

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF LOCATION CHANGE
Upcoming Public Hearing and Regular Meeting

The Board of Supervisors (“Board”) for East Park Community Development District (“**District**”) will hold a public hearing and a regular meeting will now be held:

DATE: **July 27, 2020**
TIME: **5:00 p.m.**
LOCATION: **Meeting ID: 849 6636 8883**
Meeting URL :<https://us02web.zoom.us/j/84966368883>
Call in number: (929) 205-6099

*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and 20-150 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting will be held telephonically or virtually. **Please check the District’s website for the latest information:**
<http://www.eastparkcdd.org/>

The public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”). The public hearing is also being held pursuant to Chapter 197, Florida Statutes, to fund the Proposed Budget for Fiscal Year 2020/2021, to consider the adoption of an assessment roll, and to provide for the collection, and enforcement of the Non-Ad Valorem Special Assessments. At the conclusion of the hearing, a Board meeting of the District will also be held, and the Board will, by resolution, adopt a budget, and levy special operation and maintenance assessments (“O&M”) as finally approved by the Board. The Board may also consider any other District business.

In accordance with Section 189.016 Florida Statutes, the Proposed Budget will be posted on the District’s website (<http://www.eastpark.org/public-records/budgets>) at least two days before the Budget Public Hearing date.

Kristen Suit
District Manager

Angel Colon, Chairman
Scott Phillips, Vice Chairman
Graciela Von Blon, Assistant Secretary
Tom Bonner, Assistant Secretary
Todd Oneal, Assistant Secretary

Kristen Suit, District Manager
Roy Van Wyk, District Counsel
Rey Malave, District Engineer
Ariel Medina, Field Supervisor
Freddy Blanco, Assistant Field Service Manager

July 20, 2020

East Park Community Development District
Board of Supervisors

Dear Board Members:

The regular meeting of the Board of Supervisors of the East Park Community Development District will be held **Monday, July 27, 2020 at 5:00 p.m. via Zoom** <https://us02web.zoom.us/j/84966368883>, **Meeting ID: 849 6636 8883, Call in Number: (929) 205-6099**. Following is the advance agenda for this meeting:

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Approval of the Minutes of the May 18, 2020 Meeting**
- 4. Public Hearing to Adopt Fiscal Year 2021 Budget**
 - A. Fiscal Year 2021 Budget
 - B. Resolution 2020-6 Adopting the Budget
 - C. Resolution 2020-7 Levying the Assessments
- 5. District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Fiscal Year 2021 Meeting Schedule
 - C. East Park 5 HOA Cameras-Request Use of District's Electric
 - D. Discussion and Consideration Memorandum Regarding Amendment to Website Requirements
 - E. Ratification of Chair Authorized Expenditures Between Meetings
- 6. Staff Reports**
 - A. Attorney
 - i. Update on Ownership of Wall Along Dowden Road
 - ii. Update on Permitting for Large Pond (KT-1) and Conveyance to District
 - iii. Cost Share Agreement Btw HOA and District Playground Equip.
 - iv. Agreement for Playground Equip. and Install (Updated Proposal)
 - B. Engineer
 - C. Field Services
 - i. Field Manager's Report
 - ii. Proposals to Install Surface at Playhouse Playground
 - a. Creative Playthings Proposal
 - b. FallZone Safety Surfacing Proposal
 - c. ProPlaygrounds Proposal

- iii. Proposals to Repair/Replace Pavers at Savannah Park
 - a. OM General Services
 - b. Guillen Pavers
 - iv. Lakes at East Park Signage
 - a. Map & Location of Signs
 - b. Fastsigns Estimate for Signs
 - c. Inframark Estimate for Installation of Signs
 - v. Discussion Regarding Flags
 - vi. Photo Storage Options for Camera
- 7. Other Business**
 - 8. Supervisor Requests and Audience Comments**
 - 9. Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Kristen Sait

District Manager

Third Order of Business

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

The regular meeting of the East Park Community Development District was held at 5:00 p.m. on Monday, May 18, 2020 via zoom teleconference.

Present and constituting a quorum were:

Angel Colon	Chairman
Scott Phillips	Vice Chairman
Graciela Von Blon	Assistant Secretary
Todd Oneal	Assistant Secretary
Tom Bonner	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Roy Van Wyk	District Counsel
Ray Malave	District Engineer
Ariel Medina	Field Supervisor
Jeff Cornett	Servello & Son Inc.
Scottie Feliciano	Servello & Son Inc.

The following is a summary of the minutes and actions taken at the May 18, 2020 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Suit called the meeting to order at 5:00 p.m. The record will reflect a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 27, 2020 Meeting

Ms. Suit stated each Board member received a copy of the minutes of the January 27, 2020 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Bonner seconded by Mr. Oneal with all in favor the minutes of the January 27, 2020 meeting were approved. 5-0

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Presentation of Fiscal Year 2020/2021 Budget

- The proposed fiscal year 2020/2021 budget was discussed.
- No increase in assessments being Levied.

B. Consideration of Resolution 2020-05, Approving the Fiscal Year 2020/2021 Proposed Budget and Setting a Public Hearing for July 27, 2020 at 5:00 p.m.

On MOTION by Mr. Phillips seconded by Ms. Von Blon with all in favor Resolution 2020-05 approving proposed budgets for fiscal year 2020/2021 as presented and setting a public hearing for July 27, 2020 at 5:00 p.m. thereon pursuant to Florida law; addressing transmittal, posting and publication requirements; and providing an effective date was adopted. 5-0

C. Financial Statements and Check Register

The financial statements and check register through April 30, 2020 were reviewed.

On MOTION by Mr. Bonner seconded by Mr. Oneal with all in favor the April 30, 2020 financial statements and March-April check register were accepted. 5-0

D. Acceptance of Fiscal Year 2019 Audit

- This is a clean audit.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the fiscal year 2019 Audit prepared by Grau & Associates was accepted. 5-0

E. Resolution 2020-04, General Election

- This resolution confirms the District's use of the Orange County Supervisor of Elections to continue conducting the District's election of supervisors in conjunction with the general election.

- Seat 2 currently held by Todd Oneal, Seat 4 currently held by Scott Phillips and Seat 5 currently held by Angel Colon are scheduled for the general election in November 2020

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor Resolution 2020-04 confirming the District's use of the Orange County Supervisor of Elections to continue conducting the District's election of supervisors in conjunction with the general election was adopted. 5-0

F. Ratification of Chair Authorized Expenditures Between Meetings

- i. **Proposal for Camera in Location of Graffiti**
- ii. **Proposals for Large Pond (KT-1) Aquatics Management and Maintenance**
- iii. **Proposal to Pressure Wash/Repair/Paint Gazebo at Savannah Park Moss Rose Way**

On MOTION by Mr. Phillips seconded by Ms. Von Blon with all in favor the Chair authorized expenditures between meetings in the amount of \$4,899.65 were ratified. 5-0

G. Report on the Number of Registered Voters (1,611)

- A report received from the Orange County Supervisor of Elections indicates there were 1,611 registered voters within the District as of April 15, 2020.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Ownership of Wall Along Dowden Road

- Mr. Van Wyk was reported the wall in question is located on a 5' wall easement that runs along lots 1 & 2 and lots 120 through 128 on Dowden Road. The easement has been dedicated to the East Park Neighborhood 6 & 7 Homeowner's Association. There is no record of the CDD construction or funding that wall. The N6 & 7 HOA would be responsible for wall maintenance.
- District Counsel and District Engineer will review all wall ownership and provide update to Board at July meeting.
- Shared cost by the District for common area pressure washing for one area of neighborhood 5 was discussed.
- Shared costs for additional areas were discussed.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the pressure washing of neighborhood 5 HOA shared common area in the amount of \$2,400 was approved. 5-0

ii. Update on DR Horton Monument

- Mr. Van Wyk reported the request to DR Horton to modify signage was declined.

iii. Update on Permitting for Large Pond (KT-1) and Conveyance to District

- It is the responsibility of the District to maintain the pond.
- Mr. Van Wyk noted the following regarding Resolution 2020-05:
 - Fiscal Year budget public hearing will be held at the OPD Lake Nona Office, 10727 Narcoossee Road.
 - Verbiage has also been added that the meeting may be held electronically per Executive Orders 20-52 and 20-69.

B. Engineer

- No additional items.

C. Field Services

i. Field Manager's Report

- Mr. Medina reviewed the monthly Field Management Reports which were included in the agenda package.
- Sitex proposal to maintain the KT-1 area which will be added to the current contract, \$1,600 per month which will add \$295 to the current contract for a total annual cost of 3,540.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the Sitex Proposal for lake maintenance of KT-1 in the amount of \$3,400 annually subject to District Counsel drafting an agreement to incorporate KT-1 into the current Sitex agreement combined was approved. 5-0

ii. East Park Wood Drive Playground Creative Playthings Equipment Quote

- Creative Playthings Quote 5496 was included in the agenda package.
- Mr. Phillips provided an additional playground equipment quote from GameTime noting the HOA would be paying for a larger portion of the playground equipment as this proposal is \$73,569.60 which is significantly more expensive.

- Discussion ensued. The District would pay and the HOA will reimburse the amount over the \$20,000 the District agrees to pay.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor authorize the District to construct the playground (East Park Wood Drive) at a not to exceed amount of \$20,000 with a contribution from the HOA and entering into a cost sharing agreement for the playground with the HOA subject to District Counsel drafting cost share agreement with the East Park Lake HOA was approved. 5-0

iii. New Playground Irrigation Proposal

- The Servello proposal for new playground irrigation in the amount of \$6,000 was discussed.

On MOTION by Mr. Phillips seconded by Mr. Bonner with all in favor the Servello proposal for new playground irrigation in the amount of \$6,000 was approved. 5-0

iv. Proposal to Install Surface at Playhouse Playground

- a. **Creative Playthings Quote 5535**
- b. **Creative Playthings Quote 5586**
- c. **Creative Playthings Quote 5585**

- Three proposals to install surface at Playhouse Park were discussed.
- This item was tabled pending obtaining additional quotes.
- It was requested a claim be submitted to insurance company for replacement of surface due to water damage.

v. Proposal to Repair/Replace Pavers at Savannah Park

- The proposal for paver correction was discussed.
- This item was tabled pending obtaining additional quotes.

vi. Servello Hurricane Authorization Form 2020

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the Servello Hurricane Authorization Form 2020 was approved. 5-0

vii. Lakes at East Park Signage

- *Catch and Release* signage at the lakes was discussed.

- Proposals will be obtained. A map indicating signage location will be prepared.
- Trash pick up and maintenance was discussed.

SIXTH ORDER OF BUSINESS

Other Business

A. Follow up on Request to HOA to Pay a Portion of (\$4K) for the Proposed Playground/Irrigation Install – Supervisor Phillips

- This item was previously discussed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

- Mr. Oneal noted the flag and brackets can be picked up from him. He inquired about removal of the basketball courts.
- Conditions of the new flags were addressed.
- Mr. Colon commented on Village Center II landscape and maintenance issues. Send letter to Code Enforcement with copy to owner.
- Ms. Von Blon commented on the color of the silver pole with speed bump signage; and the need for cleaning of Savannah Park trash can.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the meeting was adjourned. 5-0

Assistant Secretary

Angel Colon
Chairman

Fourth Order of Business

4A.

EAST PARK
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Version 2 - Modified Approved Budget
(Updated 7-13-20)

Prepared by:



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East Park
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	BUDGET	THRU	JULY -	PROJECTED	BUDGET
	FY 2019	FY 2020	JUNE-20	SEP-20	FY 2020	FY 2021
REVENUES						
Interest - Investments	\$ 21,058	\$ 3,000	\$ 10,667	\$ 600	\$ 11,267	\$ 5,000
Special Assmnts- Tax Collector	460,952	457,522	368,113	89,409	457,522	457,522
Special Assmnts- Delinquent	-	-	428	-	428	-
Special Assmnts- Discounts	(11,519)	(18,301)	(13,957)	-	(13,957)	(18,301)
Physical Environment	9,701	6,085	6,479	4,862	11,341	9,700
Other Miscellaneous Revenues	32,624	32,500	32,500	-	32,500	32,500
TOTAL REVENUES	512,816	480,806	404,230	94,871	499,101	486,421

EXPENDITURES

Administrative

P/R-Board of Supervisors	5,600	6,000	2,800	3,000	5,800	6,000
FICA Taxes	428	459	214	230	444	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	18,552	8,000	3,986	1,329	5,315	6,000
ProfServ-Legal Services	20,502	25,000	11,476	13,524	25,000	20,000
ProfServ-Mgmt Consulting Serv	54,052	57,052	42,789	14,263	57,052	57,052
ProfServ-Property Appraiser	828	1,500	852	-	852	1,500
ProfServ-Trustee Fees	4,741	4,310	4,941	-	4,941	5,000
Auditing Services	5,700	6,000	2,700	500	3,200	3,300
Postage and Freight	930	900	361	120	481	900
Insurance - General Liability	12,080	13,288	7,250	-	7,250	7,975
R&M-ADA Compliance	-	10,000	2,202	-	2,202	4,000
Printing and Binding	1,701	1,500	794	441	1,235	1,500
Legal Advertising	836	1,300	1,816	768	2,584	1,300
Miscellaneous Services	1,648	700	1,485	495	1,980	700
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	354	500	340	-	340	9,150
Office Supplies	198	400	156	52	208	400
Total Administrative	129,925	138,684	84,937	35,722	120,659	127,011

Field

ProfServ-Field Management	21,912	22,569	16,927	5,642	22,569	25,000
Contracts-Fountain	2,124	2,208	1,656	552	2,208	2,208
Contracts-Wetland Mitigation	19,200	19,200	14,400	6,570	20,970	22,740
Contracts-Landscape	112,494	112,500	84,370	28,124	112,494	112,494
Electricity - General	139,815	134,000	107,186	34,500	141,686	141,000
Utility - Water	5,831	9,000	4,983	1,050	6,033	9,000
R&M-General	3,258	5,000	2,053	1,205	3,258	4,000
R&M-Common Area	25,466	25,000	36,092	12,031	48,123	30,000

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-20	PROJECTED JULY - SEP-20	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
R&M-Drainage	-	2,000	-	-	-	2,000
R&M-Fountain	1,248	10,000	367	122	489	4,000
R&M-Landscape Renovations	15,654	15,000	10,279	-	10,279	15,000
R&M-Pressure Washing	-	-	-	2,300	2,300	4,400
Impr - Fountain	24,431	-	-	-	-	-
Total Field	371,433	356,477	278,313	92,097	370,410	371,842
TOTAL EXPENDITURES	501,358	495,161	363,250	127,818	491,068	498,854
Excess (deficiency) of revenues						
Over (under) expenditures	11,458	(14,355)	40,980	(32,947)	8,033	(12,432)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(14,355)	-	-	-	(12,432)
TOTAL OTHER SOURCES (USES)	-	(14,355)	-	-	-	(12,432)
Net change in fund balance	11,458	(14,355)	40,980	(32,947)	8,033	(12,432)
FUND BALANCE, BEGINNING	857,438	868,896	868,896	-	868,896	876,929
FUND BALANCE, ENDING	\$ 868,896	\$ 854,541	\$ 909,876	\$ (32,947)	\$ 876,929	\$ 864,496

Budget Narrative
Fiscal Year 2021**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The City of Orlando is billed for landscaping services provided by the District.

