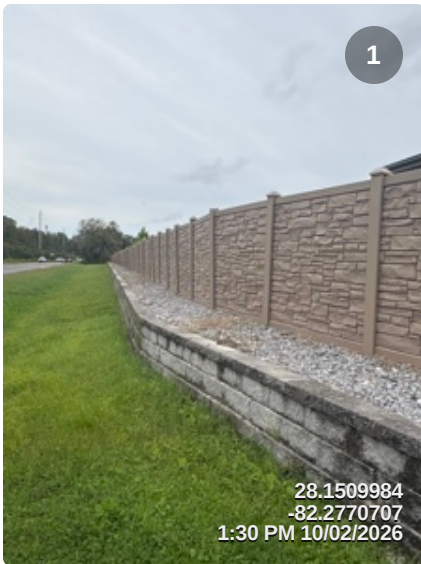
Assigned To: Board

Location:

Decorative wall running along Morris Bridge.

Observation:

Area has been sprayed; weeds are dying.



Issue 19

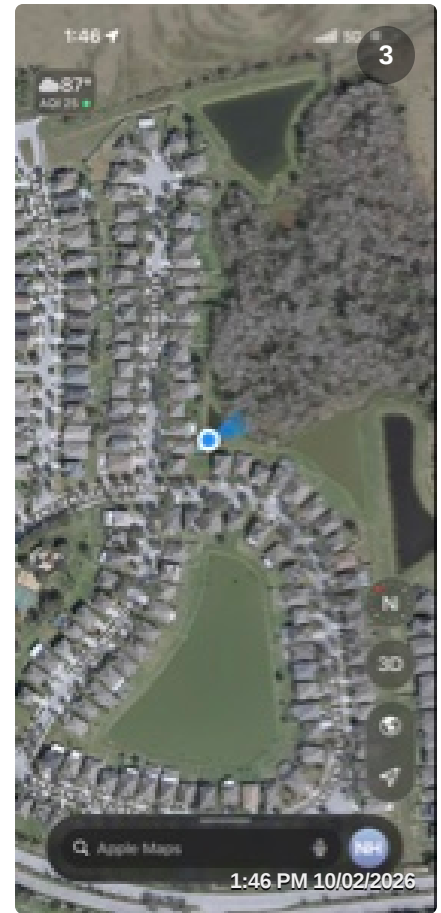
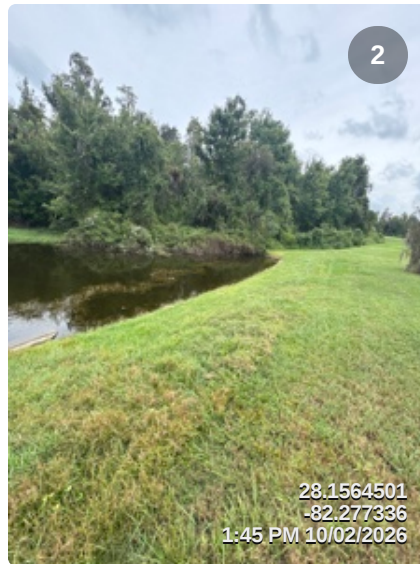
Assigned To: Solitude/ Board

Location:

Next to Pond 37

Observation:

Inquiring whether this pond is part of the CDD.



Issue 20

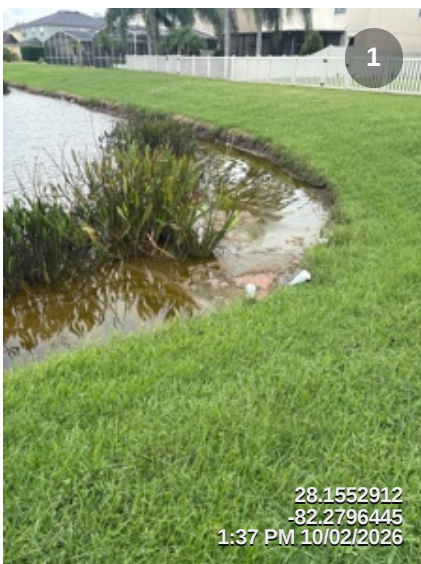
Assigned To: Solitude

Location:

Pond 38

Observation:

Remove debris and continue treatment and monitoring of algae.



Issue 21

Low

Assigned To: Board

Location:

Inbound Lane — Between Easton Park Entrance and Covered Common Area

Observation:

Area exhibits signs of standing water.



Issue 22

Immediate

Assigned To: Board

Location:

Inbound Lane — Across from The Breakers Monument

Observation:

Area of standing water noted. No irrigation boxes were noted in the immediate area.



Issue 23

Medium

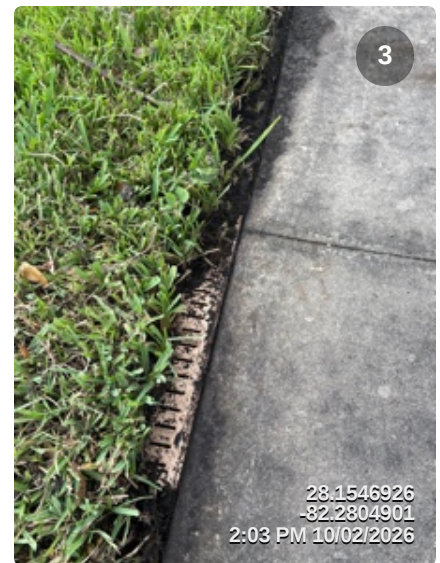
Assigned To: Board

Location:

Inbound Lane — Between The Breakers Monument and Roundabout

Observation:

Area exhibits signs of standing water. Noting a drainage strip under the grass closest to the road.