Physical Environment (Streetlighting)

HOA reimbursements to the District per the cost-sharing agreement for Ravina Drive East Park HOA N4.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all scheduled meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

Professional Services-Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Administrative (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

Professional Services-Trustee

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from last year's engagement letter.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

R&M – ADA Compliance

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Miscellaneous- District Filing Fees

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Administrative** (continued)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Field**Professional Services – Field Management****\$ 25,000**

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets.

Contracts-Fountain**\$ 2,208**

Scheduled quarterly maintenance of District Fountains provided by Vertex.

Contracts - Wetland Mitigation**\$ 22,740**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

Contracts-Landscape**\$112,500**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

Electricity - General**\$141,000**

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC.

Lights:

Meter # 5CR85091 / Location – 10220 Savannah Park Drive
Meter # 5CR92329 / Location – 10426 East Park Woods Drive
Meter # 6CD58696 / Location – 10389 Kristen Park Drive
Meter # N/A / Location – 20420 Caroline Park Drive
Meter # N/A / Location – 3 Streetlights
Meter # N/A / Location – Ravina Drive EP HOA N4
Meter # N/A / Location – The Lakes at East Park

Sign:

Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

Meter # 7CD06844 / Location – 10403 Caroline Park Drive
Meter # 5CR70052 / Location – 10398 Savannah Park Drive
Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

Meter # 7CD11228 / Location – 10099 Moss Rose Way

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)**Utility - Water****\$ 9,000**

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer and reclaimed water services.

Meter # R81839347 / Location – 10403 Caroline Park Drive
 Meter # R81258905 / Location – 10398 Savannah Park Drive
 Meter # R75849391 / Location – 10430 Winding Way Blvd
 Meter # R81839437 / Location – 9803 Kristen Park Drive
 Meter # R79090350 / Location – 10196 Moss Rose Way

R&M - General**\$ 4,000**

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

R&M - Common Area**\$ 30,000**Sidewalks

\$ 1,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$15,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions and gazebos.

Miscellaneous Common Area Services

\$ 5,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

R&M - Drainage**\$ 2,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates and other related drainage structure elements.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)

R&M – Fountain	\$ 4,000
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Unscheduled repairs to fountains and pumps.

R&M – Landscape Renovations	\$15,000
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Additional neighborhood plantings and refurbishments for the District.

R&M – Pressure Washing	\$ 4,400
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Scheduled maintenance consists of pressure washing, sidewalks, gazebos, pavilions fencing and walls.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 876,929
Net Change in Fund Balance - Fiscal Year 2021	(12,432)
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/2021	864,496

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	124,713 ⁽¹⁾
Reserves - Renewal & Replacements	39,916 ⁽²⁾
Subtotal	<u>164,629</u>
Total Allocation of Available Funds	164,629

Total Unassigned (undesignated) Cash	<u>\$ 699,867</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Represents previous years' reserves

East Park
Community Development District

Debt Service Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Modified Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JUNE-20	PROJECTED JULY - SEP-20	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES						
Interest - Investments	\$ 5,465	\$ -	\$ 2,031	\$ 5	\$ 2,036	\$ -
Special Assmnts- Tax Collector	397,638	394,677	317,549	77,128	394,677	394,677
Special Assmnts- Prepayment	29,086	-	-	-	-	-
Special Assmnts- Delinquent	-	-	369	-	369	-
Special Assmnts- Discounts	(9,937)	(15,787)	(12,040)	-	(12,040)	(15,787)
TOTAL REVENUES	422,252	378,890	307,909	77,133	385,042	378,890
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	306	7,894	293	-	293	7,894
Total Administrative	306	7,894	293	-	293	7,894
<i>Debt Service</i>						
Principal Debt Retirement A-1	120,000	125,000	125,000	-	125,000	130,000
Principal Debt Retirement A-2	45,000	50,000	45,000	-	45,000	50,000
Prepayments Series A-1	-	-	25,000	-	25,000	-
Prepayments Series A-2	-	-	65,000	-	65,000	-
Interest Expense Series A-1	122,441	118,421	117,763	-	117,763	112,480
Interest Expense Series A-2	70,850	67,925	65,975	-	65,975	60,775
Total Debt Service	358,291	361,346	443,738	-	443,738	353,255
TOTAL EXPENDITURES	358,597	369,240	444,031	-	444,031	361,149
Excess (deficiency) of revenues						
Over (under) expenditures	63,655	9,650	(136,122)	77,133	(58,989)	17,741
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	9,650	-	-	-	17,741
TOTAL OTHER SOURCES (USES)	-	9,650	-	-	-	17,741
Net change in fund balance	63,655	9,650	(136,122)	77,133	(58,989)	17,741
FUND BALANCE, BEGINNING	306,821	370,476	370,476	-	370,476	311,487
FUND BALANCE, ENDING	\$ 370,476	\$ 380,126	\$ 234,354	\$ 77,133	\$ 311,487	\$ 329,228

Amortization Schedule
SERIES 2013-A1 Refunding Bonds

Period Ending	Principal	Extraordinary Redemption	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2020			\$ 56,240.00	\$ 56,240.00	\$ 2,240,000	\$ 239,793	
5/1/2021	\$ 130,000.00		\$ 56,240.00	\$ 186,240.00	\$ 2,110,000		\$ 242,480
11/1/2021			\$ 53,607.50	\$ 53,607.50	\$ 2,110,000	\$ 239,848	
5/1/2022	\$ 135,000.00		\$ 53,607.50	\$ 188,607.50	\$ 1,975,000		\$ 242,215
11/1/2022			\$ 50,738.75	\$ 50,738.75	\$ 1,975,000	\$ 239,346	
5/1/2023	\$ 140,000.00		\$ 50,738.75	\$ 190,738.75	\$ 1,835,000		\$ 241,478
11/1/2023			\$ 47,676.25	\$ 47,676.25	\$ 1,835,000	\$ 238,415	
5/1/2024	\$ 145,000.00		\$ 47,676.25	\$ 192,676.25	\$ 1,690,000		\$ 240,353
11/1/2024			\$ 44,413.75	\$ 44,413.75	\$ 1,690,000	\$ 237,090	
5/1/2025	\$ 150,000.00		\$ 44,413.75	\$ 194,413.75	\$ 1,540,000		\$ 238,828
11/1/2025			\$ 40,945.00	\$ 40,945.00	\$ 1,540,000	\$ 235,359	
5/1/2026	\$ 160,000.00		\$ 40,945.00	\$ 200,945.00	\$ 1,380,000		\$ 241,890
11/1/2026			\$ 37,185.00	\$ 37,185.00	\$ 1,380,000	\$ 238,130	
5/1/2027	\$ 170,000.00		\$ 37,185.00	\$ 207,185.00	\$ 1,210,000		\$ 244,370
11/1/2027			\$ 33,062.50	\$ 33,062.50	\$ 1,210,000	\$ 240,248	
5/1/2028	\$ 175,000.00		\$ 33,062.50	\$ 208,062.50	\$ 1,035,000		\$ 241,125
11/1/2028			\$ 28,600.00	\$ 28,600.00	\$ 1,035,000	\$ 236,663	
5/1/2029	\$ 185,000.00		\$ 28,600.00	\$ 213,600.00	\$ 850,000		\$ 242,200
11/1/2029			\$ 23,605.00	\$ 23,605.00	\$ 850,000	\$ 237,205	
5/1/2030	\$ 195,000.00		\$ 23,605.00	\$ 218,605.00	\$ 655,000		\$ 242,210
11/1/2030			\$ 18,340.00	\$ 18,340.00	\$ 655,000	\$ 236,945	
5/1/2031	\$ 205,000.00		\$ 18,340.00	\$ 223,340.00	\$ 450,000		\$ 241,680
11/1/2031			\$ 12,600.00	\$ 12,600.00	\$ 450,000	\$ 235,940	
5/1/2032	\$ 220,000.00		\$ 12,600.00	\$ 232,600.00	\$ 230,000		\$ 245,200
11/1/2032			\$ 6,440.00	\$ 6,440.00	\$ 230,000	\$ 239,040	
5/1/2033	\$ 230,000.00		\$ 6,440.00	\$ 236,440.00	\$ -		\$ 242,880
Total	\$ 2,240,000.00		\$ 906,907.50	\$ 3,146,907.50		\$ 3,094,020.00	\$ 3,146,907.50

Amortization Schedule
SERIES 2013-A2 Refunding Bonds

Period Ending	Principal	Extraordinary Redemption	Coupon Rate	Interest	Debt Service	Outstanding Balance	Fiscal Year Debt Service
11/1/2020			6.500%	\$ 30,387.50	\$ 30,387.50	\$ 935,000	
5/1/2021	\$ 50,000.00		6.500%	\$ 30,387.50	\$ 80,387.50	\$ 885,000	\$ 110,775
11/1/2021			6.500%	\$ 28,762.50	\$ 28,762.50	\$ 885,000	
5/1/2022	\$ 50,000.00		6.500%	\$ 28,762.50	\$ 78,762.50	\$ 835,000	\$ 107,525
11/1/2022			6.500%	\$ 27,137.50	\$ 27,137.50	\$ 835,000	
5/1/2023	\$ 55,000.00		6.500%	\$ 27,137.50	\$ 82,137.50	\$ 780,000	\$ 109,275
11/1/2023			6.500%	\$ 25,350.00	\$ 25,350.00	\$ 780,000	
5/1/2024	\$ 60,000.00		6.500%	\$ 25,350.00	\$ 85,350.00	\$ 720,000	\$ 110,700
11/1/2024			6.500%	\$ 23,400.00	\$ 23,400.00	\$ 720,000	
5/1/2025	\$ 60,000.00		6.500%	\$ 23,400.00	\$ 83,400.00	\$ 660,000	\$ 106,800
11/1/2025			6.500%	\$ 21,450.00	\$ 21,450.00	\$ 660,000	
5/1/2026	\$ 65,000.00		6.500%	\$ 21,450.00	\$ 86,450.00	\$ 595,000	\$ 107,900
11/1/2026			6.500%	\$ 19,337.50	\$ 19,337.50	\$ 595,000	
5/1/2027	\$ 70,000.00		6.500%	\$ 19,337.50	\$ 89,337.50	\$ 525,000	\$ 108,675
11/1/2027			6.500%	\$ 17,062.50	\$ 17,062.50	\$ 525,000	
5/1/2028	\$ 75,000.00		6.500%	\$ 17,062.50	\$ 92,062.50	\$ 450,000	\$ 109,125
11/1/2028			6.500%	\$ 14,625.00	\$ 14,625.00	\$ 450,000	
5/1/2029	\$ 80,000.00		6.500%	\$ 14,625.00	\$ 94,625.00	\$ 370,000	\$ 109,250
11/1/2029			6.500%	\$ 12,025.00	\$ 12,025.00	\$ 370,000	
5/1/2030	\$ 85,000.00		6.500%	\$ 12,025.00	\$ 97,025.00	\$ 285,000	\$ 109,050
11/1/2030			6.500%	\$ 9,262.50	\$ 9,262.50	\$ 285,000	
5/1/2031	\$ 90,000.00		6.500%	\$ 9,262.50	\$ 99,262.50	\$ 195,000	\$ 108,525
11/1/2031			6.500%	\$ 6,337.50	\$ 6,337.50	\$ 195,000	
5/1/2032	\$ 95,000.00		6.500%	\$ 6,337.50	\$ 101,337.50	\$ 100,000	\$ 107,675
11/1/2032			6.500%	\$ 3,250.00	\$ 3,250.00	\$ 100,000	
5/1/2033	\$ 100,000.00		6.500%	\$ 3,250.00	\$ 103,250.00	\$ -	\$ 106,500
Total	\$ 935,000.00			\$ 476,775.00	\$ 1,411,775.00		\$ 1,411,775.00

East Park
Community Development District

Supporting Budget Schedules
Fiscal Year 2021

2020-2021 Non-Ad Valorem Assessment Summary

Neighborhood	Total Units	Product Type	FY 2021 Annual Maintenance Assessment	FY 2020 Annual Maintenance Assessment	% Variance	FY 2021 Series 2013 Debt Assessment	FY 2020 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2021	Total Assessed Per Unit FY 2020	Total % Variance
N-1	133	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-2	23	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-2	55,500	Commercial	\$0.24	\$0.24	NA	\$0.20	\$0.00	NA	\$0.44	\$0.24	NA
N-3	186	Villa	\$320.46	\$320.46	0%	\$276.70	\$276.70	0.0%	\$597.16	\$597.16	0%
N-4	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-5	295	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-6 & N-7	128	70' SF	\$603.39	\$603.39	0%	\$520.99	\$520.99	0.0%	\$1,124.38	\$1,124.38	0%
VC I	16,941.43	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VC II	336,018	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VC III	30,000	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%

4B

RESOLUTION 2020-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the East Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the East Park Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2013)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF JULY, 2020.

ATTEST:

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

4C.

RESOLUTION 2020-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the East Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE EAST PARK COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of July, 2020.

ATTEST:

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll

Fifth Order of Business

5A

**East Park
Community Development District**

Financial Report

June 30, 2020



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**East Park
Community Development District**

Financial Statements

(Unaudited)

June 30, 2020

Balance Sheet

June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 137,851	\$ -	\$ 137,851
Accounts Receivable	2,771	-	2,771
Assessments Receivable	1,710	1,478	3,188
Allow-Doubtful Collections	(1,710)	(1,478)	(3,188)
Due From Other Funds	-	33,573	33,573
Investments:			
Money Market Account	830,798	-	830,798
Prepayment Fund (A-2)	-	1,235	1,235
Redemption Fund (A-2)	-	2,592	2,592
Reserve Fund (A-1)	-	120,124	120,124
Reserve Fund (A-2)	-	55,006	55,006
Revenue Fund	-	21,824	21,824
TOTAL ASSETS	\$ 971,420	\$ 234,354	\$ 1,205,774
LIABILITIES			
Accounts Payable	\$ 15,271	\$ -	\$ 15,271
Accrued Expenses	12,700	-	12,700
Due To Other Funds	33,573	-	33,573
TOTAL LIABILITIES	61,544	-	61,544
FUND BALANCES			
Restricted for:			
Debt Service	-	234,354	234,354
Assigned to:			
Operating Reserves	123,971	-	123,971
Reserves-Renewal & Replacement	39,916	-	39,916
Unassigned:	745,989	-	745,989
TOTAL FUND BALANCES	\$ 909,876	\$ 234,354	\$ 1,144,230
TOTAL LIABILITIES & FUND BALANCES	\$ 971,420	\$ 234,354	\$ 1,205,774

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,000	\$ 2,250	\$ 10,667	\$ 8,417
Special Assmnts- Tax Collector	457,522	457,522	368,113	(89,409)
Special Assmnts- Delinquent	-	-	428	428
Special Assmnts- Discounts	(18,301)	(18,301)	(13,957)	4,344
Physical Environment	6,085	6,085	6,479	394
Other Miscellaneous Revenues	32,500	32,500	32,500	-
TOTAL REVENUES	480,806	480,056	404,230	(75,826)

EXPENDITURES**Administration**

P/R-Board of Supervisors	6,000	4,000	2,800	1,200
FICA Taxes	459	306	214	92
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	8,000	6,000	3,986	2,014
ProfServ-Legal Services	25,000	18,750	11,476	7,274
ProfServ-Mgmt Consulting Serv	57,052	42,789	42,789	-
ProfServ-Property Appraiser	1,500	1,500	852	648
ProfServ-Trustee Fees	4,310	4,310	4,941	(631)
Auditing Services	6,000	6,000	2,700	3,300
Postage and Freight	900	675	361	314
Insurance - General Liability	13,288	13,288	7,250	6,038
R&M-ADA Compliance	10,000	10,000	2,202	7,798
Printing and Binding	1,500	1,125	794	331
Legal Advertising	1,300	670	1,816	(1,146)
Miscellaneous Services	700	525	1,485	(960)
Misc-District Filing Fees	175	175	175	-
Misc-Assessmnt Collection Cost	500	500	340	160
Office Supplies	400	300	156	144
Total Administration	138,684	112,513	84,937	27,576

Field

ProfServ-Field Management	22,569	16,927	16,927	-
Contracts-Fountain	2,208	1,656	1,656	-
Contracts-Wetland Mitigation	19,200	14,400	14,400	-
Contracts-Landscape	112,500	84,375	84,370	5

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - General	134,000	100,500	107,186	(6,686)
Utility - Water	9,000	6,750	4,983	1,767
R&M-General	5,000	3,750	2,053	1,697
R&M-Common Area	25,000	18,750	36,092	(17,342)
R&M-Drainage	2,000	1,500	-	1,500
R&M-Fountain	10,000	7,500	367	7,133
R&M-Landscape Renovations	15,000	11,250	10,279	971
Total Field	356,477	267,358	278,313	(10,955)
TOTAL EXPENDITURES	495,161	379,871	363,250	16,621
Excess (deficiency) of revenues Over (under) expenditures	(14,355)	100,185	40,980	(59,205)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(14,355)	-	-	-
TOTAL FINANCING SOURCES (USES)	(14,355)	-	-	-
Net change in fund balance	\$ (14,355)	\$ 100,185	\$ 40,980	\$ (59,205)
FUND BALANCE, BEGINNING (OCT 1, 2019)	868,896	868,896	868,896	
FUND BALANCE, ENDING	\$ 854,541	\$ 969,081	\$ 909,876	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,031	\$ 2,031
Special Assmnts- Tax Collector	394,677	394,677	317,549	(77,128)
Special Assmnts- Delinquent	-	-	369	369
Special Assmnts- Discounts	(15,787)	(15,787)	(12,040)	3,747
TOTAL REVENUES	378,890	378,890	307,909	(70,981)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,894	7,894	293	7,601
Total Administration	7,894	7,894	293	7,601
Debt Service				
Principal Debt Retirement A-1	125,000	125,000	125,000	-
Principal Debt Retirement A-2	50,000	50,000	45,000	5,000
Prepayments Series A-1	-	-	25,000	(25,000)
Prepayments Series A-2	-	-	65,000	(65,000)
Interest Expense Series A-1	118,421	118,421	117,763	658
Interest Expense Series A-2	67,925	67,925	65,975	1,950
Total Debt Service	361,346	361,346	443,738	(82,392)
TOTAL EXPENDITURES	369,240	369,240	444,031	(74,791)
Excess (deficiency) of revenues Over (under) expenditures	9,650	9,650	(136,122)	(145,772)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	9,650	-	-	-
TOTAL FINANCING SOURCES (USES)	9,650	-	-	-
Net change in fund balance	\$ 9,650	\$ 9,650	\$ (136,122)	\$ (145,772)
FUND BALANCE, BEGINNING (OCT 1, 2019)	370,476	370,476	370,476	
FUND BALANCE, ENDING	\$ 380,126	\$ 380,126	\$ 234,354	

Notes to the Financial Statements
June 30, 2020

General Fund

► **Assets**

Cash and Investments - See Cash and Investment Report on page 8 for further details.

Accounts Receivable -

Ravina at East Park HOA - Streetlight Cost Sharing (Apr-May)	\$1,621
Enhanced Business Solutions - Vendor Overpaid (Balance)	1,150
Total	<u>\$2,771</u>

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2016.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2016 thru FY2019 deemed uncollectible.

► **Liabilities**

Accounts Payable - June invoices paid in July.

Accrued Expenses - Unbilled expenses accrued pending receipt of invoices are as follows:

OUC - April Electricity & Water	\$12,500
Trom II (Anago) - June Janitorial Services	\$200
Total Accrued Expenses:	<u>\$12,700</u>

Due To Other Funds - FY20 debt service assessments collected and to be transferred to Revenue Fund.

Debt Service Fund

► **Assets**

Assessments Receivable - Delinquent assessments per tax collector due to Parcel 08-24-31-4825-00080 bankruptcy beginning FY 2016.

Allow - Doubtful Collections - Delinquent assessments on Parcel 08-24-31-4825-00080 for FY2016 thru FY2019 deemed uncollectible.

Notes to the Financial Statements
June 30, 2020

Financial Highlights

- ▶ 80% of FY20 Assessments have been collected compared to 98% last year at the same time.
- ▶ Received from Tax Collector - FY15 Delinquent Assessments 08-24-31-4825-00080.
- ▶ Physical Environment revenue represents billings to Ravina at East Park HOA for streetlight cost-sharing.
- ▶ City of Orlando - Payment in the amount of \$32,500 was received June 2020.
- ▶ Total general fund expenditures are approximately 96% of the YTD budget. Variances are explained below.

General Fund

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Trustee Fees	\$4,310	\$4,941	115%	US Bank increased their fee 4% from the previous year.
Legal Advertising	\$670	\$1,816	271%	Notice of meetings, Rulemaking and RFP advertisements.
Miscellaneous Services	\$525	\$1,485	283%	\$964.34 Go-Daddy email & archiving renewal.
<u>Field</u>				
Electricity - General	\$100,500	\$107,186	107%	The reimbursements from Ravina at East Park HOA have been posted to the revenue account (Physical Environment) as per the budget - \$6,479 to date.
R&M-Common Area	\$18,750	\$36,092	192%	Enhanced Business Solutions - Gazebo Repairs \$4,500; Regal Painting - Exterior Painting \$4,495; Servello - Misc Irrigation Repairs \$13,020, Play House Park - Irrigation Repairs \$3,700.

**East Park
Community Development District**

Supporting Schedules

June 30, 2020

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied				\$ 852,199	\$ 457,522	\$ 394,677
Allocation %				100%	54%	46%
11/12/19	\$902	\$50	\$0	\$952	\$511	\$441
11/18/19	10,190	425	-	10,614	5,699	4,916
11/25/19	29,287	1,220	-	30,508	16,379	14,129
12/09/19	105,118	4,380	-	109,498	58,786	50,711
12/16/19	69,610	2,900	-	72,511	38,929	33,582
12/23/19	27,905	1,163	-	29,068	15,606	13,462
01/13/20	295,001	12,292	-	307,292	164,977	142,315
02/18/20	48,070	2,003	-	50,072	26,882	23,190
03/16/20	17,118	722	633	18,472	9,917	8,555
03/23/20	26,934	942	-	27,876	14,966	12,910
04/13/20	11,081	256	-	11,337	6,087	5,251
05/18/20	8,249	103	-	8,352	4,484	3,868
06/15/20	9,111	-	-	9,111	4,891	4,220
TOTAL	\$ 658,575	\$ 26,455	\$ 633	\$ 685,663	\$ 368,114	\$ 317,549
% COLLECTED					80%	80%
TOTAL OUTSTANDING					\$ 166,536	\$ 89,409
					\$ 77,127	

Cash and Investment Report
June 30, 2020

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking Account - Operating	SunTrust	Public Funds Now	n/a	0.12%	\$ 137,851
Public Funds Money Market	BankUnited	MMA - #9406	n/a	0.25%	830,798 **
Subtotal-General Fund					<u>\$ 968,649</u>
DEBT SERVICE FUND					
Series 2013 Prepayment Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	\$ 1,235
Series 2013 Redemption Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	2,592
Series 2013 Reserve Fund A-1	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	120,124
Series 2013 Reserve Fund A-2	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	55,006
Series 2013 Revenue Account	US Bank	1st Am Gov't Obligation Fund	n/a	0.01%	21,824
Subtotal-Debt Service Fund					<u>\$ 200,781</u>
Total - All Funds					<u><u>\$ 1,169,430</u></u>

** 3 CDs matured in April and were redeemed for a total value of \$369,125.35. The proceeds were transferred to the BankUnited money market account which is offering a better interest rate.

East Park CDD

Bank Reconciliation

Bank Account No. 5800 SunTrust Bank GF
Statement No. 06-2020
Statement Date 6/30/2020

G/L Balance (LCY)	137,851.25	Statement Balance	149,238.81
G/L Balance	137,851.25	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	149,238.81
Subtotal	137,851.25	Outstanding Checks	11,387.56
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	137,851.25	Ending Balance	137,851.25
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/19/2020	Payment	003947	SCOTT E. PHILLIPS	184.70	0.00	184.70
5/19/2020	Payment	003948	TODD M. ONEAL	184.70	0.00	184.70
6/25/2020	Payment	003960	FED EX	14.23	0.00	14.23
6/25/2020	Payment	003961	HOPPING GREEN & SAMS	3,786.50	0.00	3,786.50
6/25/2020	Payment	003962	INFRAMARK, LLC	7,217.43	0.00	7,217.43
Total Outstanding Checks.....				11,387.56		11,387.56