Issue 24

Low

Assigned To: Board

Location:

Inbound Lane — Between The Breakers Monument and Roundabout

Observation:

Area exhibits signs of standing water.



Issue 25

Low

Assigned To: Board

Location:

Inbound Lane — Closer to Roundabout, After The Breakers Monument

Observation:

Area exhibits signs of standing water.



Issue 26

Immediate

Assigned To: Board

Location:

Inbound Lane — Closest to Roundabout, After The Breakers Monument

Observation:

Area has standing water. Water appears to be coming from irrigation box.



Issue 27

Medium

Assigned To: Board

Location:

Inbound Side — Between Clubhouse and Roundabout

Observation:

Area exhibits signs of standing water.



Issue 28

High

Assigned To: Board

Location:

Inbound side — Between Clubhouse and New Road

Observation:

Area exhibits signs of standing water and is a slip hazard.



Issue 29

Immediate

Assigned To: Board

Location:

Inbound Lane — Across from Clubhouse

Observation:

Area has standing water, which appears to be coming from the irrigation boxes.



Issue 30

High

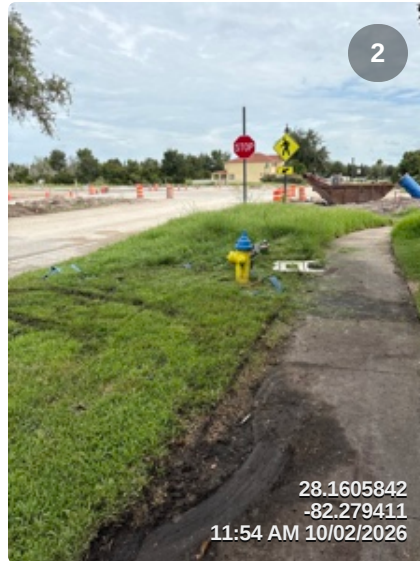
Assigned To: Board

Location:

Inbound Lane — New Road

Observation:

Area exhibits signs of standing water and is a slip hazard.



Issue 31

Immediate

Assigned To: Board

Location:

Outbound Lane — Between Roundabout and Clubhouse

Observation:

Area has standing water, which appears to be coming from the irrigation box.



Issue 32

Immediate

Assigned To: Board

Location:

Outbound Side — Between Roundabout and Weigh Station

Observation:

Area of standing water, which appears to be coming from irrigation boxes.



Issue 33

Low

Assigned To: Board

Location:

Outbound Lane — Between Easton Park Entrance and Morris Bridge Manors Entrance

Observation:

Area exhibits signs of standing water.



Issue 34

Low

Assigned To: Board

Location:

Outbound Lane — Closest to Easton Park Entrance

Observation:

Area exhibits signs of standing water.



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

The regular meeting of the Board of Supervisors of the Easton Park Community Development District was held on Thursday, September 17, 2026 at 4:30 p.m. at the Heritage Isles Golf & Country Club, 10630 Plantation Bay Drive, Tampa Florida.

Present and constituting a quorum were:

Lisa Murphy	Vice Chairperson
Brenda Mendendez	Assistant Secretary
Jeffrey Giarrizzo	Assistant Secretary
Danny Collins	Assistant Secretary

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

Christina Newsome	District Manager
Tyson Waag	District Engineer
Nikkolas Hamilton	Field Inspection

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Review of Financial Statements

ii. Review of Snapshot

The Board mentioned not receiving financials yet for the month.

B. Aquatics Report

Ms. Robinson presented the Aquatics Report and answered Board questions. They reported that site 25 was treated for hydrilla and leaf treatment. At site 28, no algae was reported; erosion was found. Half of the algae areas were treated, and the remainder will be addressed. At Site 37, skimmers were installed today. Sites 21 and 3 are also being treated for submerged vegetation.

C. Landscape Report

i. Review of Inframark Field Inspection Report

Mr. Hamilton presented the report and discussed areas that Yellowstone had left behind. Jeff, Garret and Terry from Pine Lake expressed concern that if they come in too heavily, conditions could worsen.

ii. Review of Pine Lake Landscape Inspection Report

Will work on zone maps during the cold season.

D. District Engineer

Mr. Waag presented his report and answered Board question.

i. Road Update

Mr. Tyson provided an update on the roadway and shared the new plan. The plan should include a stop sign and a KBAR.

ii. Consideration of Pond 15 Repair Proposal from CLS Environmental

No action taken.

iii. Consideration of Pond 21 Repair Proposal from CLS Environmental

On MOTION by Mr. Giarrizzo, seconded by Mr. Collins, with all in favor, the Finn Outdoor in the amount of \$8,750.00 was approved. 4-0

E. District Counsel

None.

F. District Manager

Ms. Newsome advised that the next meeting will be held on October 15, 2026.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-09; Setting Regular Meeting Schedule FY2027

On MOTION by Ms. Murphy, seconded by Mr. Giarrizzo, with all in favor, the Resolution 2026-09; Setting Regular Meeting Schedule FY2027 was approved. 4-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting held August 20, 2026

On MOTION by Mr. Giarrizzo, seconded by Ms. Menedez, with all in favor, the August 20, 2026 was approved. 5-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

None.

SEVENTH ORDER OF BUSINESS

On MOTION by Mr. Giarrizzo, seconded by Ms. Menedez, with all in favor, the meeting was adjourned at 5:20 p.m. 4-0

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Chair / Vice Chair