**East Park
Community Development District**

Check Register

May - June, 2020

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 6/30/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	003944	05/07/20	TROM II CORPORATION	60785	MAY JANITORIAL SVCS	R&M-General	546001-53901	\$200.00
001	003950	05/21/20	INFRAMARK, LLC	51467	MAY MGMT SVCS & WO 0201008	ProfServ-Field Management	531016-53901	\$1,880.75
001	003950	05/21/20	INFRAMARK, LLC	51467	MAY MGMT SVCS & WO 0201008	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	003950	05/21/20	INFRAMARK, LLC	51467	MAY MGMT SVCS & WO 0201008	Postage and Freight	541006-51301	\$5.50
001	003950	05/21/20	INFRAMARK, LLC	51467	MAY MGMT SVCS & WO 0201008	Printing and Binding	547001-51301	\$13.80
001	003950	05/21/20	INFRAMARK, LLC	51467	MAY MGMT SVCS & WO 0201008	WO 0201008	546016-53901	\$2,300.00
001	003951	05/28/20	SERVELLO	16524	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$9,374.49
001	003951	05/28/20	SERVELLO	16722	IRR REPAIRS - CLOCK 6 "Pond"	R&M-Common Area	546016-53901	\$985.84
001	003952	05/28/20	SERVUSAT	2908	Install Video Surveillance System	R&M-Common Area	546016-53901	\$1,059.65
001	003953	05/28/20	SITEX AQUATICS LLC	3617B	MAY LAKE MAINT - 12 WATERWAYS	Contracts-Wetland Mitigation	534049-53901	\$1,600.00
001	003954	05/28/20	HOPPING GREEN & SAMS	114844	GEN COUNSEL THRU APRIL 2020	ProfServ-Legal Services	531023-51401	\$696.50
001	003955	06/04/20	SERVELLO	16860	IRR REPAIRS-Clock 6 "Pond"	R&M-Common Area	546016-53901	\$1,205.72
001	003956	06/04/20	SOLITUDE LAKE MGMT	PI-A00403235	5/1-7/31/20 Qtrly Fountain Maint	Contracts-Fountain	534023-53901	\$552.00
001	003956	06/04/20	SOLITUDE LAKE MGMT	PI-A00409660	Replace Bulb on Fountain # 5	R&M -Fountain	546032-53901	\$39.00
001	003957	06/04/20	FED EX	7-020-63035	5/20/20 FEDEX	Postage and Freight	541006-51301	\$14.09
001	003958	06/11/20	RICK SINGH	1416	2019/2020 ASSESS ADMIN FEE	ProfServ-Property Appraiser	531035-51301	\$852.00
001	003959	06/18/20	ORLANDO SENTINEL	020798260000	Notice of GE Qualifying Period/6669562	Legal Advertising	548002-51301	\$177.50
001	003960	06/25/20	FED EX	7-002-34710	4/23/20 FEDEX	Postage and Freight	541006-51301	\$14.23
001	003961	06/25/20	HOPPING GREEN & SAMS	115354	GEN COUNSEL THRU MAY 2020	ProfServ-Legal Services	531023-51401	\$2,286.50
001	003961	06/25/20	HOPPING GREEN & SAMS	115355	5/18/20 MONTHLY MTG	ProfServ-Legal Services	531023-51401	\$1,500.00
001	003962	06/25/20	INFRAMARK, LLC	52288	JUNE MGMT FEES	WO 0201009	546016-53901	\$475.00
001	003962	06/25/20	INFRAMARK, LLC	52288	JUNE MGMT FEES	ProfServ-Field Management	531016-53901	\$1,880.75
001	003962	06/25/20	INFRAMARK, LLC	52288	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,754.33
001	003962	06/25/20	INFRAMARK, LLC	52288	JUNE MGMT FEES	Postage and Freight	541006-51301	\$5.00
001	003962	06/25/20	INFRAMARK, LLC	52288	JUNE MGMT FEES	New Flag for Gazebo	546016-53901	\$102.35
001	DD151	05/23/20	ORLANDO UTILITIES COMMISSION	050320 ACH	OUC 4/2-5/1/20 ELEC/WATER ACH	Electricity - General	543006-53901	\$11,469.46
001	DD151	05/23/20	ORLANDO UTILITIES COMMISSION	050320 ACH	OUC 4/2-5/1/20 ELEC/WATER ACH	Utility - Water	543018-53901	\$497.55
001	DD152	06/24/20	ORLANDO UTILITIES COMMISSION	060420 ACH	OUC BILL PRD 5/1-6/3/20	Electricity - General	543006-53901	\$11,961.73
001	DD152	06/24/20	ORLANDO UTILITIES COMMISSION	060420 ACH	OUC BILL PRD 5/1-6/3/20	Utility - Water	543018-53901	\$671.01
001	003945	05/19/20	ANGEL L. COLON	PAYROLL	May 19, 2020 Payroll Posting			\$184.70
001	003946	05/19/20	GRACIELA M. VON BLON	PAYROLL	May 19, 2020 Payroll Posting			\$184.70
001	003947	05/19/20	SCOTT E. PHILLIPS	PAYROLL	May 19, 2020 Payroll Posting			\$184.70
001	003948	05/19/20	TODD M. ONEAL	PAYROLL	May 19, 2020 Payroll Posting			\$184.70
001	003949	05/19/20	THOMAS A. BONNER	PAYROLL	May 19, 2020 Payroll Posting			\$184.70
Fund Total								\$62,252.58

Total Checks Paid	\$62,252.58
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5B.

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING SCHEDULE**

The Board of Supervisors of the East Park Community Development District will hold their meetings for Fiscal Year 2021 at the **Orlando Police Dept., Lake Nona Office, 10727 Narcoossee Road, Orlando, Florida 32832** on the Fourth Monday at **5:00 p.m.** unless otherwise indicated:

November 16, 2020 (3rd Monday)
January 25, 2021
March 22, 2021
May 24, 2021 (Tentative Budget)
July 26, 2021 (Budget PH)
September 27, 2021

These meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. These meetings may be continued to a date, time, and place to be specified on the record at the meeting. Future meetings will be separately published at least seven days prior with the date, time and location.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision of the Board with respect to any matter considered at a meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager

5C

From: JR Krisanda
Sent: Thursday, July 2, 2020 11:30 AM
To: Suit, Kristen
Subject: East Park 5 Camera Install

Hello Kristen,

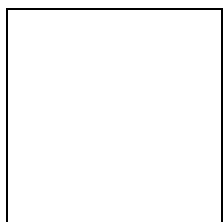
East Park 5 association would like to install 'License Plate Cameras' in two areas to their community for incoming and outgoing traffic. In order to do so, they would like to know if it is possible to tap into the electric meters in the following locations (pictures included)?

Best Regards,
J.R.

- ### 1. Lake District Lane



2. Savannah Park Road



J.R. Krisanda

Community Association Manager

Good People, Great Communities

Specialty Management Company

O: [407-647-2622](tel:407-647-2622) | **F:** [407-647-3226](tel:407-647-3226)

A: [1000 Pine Hollow Pt., Altamonte Springs, FL 32714](#)

E: JKrisanda@greatcommunities.com | **W:** www.greatcommunities.com



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5D

**MEMORANDUM**

TO: District Manager
FROM: HGS Attorney
DATE: July 1, 2020
RE: Amendments to Section 189.069(2)(a), *Florida Statutes*

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.

Please do not hesitate to contact your HGS attorney at (850) 222-7500 if you have any questions or concerns.

CHAPTER 2020-77

Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. ~~The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

5E.

Proposal

Date	Proposal #
05/15/2020	4090



261 Springview Commerce Drive
DeBary, FL 32713
Telephone 386-753-1100
Fax 386-753-1106

East Park Community Developmen

Daniel Finz
210 North University Drive Suite 702
Coral Springs, FL 33071

East Park Community Development
Narcoossee Rd & Moss Park Road
Orlando, FL 32827

Scope

We propose to furnish the following scope of work to complete East Park Community Development District.

Sod

7-11 Entrance

Description	Quantity	Unit	Price
Zoysia 400 - 1,600 sq ft Strip & Lay	400.00	1sF	680.00

Subtotal Sod	680.00
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Project Total	\$680.00
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East Park Community Development

Proposal # 4090**Project Total**

\$680.00

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Jeffery Cornett</u>	<u>5/15/2020</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	East Park Community Development District	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

Sixth Order of Business

6Aiii.

**COST SHARE AGREEMENT BETWEEN THE EAST PARK COMMUNITY
DEVELOPMENT DISTRICT AND THE LAKES AT EAST PARK HOMEOWNERS
ASSOCIATION, INC. FOR PURCHASE AND INSTALLATION OF
PLAYGROUND EQUIPMENT**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of June, 2020 by and between:

EAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Inframark Infrastructure Management Services, 313 Campus Street, Celebration, Florida 34747 (hereinafter, the “District”), and

THE LAKES AT EAST PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 1801 Cook Avenue, Orlando, Florida 32806 (hereinafter, the “HOA” and, together with District, the “Parties”).

RECITALS:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), and located in Orlando, Florida; and

WHEREAS, the HOA is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities in the District; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including various recreation facilities; and

WHEREAS, pursuant to the District’s master improvement plan, the District has constructed a neighborhood located within the District identified as “The Lakes at East Park” as part of its master improvement plan; and

WHEREAS; the District is the owner of a parcel of land located within the Lakes of East Park upon which the Parties desire to construct a playground; and

WHEREAS, the District has entered into an *Agreement for Installation and Purchase of Playground Equipment*, effective as of July 1, 2020 (the “Contract”), with Play Core Wisconsin d/b/a GameTime, a Wisconsin corporation (“Contractor”), regarding the provision of the purchase and installation of playground equipment (the “Services”), which Services are attached hereto as **Exhibit A** ; and

WHEREAS, District will provide the real property and contribute funding for a portion of the cost of the Contract with the remaining balance to be paid for by the HOA; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the District and the HOA desire to enter into this Agreement to provide for the sharing of costs associated with the Services; and

WHEREAS, HOA represents that it is authorized and qualified, through its officers, employees, contractors and affiliates to enter into this Agreement in accordance with the terms hereof; and

WHEREAS, the Parties agree that upon completion of the Services, the District will be the owner of the completed improvements and be responsible for all future costs of maintenance; and

WHEREAS, the Parties have a mutual obligation to the property owners and residents of the District. The Parties agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITAL. The recitals so stated are true and correct and by this reference are incorporated into and made a material part hereof.

2. COST ALLOCATION. Compensation for completion of the Services shall be *Sixty-Eight Thousand Two Hundred Thirteen Dollars and Eighty-Nine Cents* (\$68,213.89), for the purchase and installation of the playground equipment, in accordance with subsections 2(A) and 2(B) within thirty (30) days after receipt of a written invoice from Contractor.

A. The District shall provide the real property and pay to Contractor a portion of the compensation of the Services an amount that shall not exceed *Twenty Thousand Dollars and No Cents* (\$20,000.00); and

B. The HOA shall pay to the District the remaining balance of the compensation of the Services an amount that shall not exceed *Forty-Eight Thousand Two Hundred Thirteen Dollars and Eighty-Nine Cents* (\$48,213.89), upon execution of this Agreement.

3. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the predominantly prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

4. DEFAULTS. Failure by either party to perform each and every one of its obligations hereunder shall be a default, entitling either party to pursue whatever remedies are available to it under Florida law. Each of the Parties hereto shall give the other party written

notice of any defaults hereunder and shall allow the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

5. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes all previous discussions, understandings and agreements between the Parties relating to the cost sharing for the Services. Terms used in this Agreement which are specifically defined in the Contract shall have the meanings designated in the Contract, unless otherwise indicated in this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the Parties hereto.

7. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

8. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the Parties, as follows:

If to HOA:	The Lakes at East Park Homeowners Association 1801 Cook Avenue Orlando, Florida 32806 Attn: Scott Phillips
If to District:	East Park Community Development District c/o Inframark Infrastructure Management Services 313 Campus Street Celebration, Florida 34747 Attn: District Manager
With a copy to:	Hopping Green & Sams, P.A. 119 South Monroe Street, Suite 300 Tallahassee, Florida 32301 Attn: Roy Van Wyk

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on

behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

10. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give the Contractor or any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

11. EFFECTIVE DATE. This Agreement shall be effective as of the date first set forth above.

12. APPLICABLE LAW AND VENUE. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Orange County, Florida.

13. PUBLIC RECORDS. HOA understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be considered public records in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. SOVEREIGN IMMUNITY. HOA agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____
Its: _____

Attest:

**THE LAKES AT EAST PARK
HOMEOWNERS ASSOCIATION, INC.**

By: _____
Its: _____

EXHIBIT A - SCOPE OF SERVICES

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Swoosh 11922 System Modified	\$25,954.00	\$25,954.00
1	12583	GameTime - Ada Primetime Swing Frame, 3 1/2" Od	\$1,257.00	\$1,257.00
1	5158	GameTime - Express Swing W/Todd Seat 3 1/2"X8'	\$1,583.00	\$1,583.00
1	8696	GameTime - Encl Seat 3 1/2"(8696)	\$318.00	\$318.00
49	4850	GameTime - 8" Playcurb Pkg	\$55.00	\$2,695.00
1	4854	GameTime - Accessible Playcurb	\$385.00	\$385.00
2	28009	GT-Site - 6' P/S Bench W/Back Inground	\$685.00	\$1,370.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$9,980.00	\$9,980.00
80	EWf-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth- <i>ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant 2,310 SqFt 8" Compacted Depth</i>	\$41.40	\$3,312.00
1	Spread	GT-Impax - Spreading of Wood Fiber- <i>Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.</i>	\$1,100.00	\$1,100.00
55	Sidewalk	5-Star Plus - Concrete Pad or Path - Standard per sq. ft.- <u>5' x 10' Concrete Sidewalk</u>	\$9.90	\$544.50
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	\$995.00	\$995.00
1	QRI385	GT-Shade - SD303014IG 14' IN-GE-Sq-H	\$10,324.00	\$10,324.00
4	SF3	5-Star Plus - Shade Footer Size 3 (each) - Large	\$495.00	\$1,980.00
1	Crane	5-Star Plus - Lull Forklift (Crane) - For Shade Installation- <i>Per Day Rental - Owner to provide access to site for lull, installer not responsible for damage to grass, sod, sidewalk or anything on accessible route to site.</i>	\$1,600.00	\$1,600.00
1	INSTALL	5-Star Plus - Five Star Plus --Shade-- Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$7,600.00	\$7,600.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings- <u>Shade Sealed Drawings</u>	\$995.00	\$995.00
1	Permits	5-Star Plus - Building Permits- <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted. Site Plans are to be provided by the owner for the permit application.</i>	\$1,250.00	\$1,250.00
			Sub Total	\$73,242.50
			Additional Discount	(\$7,593.25)
			CWO Discount	(\$759.66)

Quantity	Part #	Description	Unit Price	Amount
			Freight	\$3,324.30
			Total	\$68,213.89

6A.iv.



Game Time
 c/ D minica Recreation Products, Inc. **S**
 P.O. Box 520700
 Longwood, FL 32752-0700 **S**
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

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 07/09/2020
 Quote #100415-01-11

East Park CDD Revision S

East Park
 At Scott Phillips **S**
 313 Campus Street
 Celebration, FL 34747

hip to Zip 32832

Qty	Part	Description	List	Selling \$	Ext. Selling \$
1	R U	GameTime - Swoosh 11922 System Modified	\$25,321.00	\$19,333.72	\$19,333.72
1	12583	GameTime - da Primetime Swi g Frame, 3 1/2" Od S	\$1,257.00	\$1,219.29	\$1,219.29 S
1	5158 S	GameTime - Express Swi g W/Todd Seat 3 1/2"X8' S	\$1,583.00	\$1,329.72	\$1,329.72
1	8696 S	GameTime - E cl Seat 3 1/2"(8696) S	\$318.00 S	\$298.92 S	\$298.92
49	4850 S	GameTime - 8" Playcurb Pkg S	\$55.00	\$48.40	\$2,371.60
1	4854	GameTime - ccessible Playcurb S	\$385.00	\$323.40 S	\$323.40
2	28009	GT-Site - 6' P/S Be ch W/Back I grou d S	\$685.00 S	\$643.90	\$1,287.80
1	INST LL	5-Star Plus - Five Star Plus Playgrou d I stallatio Services- S <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$9,980.00	\$9,980.00	\$9,980.00
80	EWf-8	GT-Impax - E gi eered Wood Fiber - 8" ompacted epth- S <i>ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant 2,310 SqFt 8" Compacted Depth</i>	\$41.40 S	\$37.26	\$2,980.80
1	Spread	GT-Impax - Spreadi g of Wood Fiber- S <i>Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.</i>	\$1,100.00	\$1,100.00	\$1,100.00
55	Sidewalk	5-Star Plus - o crete Pad or Path - Sta dard per sq. ft.- S <u>5' x 10' Concrete Sidewalk</u>	\$9.90 S	\$9.90	\$544.50
1	Sealed	5-Star Plus - Sig ed/Sealed FB 2017 6th Ed Buildi g ode rawi gs S	\$995.00 S	\$995.00	\$995.00
1	QRI385	GT-Shade - S 303014IG 14' IN-GE-Sq-H S	\$10,324.00	\$10,014.28	\$10,014.28
4	SF3	5-Star Plus - Shade Footer Size 3 (each) - Large S	\$495.00 S	\$495.00	\$1,980.00
1 C S ra e		5-Star Plus - Lull Forklift (ra e) - For Shade I stallatio - S <i>Per Day Rental - Owner to provide access to site for lull, installer not responsible for damage to grass, sod, sidewalk or anything on accessible route to site.</i>	\$1,600.00	\$1,600.00	\$1,600.00
1	INST LL	5-Star Plus - Five Star Plus --Shade-- I stallatio Services- S <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$7,600.00	\$7,600.00	\$7,600.00
1	Sealed	5-Star Plus - Sig ed/Sealed FB 2017 6th Ed Buildi g ode rawi gs- S <u>Shade Sealed Drawings</u> S	\$995.00 S	\$995.00	\$995.00
1	Permits	5-Star Plus - Buildi g Permits- S <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted. Site Plans are to be provided by the owner for the permit application.</i>	\$1,250.00	\$1,250.00	\$1,250.00
Sub Total				\$72,659.50	\$72,659.50 S



**AGREEMENT FOR PLAYGROUND EQUIPMENT AND MULCH INSTALLATION
BETWEEN EAST PARK COMMUNITY DEVELOPMENT DISTRICT
AND ~~GAMETIME DOMINICA RECREATION PRODUCTS, INC.~~**

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of June, 2020 by and between:

EAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “District”); and

~~**PLAY CORE WISCONSIN DBA GAMETIME DOMINICA RECREATION PRODUCTS, INC.**~~, a ~~Wisconsin~~Florida corporation, with a mailing address of P.O. Box 520700, Longwood, Florida 32752-0700 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created and established pursuant to Chapter 190, Florida Statutes, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District desires to install playground equipment and approximately 2,310 square feet of 8 inch Compacted Depth ADA wood mulch (together, the “Playground Equipment”) on certain District property intended for use as a playground facility, which property is depicted in the site plan identified on **Exhibit A**, attached hereto and incorporated herein by reference (the “District Property”); and

WHEREAS, the District desires to retain an independent contractor to provide the equipment, materials, and services for installation of the Playground Equipment as set forth in Contractor’s Proposal, dated May 20, 2020, attached hereto as **Exhibit B** and hereby incorporated by reference herein (the “Services”); and

WHEREAS, Contractor represents that it is capable of providing such Playground Equipment and Services to the District; and

WHEREAS, the District and Contractor (the “Parties”) warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

- A.** The Contractor agrees to provide the labor, materials and services necessary for the installation of the Playground Equipment and provision of the Services as described herein and in the attached **Exhibit B**.
- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional duties shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter, and reasonable ingress and egress to, the District Property, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the completion of the Services. Contractor agrees to repair any damage [to adjacent properties](#) resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION. In exchange for providing the Services, the District shall pay the Contractor in accordance with the unit prices set forth in **Exhibit B**, provided, the total amount paid for the Playground Equipment and Services hereunder shall not exceed Sixty Eight Thousand Two Hundred Thirteen Dollars and Eighty-Nine Cents (\$68,213.89).

- A.** If the District should desire additional work or services not provided in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, as set forth in more detail herein.
- B.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form

satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of three (3) years after final acceptance by the District, or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours and at the sole expense of Contractor.

SECTION 6. INSURANCE.

- A.** The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$2,000,000
<i>Property Damage (including contractual)</i>	\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$2,000,000

- B.** Contract shall name the District, its agents, staff, consultants and supervisors, as additional insureds during and until completion of project. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. ~~No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.~~ Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws,

rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: East Park
Community Development District
313 Campus Street
Celebration, Florida 34747
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: ~~GameTimeDominica Recreation Products, Inc.~~
P.O. Box 520700
Longwood, Florida 32750
Attn: Robert Dominica

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State

of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Orange County, Florida.

SECTION 18. INDEMNIFICATION.

- A. Contractor, its employees, agents, representatives and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligent acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered due by Contractor.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide ten (10) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in

handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kristen Suit** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 566-1935, KRISTEN.SUIT@INFRAMARK.COM, 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747.

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

Attest:

**EAST PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Witness:

**PLAY CORE WISCONSIN DBA
GAME TIME DOMINICA RECREATION
PRODUCTS, INC.,
a Wisconsin~~Florida~~ corporation**

Signature of Witness

By: _____

Print Name: Robert J. Dominica

Title: President

Exhibit A: Map of Playground Equipment Installation Location

Exhibit B: Contractor's Proposal dated May 20, 2020

EXHBIT A
Map of Playground Equipment Installation Location

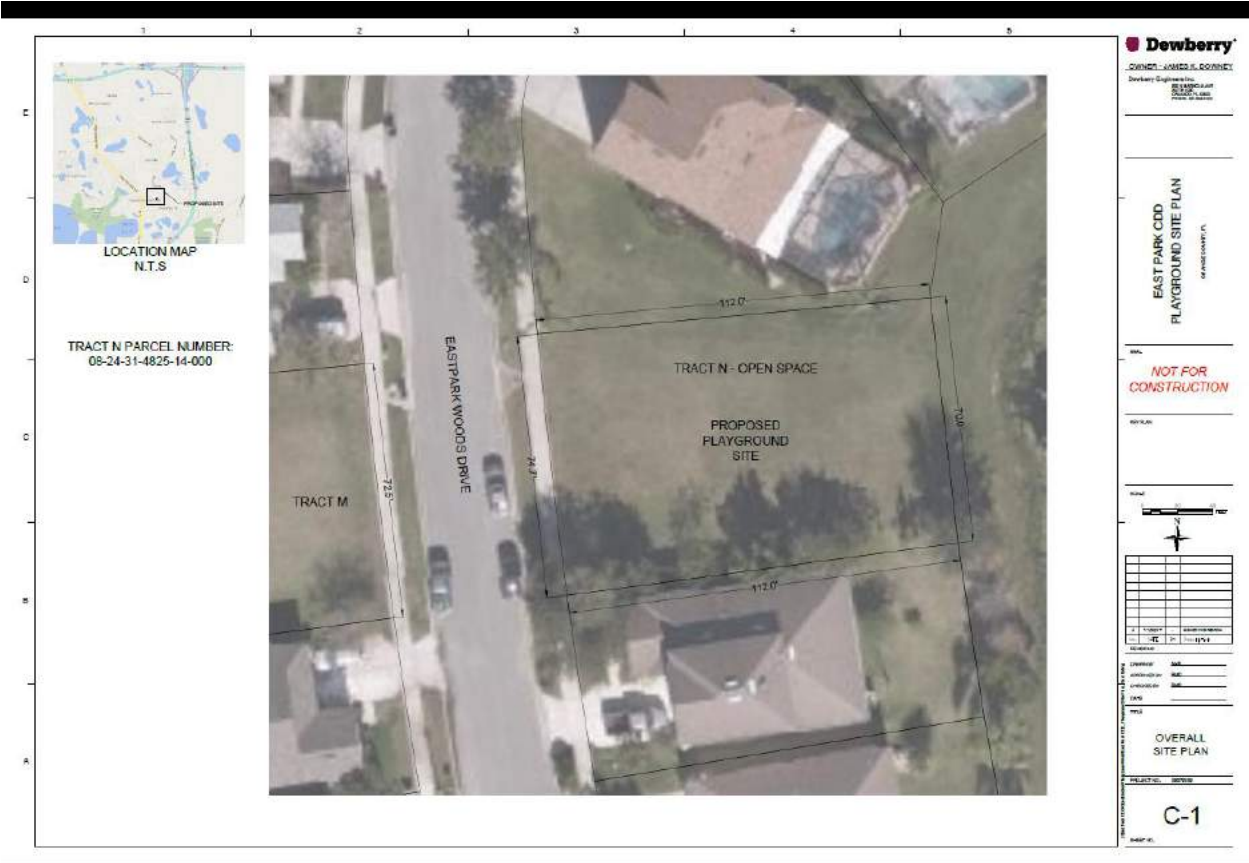


EXHIBIT B
Contractor's Proposal dated May 20, 2020

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Swoosh 11922 System Modified	\$25,954.00	\$25,954.00
1	12583	GameTime - Ada Primetime Swing Frame, 3 1/2" Od	\$1,257.00	\$1,257.00
1	5158	GameTime - Express Swing W/Todd Seat 3 1/2"X8'	\$1,583.00	\$1,583.00
1	8696	GameTime - Encl Seat 3 1/2"(8696)	\$318.00	\$318.00
49	4850	GameTime - 8" Playcurb Pkg	\$55.00	\$2,695.00
1	4854	GameTime - Accessible Playcurb	\$385.00	\$385.00
2	28009	GT-Site - 6' P/S Bench W/Back Inground	\$685.00	\$1,370.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$9,980.00	\$9,980.00
80	EWf-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth- <i>ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant 2,310 SqFt 8" Compacted Depth</i>	\$41.40	\$3,312.00
1	Spread	GT-Impax - Spreading of Wood Fiber- <i>Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.</i>	\$1,100.00	\$1,100.00
55	Sidewalk	5-Star Plus - Concrete Pad or Path - Standard per sq. ft.- <u>5' x 10' Concrete Sidewalk</u>	\$9.90	\$544.50
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	\$995.00	\$995.00
1	QRI385	GT-Shade - SD303014IG 14' IN-GE-Sq-H	\$10,324.00	\$10,324.00
4	SF3	5-Star Plus - Shade Footer Size 3 (each) - Large	\$495.00	\$1,980.00
1	Crane	5-Star Plus - Lull Forklift (Crane) - For Shade Installation- <i>Per Day Rental - Owner to provide access to site for lull, installer not responsible for damage to grass, sod, sidewalk or anything on accessible route to site.</i>	\$1,600.00	\$1,600.00
1	INSTALL	5-Star Plus - Five Star Plus --Shade-- Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$7,600.00	\$7,600.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings- <u>Shade Sealed Drawings</u>	\$995.00	\$995.00
1	Permits	5-Star Plus - Building Permits- <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted. Site Plans are to be provided by the owner for the permit application.</i>	\$1,250.00	\$1,250.00
			Sub Total	\$73,242.50
			Additional Discount	(\$7,593.25)
			CWO Discount	(\$759.66)

Quantity	Part #	Description	Unit Price	Amount
			Freight	\$3,324.30
			Total	\$68,213.89

East Park CDD Revision

Qty	Part	Description	Unit Price \$	Total \$	Selling \$	Ext. Selling \$
					Amount	(\$7,404.95)
					Fright	\$3,316.74
					Total	\$68,520.77

Comment 5

Customer Response for:

-A for Construction Equipment & Staging Area

This quote was prepared by Jon Altini, Project Manager.

For questions or to order please call - 800-432-0162 ext. 100 jon.altini@gametime.com

Permits are not included in our pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 day**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the municipality level). It is expected that the **owner will provide approved site plan** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

GameTime requires a minimum deposit of 60% (\$41,112.46) upon placing an order. Also inquire about an additional cash discount available when full payment is received at time of order.

Payment Terms: Complete Credit Application submitted and approved with order.

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1. % per month finance charge will be imposed on all past due accounts.

Invoices: Will be generated upon services rendered. When equipment ships it will be invoiced seperately from installation and/or other services.

Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 4 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included. 5



GameTime f
c/o Dominica R or ation Products, Inc. f
P.O. Box 520700
Longwood, FL 32752-0700 f
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

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Quot #100415-01-11

East Park CDD Revision f

SHADE TER S

- ds greater tha 90 mph, requ re the removal o the shade abrc to preve t damage. f
- Quote does ot clude a y prov s o s or lght g protect o .
- Lead t me or Shade s about 6 weeks AFTER approval o perm ts (requ red).
- I staller ot respo s ble or ste co d to s. For Large Shades holes may be upwards o 8' deep or w de, add to al drill g or dgg g s eeded due to rock, coral, ut l tes, or other u k ow tems; add to al charges may be appl ed to order.
- Sta dard stallat o requ res access or large mach ery, poss bly clud g a cra e, a d a stag g area. I staller ot respo s ble or sod damage or s dewalk repa r o access path a d stag g area, u less otherw se oted.
- Sta dard stallat o s or earth ormed ooters. Sol test g s ot cluded.

ORDER INFORMATION

B ll To _____ Sh p To _____

Co tact _____ Co tact _____

Address _____ f Address _____

Address _____ f Address _____ f

C ty, State, Z p _____ f C ty, State, Z p _____ f

Tel _____ Fax _____ Tel _____ f Fax _____

SALES TAX EXE TION CERTIFICATE # _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

Acceptance of quotation:

Accepted By (pr ted) _____ P.O. No _____ f

Sg ature _____ Date _____

Ttle _____ f Pho e _____

E- l a _____ Purchase Amou t **\$68,520.77** f



6Ci.



EAST PARK

Ariel Medina | Field Services Supervisor



313 Campus Street, Celebration, FL 34747
(O) 407-566-4122 | (M) 281-831-0139 |
www.inframarkims.com

FREDDY BLANCO | Assistant
Maintenance Manager

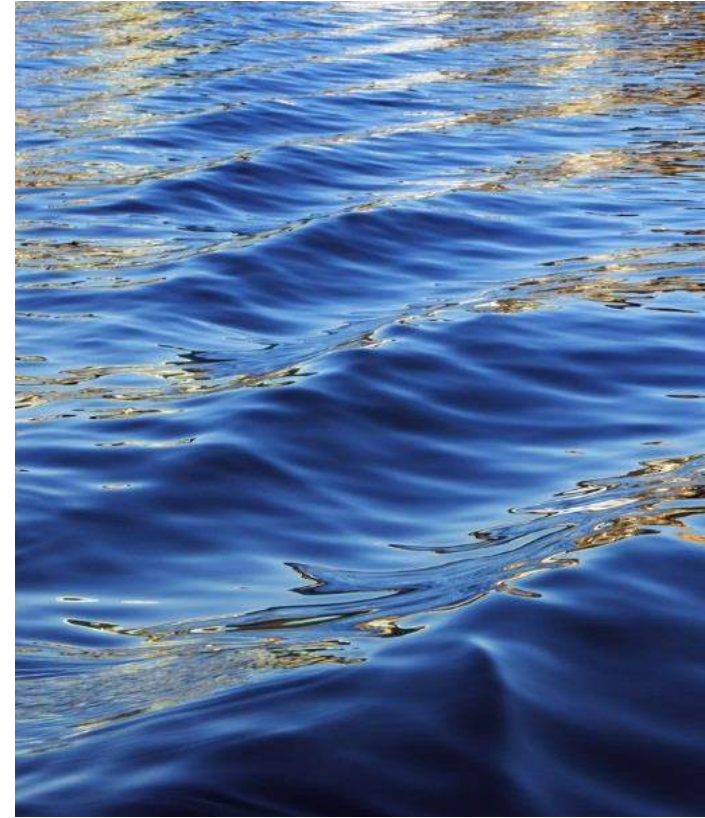


313 Campus Street | Celebration, FL 34747
Office: 1.407.566.1935 | **Mobile:**
1.407.947.2489 | www.inframarkims.com

East Park CDD Community Review

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July 2020





Content




- Landscape Review
- Community Updates
- Sitex's Report
- Servello

Landscape Review

Eastpark Landscape Review

Issue	Location	Date of the drive-t	Status	Field Manager Comments	Photos	Servello's Comments
Weed control	At the Park between Moss Rose Way and Old Patina Way.	6/29/2020	Completed	Weed control deficient on some beds and bushes		completed
Weed control	At Savanna Park	6/29/2020	Completed	Some branches show invasive weed hanging.		completed
Poor Cleaning service on the irrigation boxes.	Throughout the community	6/29/2020	pending	Irrigation boxes poor cleaning service		on going
Edging service	At Savanna Park	6/29/2020	Completed	Edging in some sections is incomplete		completed
Mowing service	At Eastpark Woods Dr.	6/29/2020	Completed	Mowing service not completed behind the backyard at Eastpark Woods Dr.		completed

Eastpark Landscape Review

Issue	Location	Date of the drive-t	Status	Field Manager Comments	Photos	Servello's Comments
Trimming Service	At Eastpark Woods Dr.	6/29/2020	Not completed	Trimming service around the lake was not completed.		completed
Edging service	At Like district Lane behind the big lakes	6/29/2020	Completed	Behind the big lakes the edging service it is done in some sections and others one are not.		completed
Mulch on tree ring beds	Around the lakes at Dowden Rd.	6/29/2020	pending	Several tree ring beds still without the mulch. (around 42)		next mulch service

Community Updates

- Meet with contractors and performed drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls and emails as needed
- Performed community review
- Cleaned up manholes by walk path
- Pushed back overgrown vegetation on walk path
- Removed debris and cleared outflow structures
- Install sign for camera
- Reinforced sign at 7-Eleven entrance

Sitex's Report

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT



June 2020

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1-Treated for grasses

POND2- Treated for algae and grasses

POND3- Treated for algae and grasses

POND4- Treated for grasses and algae

POND5- Treated for grasses

POND6- Treated for algae and grasses

POND7- Treated for grasses, algae and hydrilla

POND8- Treatment for grasses

POND9- Treated for grasses and algae

POND10- Treated for Grasses and Algae

POND11-Treated for Algae and grasses

DITCH-Ditch was treated for grasses

ADDITIONAL NOTES:

The water levels have started to return to normal and we are continuing to target shoreline vegetation and algae as needed. Trash has been removed from all outflow structures. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

BRIAN FACKLER,

EAST PARK COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT



July 2020

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1-Treated for grasses and algae

POND2- Treated for algae and grasses

POND3- Treated for algae and grasses

POND4- Treated for algae and grasses

POND5- Treated for grasses and algae

POND6- Treated for algae and grasses and hydrilla

POND7- Treated for grasses, algae and hydrilla

POND8- Treatment for algae

POND9- Treated for algae

POND10- Treated for algae

POND11-Treated for Algae and grasses

DITCH-Ditch was treated for grasses

ADDITIONAL NOTES:

Ponds 6 and 7 have been treated for hydrilla this month. Trash has been removed from all outflow structures. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

BRIAN FACKLER,

Servello's Report



EAST PARK CDD
 MAINTENANCE MONTHLY SUMMARY
 May-2020 (Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly this month throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles completed:

- Week ending 5-8-2020
- Week ending 5-15-2020
- Week ending 5-22-2020
- Week ending 5-29-2020

1.1.2 – Edging -All Hard surfaces Completed

1.1.3 – Line Trimming-All completed-(lake edges)

1.1.4 – Weed and Disease Control

a) St. Augustine – Treated Sedge and broadleaf weeds -All Zoysia and St Augustine completed..Weed treatment

1.1.5 – Fertilization-Completed

1.1.6 – Pest Control

a) Chinch bugs-None detected

b) Ants treated community wide- As needed (Mound treatment only)On-Going

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending 5-8-2020---5-29-2020 Detail all sections completed

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis-ON GOING

1.2.4 – Mulching-None

1.3 Tree Care

1.3.1 Pruning

All median tree down vista lakes blvd major tree elevations (Ligustrum trees, Mags etc)

a) Done in detail rotation

1.4 Annual Flowers:

None-



EAST PARK CDD
MAINTENANCE MONTHLY SUMMARY
 June-2020 (Weekly Mowing)

1.1 Turf

1.1.1 - Mowing – Mowing was performed weekly this month throughout common grounds, lakes, and utility easements. Service agreement calls for 4 mowing cycles completed:

- Week ending 6-5-2020
- Week ending 6-12-2020
- Week ending 6-19-2020
- Week ending 6-26-2020

1.1.2 – Edging -All Hard surfaces Completed

1.1.3 – Line Trimming-All completed-(lake edges)

1.1.4 – Weed and Disease Control

a) St. Augustine -Completed

1.1.5 – Fertilization-Completed all Turf

1.1.6 – Pest Control

a) Chinch bugs-None detected

b) Ants treated community wide- As needed (Mound treatment only)On-Going

1.2 Shrub/Ground Cover Care

1.2.1 - Pruning

a) All shrubs pruned weeks ending 6-5-2020—6-26-2020 Detail all sections completed

1.2.2 - Weeding

a) Herbicide applications to weeds in landscape beds, sidewalks, and roadway crack weeds performed weekly on a rotating basis-ON GOING

1.2.4 – Mulching-None

1.3 Tree Care

1.3.1 Pruning

All median tree down vista lakes blvd major tree elevations (Ligustrum trees, Mags etc)

a) Done in detail rotation

1.4 Annual Flowers:

None

ADDITIONAL NOTES

None

6C.ii.a

Creative Playthings
 3000 W State Rd 426
 Oviedo, FL 32765 US
 407.695.8855
 FLplaygrounds@gmail.com

Quote 5535



ADDRESS	SHIP TO	DATE	TOTAL	
East Park CDD Eastpark Woods Dr. Orlando, FL 32822	East Park CDD Eastpark Woods Dr. Orlando, FL 32822	02/20/2020	\$15,940.00	

QTY	DESCRIPTION	RATE	AMOUNT
1,100	Poured-in-Place Rubber Safety Surfacing (per SF) - 1,100 square feet - 2" depth for up to 5' fall height - 4" sub-base - Includes all equipment rental and installation - For EPDM surface, add \$1.75 per square foot	13.90	15,290.00
1	Inbound freight for rubber mulch materials	650.00	650.00

NOTES:

- Permitting services available (if applicable).
- 50% Deposit for Materials, Permitting, and Sales Tax total due with order
- Balance due within 14 days completion:
- Excessive underground obstacles may result in additional labor.
- There is a 2.9% transaction fee if paying by credit card.
- See CP Terms doc for additional details.

TOTAL **\$15,940.00**

THANK YOU.

Accepted By

Accepted Date

Thank you for your business!

6C.ii.b

FallZone Safety Surfacing

"Prevention is our Priority"

DATE: JUNE 19, 2020

Nationwide Sales & Service

Office: 1-888-808-1587

Direct: 561-313-8556

michael@fallzonesafetysurfacing.com

www.fallzonesafetysurfacing.com

CUSTOMER: East Park Community Development District

Phone:

Fax:

Email: ariel.medina@inframark.com

PROJECT 3829 Old Patina Way

LOCATION: Orlando FL

REP.	PROPOSAL#/PRODUCT	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Michael	#20-551/FallZone Poured-in-Place	Drop ship	See Below	TBD	See Below	TBD

QTY/UNIT	ITEM	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1,000sqft	FZPIP	Supply & install FallZone Poured-in-Place Safety Surface FZ Safety Base Layer: 2.75'' FZ TPV Wear Layer: ¾'' FZ Wear Layer Color Mix: 50% Standard Color 50% Black FZ Standard Color Options: Red, Beige, Blue, Green FZ Binder: 70-90 Aromatic Edging: Butted 10-Year Warranty	\$12.99	N/a	\$12,990.00

In the unlikely event that FallZone Safety Surfacing is required to file civil action or institute any collection efforts against customer, customer agrees to pay any and all reasonable costs, fees, expenses and attorney fees incurred by FallZone Safety Surfacing including but not limited to any and all reasonable costs, fees, expenses and attorney fees incurred on appeal or in any post judgment collection efforts or proceedings. Any deviation from the above quoted work will result in a re quote. Late payments are subject to a 1% daily interest charge until paid.

SUB TOTAL	\$12,990.00
S&H	\$1,700.00
SALES TAX	N/A
TOTAL	\$14,690.00
MATERIAL DOWN PYMENT	\$0
DUE UPON COMPLETION	\$14,690.00

Acceptance: Upon signing by both parties, the above prices, specifications, and conditions are satisfactory and hereby accepted. FallZone Safety Surfacing Is hereby authorized to perform the work as specified.

_____ ("FallZone")

_____ ("Customer")

_____ Date

_____ Date

TPV RH01 Standard red



EPDM Red



TPV RH20
Standard blue



EPDM Blue



TPV RH11
Bright green



EPDM Green



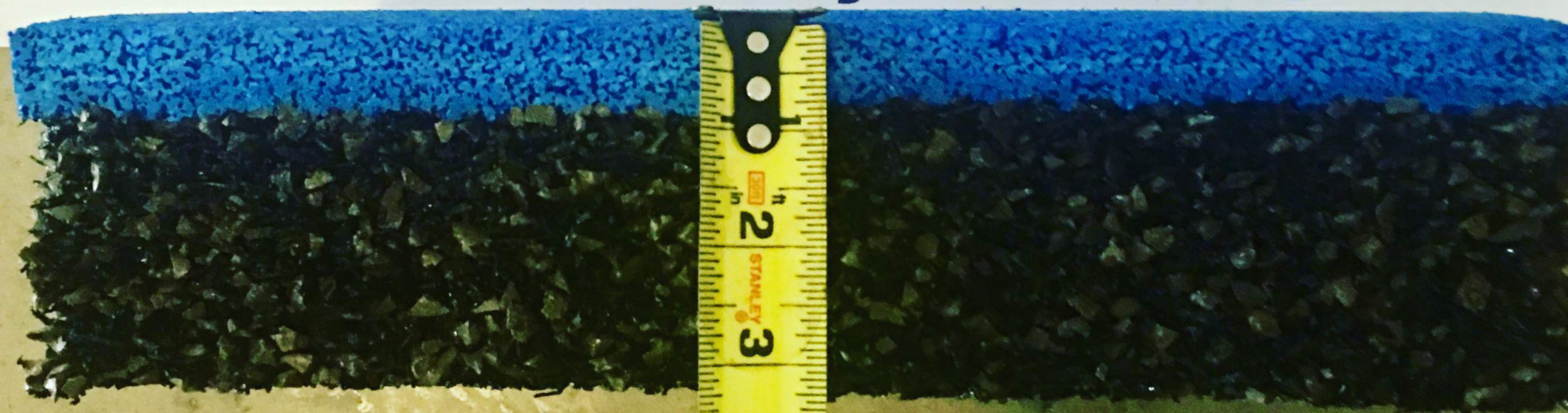
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FallZone ***Safety Surfacing***TM

Playground Surfacing Specialist ***"Prevention is Our Priority"***

1-888-808-1587

www.fallzonesafetysurfacing.com



6C.ii.c



TRUST — *the* — EXPERTS

For over a decade our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will ensure that your project is completed to perfection. We provide truly turnkey service with every step of the process from planning, budgeting, and installation being managed all under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
East Park CDD PIP



Date	Estimate #
6/25/2020	9176

Customer / Bill To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

Ship To
East Park CDD PIP 3829 Old Patina Way Orlando, FL 32832



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor & materials to complete the following: 1. Installation of SBR/buffings at 3" thickness (8' fall height compliance) for 1,100 sq ft with 1/2" EPDM top layer at 50/50 or 50/25/25 black & color granule mix.			
	SURFACING MATERIALS			
EPDM-B	55lb Premium EPDM Black Granule 1-4mm	23	28.00	644.00T
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	23	90.00	2,070.00T
SBR	Shredded Rubber Buffings	149	24.00	3,576.00T
ARBINDER	5 Gallon Aromatic Binder	42	115.00	4,830.00T
Shipping	Combined Shipping and Freight Charges	1	1,320.00	1,320.00
	INSTALLATION, RENTALS, & MISC			
TRSH	Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.	1	747.50	747.50
LBR	Labor and Installation - 1,100 square feet of Poured in Place surfacing	1	7,807.50	7,807.50
DEVPERMIT	PERMIT FOR DEVELOPER OR CONTRACTOR - PRICING DOES NOT INCLUDE ANY PERMITTING, OWNER, DEVELOPER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS.		0.00	0.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
East Park CDD PIP



Date	Estimate #
6/25/2020	9176

Customer / Bill To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747

Ship To
East Park CDD PIP 3829 Old Patina Way Orlando, FL 32832



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	NOTE: Aggregate base provided by customer			

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$20,995.00

Sales Tax: (7.5%) \$834.00

Total: \$21,829.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com

EPDM Granule Colors



Stock colors

Other colors are special
order - additional costs may
apply

6C.iii.a



Invoice #000031

Paver Correction

We look forward to working with you. 50% deposit required prior to work.

Bill To	Invoice Details	Deposit	Balance
East Park CDD a Attn: Ariel Medina ariel.medina@inframark.com 2818310139	PDF created May 7, 2020 \$25,000.00	Due May 7, 2020 \$12,500.00	Due June 6, 2020 \$12,500.00

Item	Quantity	Price	Amount
East Park all entrance Paver Correction O&M to coordinate with local Police enforcement to direct traffic of each areas to be worked one at a time to ensure easy traffic flow to local home owners and visitors.	1	\$25,000.00	\$25,000.00

Work Flow:

Project will start by removing all damaged areas, rip and replace all old and damaged pavers. Reset, resand, and grade areas accordingly, compact and re install new pavers (new pavers will not match color of old pavers) and align all pavers in ground, level all and compact with grinded concrete sand and set all corners necessary.

Rip and cut all concrete edges and reinstall all new concrete pads in each area that was identified with new concrete pad 5k psi concrete Old Castle Concrete bases for all 5 areas. Correct any asphalt edges to connect with new concrete.

Disposal of all project debris and clean up.
Project will take 2 weeks for completion from start to end.
Two-year warranty of all work. (see warranty details)

Subtotal	\$25,000.00
----------	-------------



Pay online

To pay your invoice go to <https://qosq.me/u/3CF0TgRw>

Or open your camera on your mobile device, and place the code on the left within the camera's view.



Total Due

\$25,000.00

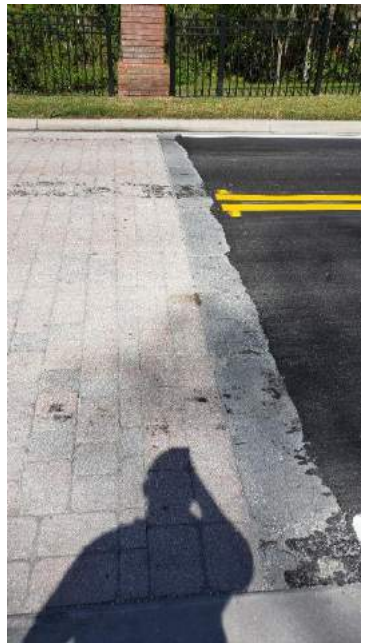
Deposit	\$12,500.00
Unpaid • Due on May 7, 2020	
Balance	\$12,500.00
Unpaid • Due on Jun 6, 2020	



Pay online

To pay your invoice go to <https://qosq.me/u/3CF0TgRw>

Or open your camera on your mobile device, and place the code on the left within the camera's view.





Workmanship and Labor Limited 2 Year Warranty

Limited Warranty

O&M General Services, LLC is providing a limited 2 year warranty on the workmanship or labor for the installation of street pavers under the following terms;

Coverage

O&M General Services, LLC will repair issues that arise as a result of faulty or poor workmanship or labor on installation of street pavers at East Park CDD, if O&M General Services, LLC is notified of the issue during the warranty period. O&M General Services, LLC reserves the right to inspect the issues in order to determine that the issue was caused by faulty or poor workmanship. O&M General Services, LLC reserves the right to charge a service fee if it is determined that the issue was not a result of poor or faulty workmanship or labor on the part of O&M General Services, LLC or covered under the warranty terms.

For issues covered by this workmanship and labor limited warranty, O&M General Services, LLC will provide, at no additional cost to the customer, both materials and labor necessary to repair the issue. Examples of work **covered** under this warrant are;

- Broken or cracked pavers
- Factory poorly manufactured products
- Uneven pavers
- Potholes
- Depression
- Ravelling

What is Not Covered

- Normal expected wear and tear associated with exposed to normal traffic
- Improper maintenance
- Exposure to unsuitable environmental conditions (including but not limited to lightning strikes, storm, fire, flood, etc.)
- Unauthorized or abnormal use, repair, modification, or enhancements
- Negligence or accidents
- Pavers or areas that have had work performed on them by contractors or individuals other O&M General Services, LLC

Miscellaneous Provisions

This limited warranty will be governed and interpreted exclusively in accordance with the laws of the state of Florida, without reference to provisions concerning conflicts of laws. If any provision of this limited warranty is found by any court or arbitrator to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not be affected thereby. This limited warranty constitutes the entire contract between the parties concerning the subject matter of this warranty and supersedes all marketing brochures and other expectations, understandings, communications, representations and agreements, whether verbal or written, between the parties.

6C.iii.b



8144 Sun Vista Way
Orlando, FL, 32822
321-895-8286
javiguillen24@gmail.com
<https://m.facebook.com/javiguillen24/>

Guillen Brick Pavers

Estimate

For: East Park CDD
Ariel.medina@inframark.com
Savannah park Dr Orlando fl 32832

Estimate No: 88
Date: 07/15/2020

Ship To: Savannah park Dr
Orlando Fl 32832

Tracking No:
Ship Via:
Free Shipping

Code	Description	Quantity	Rate	Amount
	Remove and haul about 300 linear feet concrete bands	1	\$0.00	\$0.00
	Supply and pour about 300 linear feet new concrete bands.	1	\$0.00	\$0.00
	Remove about 400 square feet of pavers, supply and apply recycle concrete fines.	1	\$0.00	\$0.00
	Supply and re install about 400 square feet of new pavers, same color and shape.	1	\$0.00	\$0.00
	Remove damaged pavers and replace with used old good pavers.	1	\$0.00	\$0.00
	Supply and apply recycle concrete base.	1	\$0.00	\$0.00
	Supply and apply masonry sand.	1	\$0.00	\$0.00
	Clean up waste from the job site.	1	\$0.00	\$0.00
Total	Total	1	\$26,500.00	\$26,500.00



Payment Details

A 50% deposit of \$13,250.00 is required by 07/15/2020.

Please make payment to:

Bank Account Number: 40630101038309918

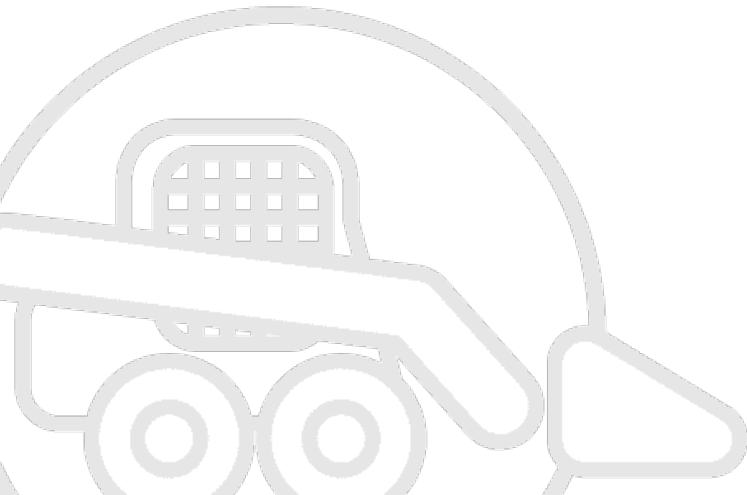
Routing Number: 121000248

Subtotal	Agenda Page 122	\$26,500.00
TAX 0%		\$0.00
Shipping		\$0.00
Total		\$26,500.00

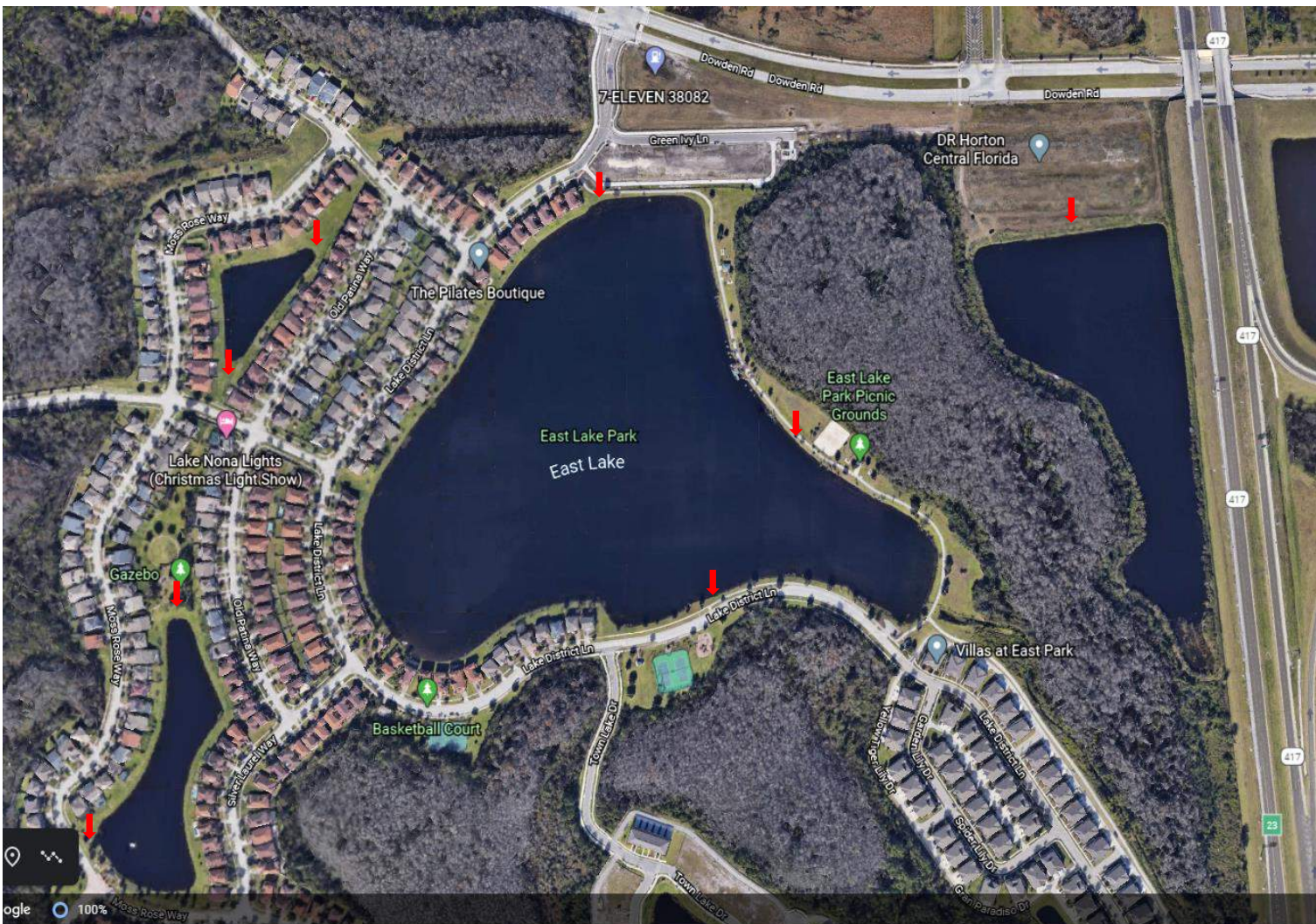
Total	\$26,500.00
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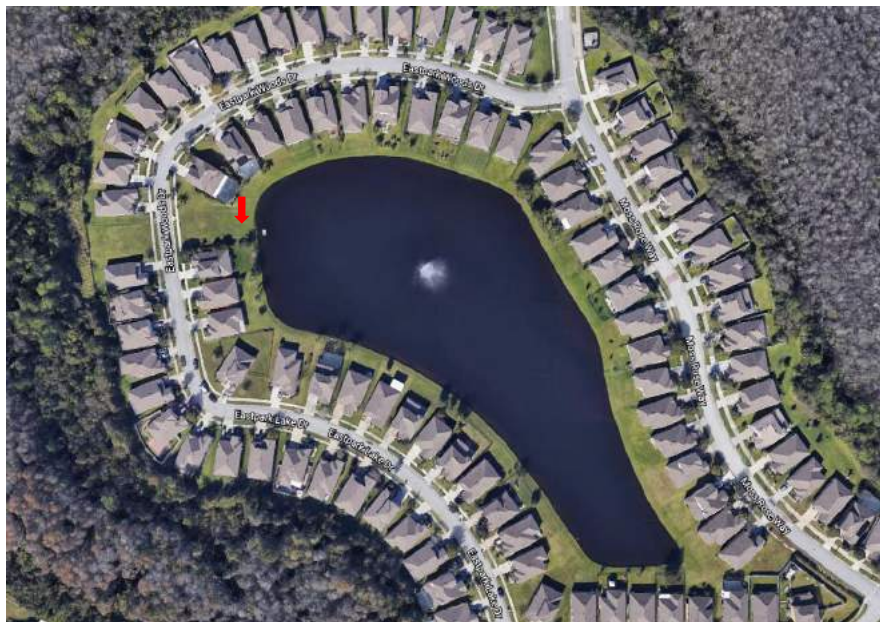
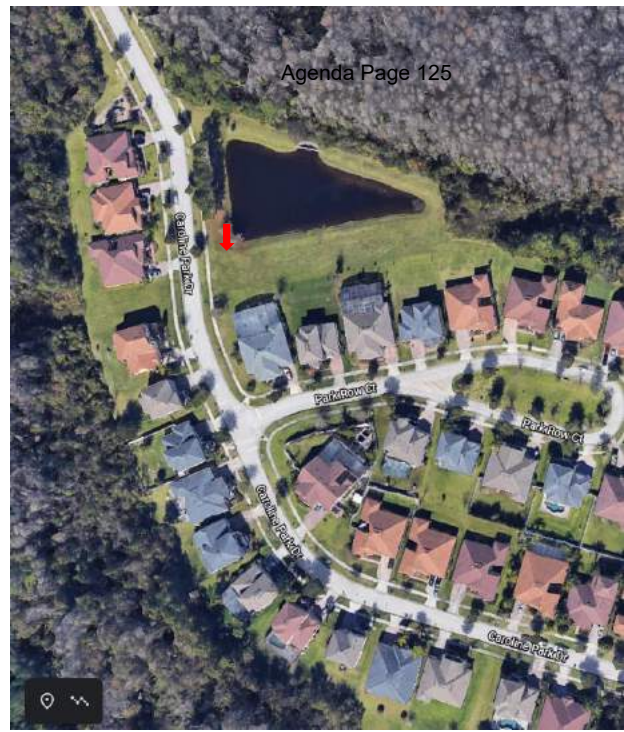
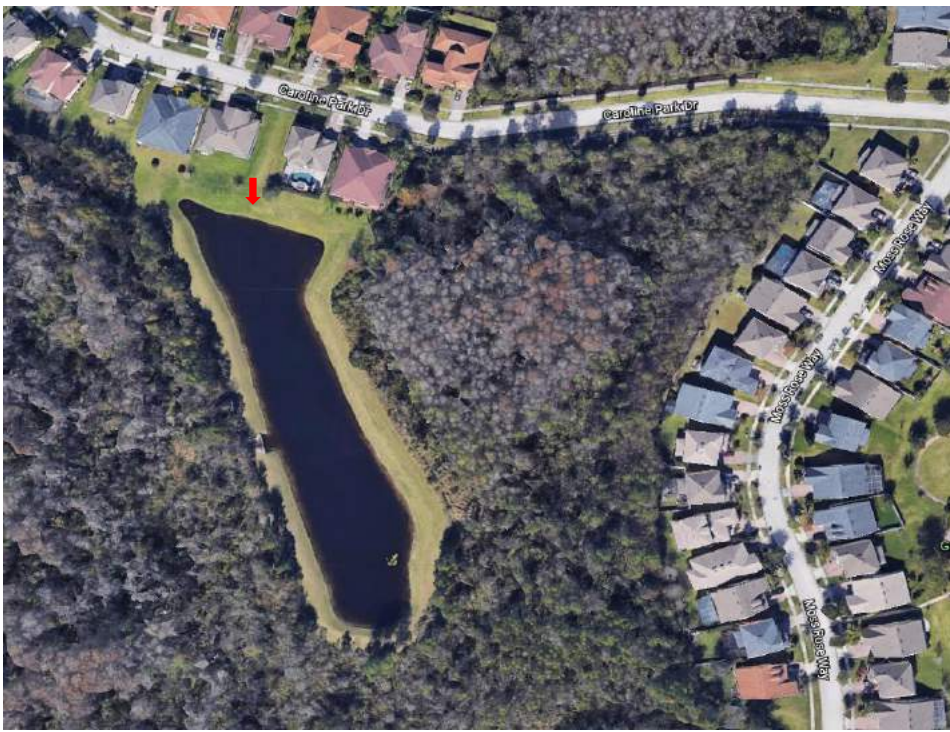
Deposit due 07/15/2020	\$13,250.00
------------------------	-------------

 Pay Now



6Civ.a





6Civ.b

ESTIMATE
EST-13851

More than fast. More than signs.®

Payment Terms: Deposit Required Account

Created Date: 7/16/2020

DESCRIPTION: 0.080 Aluminum signs single side with vinyl cut on the plotter (color Black) - 1 hole on top and bottom**Bill To:** East Park Community Development District
313 Campus Street
Celebration, FL 34747
US**Pickup At:** East Park Community Development District
1902 West Vine St.
Kissimmee, FL 34741
US**Requested By:** Ariel Medina
Email: Ariel.Medina@inframark.com
Work Phone: (407) 566-4122
Cell Phone: (281) 831-0139
Tax ID: 85-8012511020C-7**Salesperson:** House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	18"W 24"H 0.080 Aluminum Sign with printed vinyl single side - 1 hole on top and bottom square corners / CATCH AND RELEASE FISHING ONLY	19	\$45.56	\$865.64
Subtotal:				\$865.64
Taxes:				\$0.00
Grand Total:				\$865.64

*This estimate is valid for 30 days.

*Please Signed Estimate. 50% down deposit is required to begin working on the project when is more than \$200.00 total cost. If it is less than \$200.00, full payment is required to proceed.

*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

*Artwork and Set-up Fee does not release a digital copy of the artwork to customer.

*Customer will provide primary electrical service within 5 feet of sign electrical connection.

*City or County Fees not included in the estimate.

*ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE.

*All RUSH ORDER must be approved before 3:00 pm. After 3:01 pm the order will be ready for the next day

Thank You For Your Business

Signature: _____**Date:** _____



PROOF DISCLAIMER: Please CHECK proof over CAREFULLY. Upon proof approval FASTSIGNS Kissimmee is NOT RESPONSIBLE for any error in spelling, content, composition and or format. Please keep in mind the colors may change depending on the material to be used. Once approved buyer assumes all responsibility.

DISCLAIMER: Renderings are for graphic purposes only and not intended for construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings (if applicable). These drawings and designs are the exclusive property of FASTSIGNS. Use or duplication in any manner including but not limited to electronic transfer without express written permission of FASTSIGNS is prohibited.



Customer: East Park CDD		Description: 18" x 24" Printed Vinyl on Aluminum QTY 19	Revisions:	Customer Approval: NOTE Unless specified by customer, all-depth of embossing will be determined by FASTSIGNS or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax <input type="checkbox"/> Design OK As Is <input type="checkbox"/> Revision Required
Project No. 13851				
Date: 07/16/2018	Designer: Jesse Bayon			
Location:				
County:	Total Sq. Ft.		SIGNATURE	DATE

6Civ.c



Work Order Authorization 0201011

July 16, 2020

To: East Park CDD
313 Campus Street
Celebration, FL 34747
407-566-1935

East Park CDD	
---------------	--

Description		Ea.	Total
Install 19 new "Catch and Release" signs with 8' poles with concrete foundation		19	\$ 2,000.00
See Board approved Map for location reference			
This quote includes all materials for installation and labor (excluding the signs)			
Prepared by Inframark, Ariel Medina, Field Manager			
			\$ 2,000.00

Thank you for your business!

313 Campus Street, Celebration, FL 407-566-1935 russ.simmons@inframark.com

6C.v.

Medina, Ariel

From: FASTSIGNS 2060 <fastsigns.2060@fastsigns.com>
Sent: Wednesday, July 15, 2020 2:38 PM
To: Medina, Ariel
Subject: Claim for order 11722 & 11347
Attachments: EST-13843.pdf

Good afternoon Ariel,

We would like to apologize for the inconvenience.

Unfortunately, the claim was made after this materials guarantee had expired. The wear of the material is also common it doesn't have any tears. We would like to offer you a less expensive material at a discount, but this material will also fade with the Florida sun with time. The difference between these is the tear resistance.

Please see attached estimates and feel free to contact us if you need anything else.

Thank you, Ariel

Best Regards,

Teresa Oliva.



FASTSIGNS of Kissimmee | 2060@fastsigns.com | www.fastsigns.com/2060
1902 W Vine Street Kissimmee, FL 34741 | O: 407-287-6840 | F: 407-287-6824

CLICK HERE TO MAKE A PAYMENT 50% DEPOSIT REQUIRED FOR ORDERS OVER \$200	SEND US BIG FILES HERE	FASTSIGNS More than fast. More than signs. Kissimmee Credit NEED FINANCING?
---	---------------------------------------	--

PROOF POLICY: FINAL REVIEW FOR ACCURACY IS YOUR RESPONSIBILITY.

3 proofs are included in order. Additional proofs will be \$15 each.

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

ESTIMATE

EST-13843

More than fast. More than signs. ®

Payment Terms: Deposit Required Account

Created Date: 7/15/2020

DESCRIPTION: Banner 24"W x 36"H

Bill To: East Park Community Development District
313 Campus Street
Celebration, FL 34747
US

Pickup At: FASTSIGNS of Kissimmee
1902 West Vine St.
Kissimmee, FL 34741
US

Requested By: Ariel Medina
Email: Ariel.Medina@inframark.com
Work Phone: (407) 566-4122
Cell Phone: (281) 831-0139
Tax ID: 85-8012511020C-7

Salesperson: House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	24"W x 36"H Graphic Double Sided Material 18oz. Blockout Vinyl Banner Pole Pocket - 2" - Top and Bottom Grommet - 4 Corner Only - 25 pieces for each design	50	\$35.32	\$1,766.00

Base Subtotal:	\$1,766.00
Discount:	(\$353.20)
Subtotal:	\$1,412.80
Taxes:	\$0.00
Grand Total:	\$1,412.80

*This estimate is valid for 30 days.

*Please Signed Estimate. 50% down deposit is required to begin working on the project when is more than \$200.00 total cost. If it is less than \$200.00, full payment is required to proceed.

*Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.

*Artwork and Set-up Fee does not release a digital copy of the artwork to customer.

*Customer will provide primary electrical service within 5 feet of sign electrical connection.

*City or County Fees not included in the estimate.

*ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE.

*All RUSH ORDER must be approved before 3:00 pm. After 3:01 pm the order will be ready for the next day

Thank You For Your Business

Signature: _____ **Date:** _____

6C.vi.

FREE TRIAL

FREE

100 Photos

\$0 / Month

Up to 100 Photos

Basic App

7-day photo history

Free with camera

No activation fee

Preactivated SIM Card

INCLUDED

FREE starter plan

BASIC

500 Photos

\$10 / Month

Up to 500 Photos

VOSKER® AI Tools

30-day photo history

Month-to-Month

No activation fee

Preactivated SIM Card

BUY

or upgrade your plan

ALERTED

1000 Photos

\$15 / Month

Up to 1000 Photos

VOSKER® AI Tools

Unlimited photo history

Month-to-Month

No activation fee

Preactivated SIM Card

BUY

or upgrade your plan

UNLIMITED

Unlimited Photos

\$20 / Month

Unlimited Photos

VOSKER® AI Tools

Unlimited photo history

Month-to-Month

No activation fee

Preactivated SIM Card

BUY

or upgrade your plan

Order summary


Plan: **unlimited**

Camera: **V200**


Frequency:



Annual



Monthly

Description

unlimited plan subscription

Qty

1

Amount

\$240.00

Subtotal

\$240.00

Total

\$240.00

Order summary


Plan: **unlimited**

Camera: **V200**


Frequency:



Annual



Monthly

Description

unlimited plan subscription

Qty

1

Amount

\$20.00

Subtotal

\$20.00

Total

\$20.00