

**EAST PARK
COMMUNITY DEVELOPMENT DISTRICT**

MEETING AGENDA

December 15, 2025



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

East Park Community Development District

Board of Supervisors

Scott Phillips, Chairman
 Todd Oneal, Vice Chairman
 Kelly Johnson, Assistant Secretary
 Robert Tuttle, Assistant Secretary
 Graciela Von Blon, Assistant Secretary

Staff:

Michael Perez, District Manager
 Grace Rinaldi, District Counsel
 David Hamstra, District Engineer
 Kyle Goldberg, Field Inspection Coordinator
 Stephen Rudd, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda

Monday, December 15, 2025 – 5:30 p.m.

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- 1. Call to Order and Roll Call**
 - 2. Approval of the Agenda**
 - 3. Audience Comments – Three - (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. District Accountant
 - B. CrossCreek Report P. 3
 - C. United Land Services P. 7
 - i. Proposal #207055 – Viburnum for Passive Park P. 15
 - ii. Proposal #162653 – Pruning Bamboo at Entranceway P. 16
 - D. Inframark Field Services
 - i. Review of Field Inspection Report (*November & December*) P. 17
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
 - 5. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held October 27, 2025..... P. 33
 - 6. Supervisor Requests and Audience Comments**
 - 7. Adjournment**

The next meeting is scheduled for Monday, January 26, 2026 , at 5:30 p.m.

District Office:
Inframark
313 Campus Street
Celebration, FL 34747
 407-566-1935

Meeting Location:
Sun Blaze Elementary
9101 Randal Park
Orlando, FL 32832

**Customer**

East Park CDD

Date:

11/14/2025

Time:

02:17:15 PM

Technician:

Tyler Knight

Lake	Algae	Submerged Weeds	Grasses	Flloating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X				X		High	
2			X				X		Normal	
3			X				X		Normal	
4			X				X		Normal	
5			X				X		Normal	
6	X	X	X	X			X		Low	
7	X	X	X	X			X		Normal	
8			X				X		Normal	
9			X				X		Low	
10			X				X		Normal	
11	X	X	X	X			X		Normal	
Canal			X				X		Normal	

Additional Comments

Treated terrestrial and emergent grasses on all sites above as well as to treating various stages of submerged weeds as well as filamentous algae. Continued to spray out the canal that lake 1 drains into, landscapers did clear behind the hedge row however they discarded all their debris into the canal only blocking it further.

Project Photos



Additional Services:

Shoreline Restoration

Erosion Control

Lake Maintenance

Invasive Removal

Florida Native Plantings

Wetland Management

Email

Michael.perez@inframark.com; melinda.gallo@inframark.com

Office Emailadmin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com;
gail@crosscreekenv.com; carleigh@crosscreekenv.com; kyla@crosscreekenv.com;
scottc@crosscreekenv.com; lloyd@crosscreekenv.comPowered by www.doForms.com



East Park CDD December Field Inspection

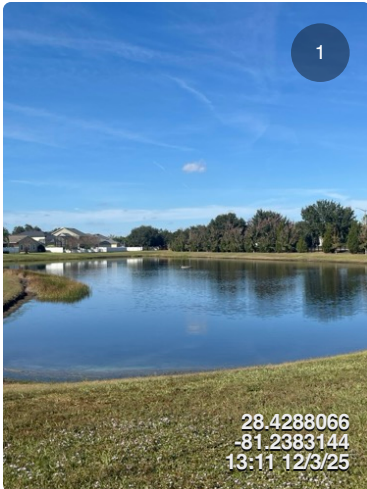
Wednesday, December 3, 2025

20 Items Identified

20 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Pond 10 Fountain

Assigned To: Crosscreek

Pond 10 fountain was off during day of inspection.



Item 2 - Trash

Assigned To: Crosscreek

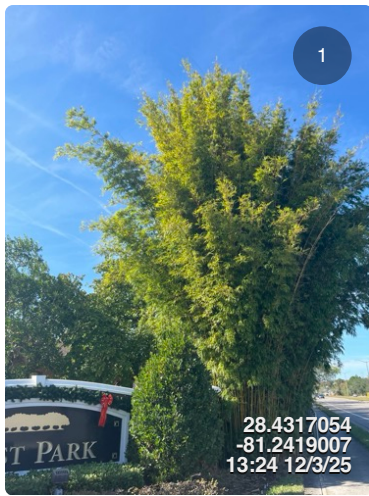
Trash should be collected during routine maintenance. Location:
Pond 10



Item 3 - Annuals

Assigned To: Board Update

Annuals will be swapped out Mid-January.



Item 4 - Bamboo

Assigned To: [United Land Services](#)

United Land Services to provide proposals for options on the bamboo.

Proposal Attached.



Item 5- Trim Hedges

Assigned To: [United Land Services](#)

Hedges should be trimmed during routine maintenance.

Location: 10016 Caroline Park Dr

Will Prune week of 12/8



Item 6 - Dumping

Assigned To: [Board Update](#)

Someone has dumped palm fronds into the conservation area.

Location: 10306 Caroline Park Dr



Item 7 - Algae

Assigned To: Crosscreek

There appears to be some growth in the pond by the Passive Park.



Item 8 - Dumping

Assigned To: United Land Services

Someone has dumped palm fronds at the Passive Park. This to be removed by United Land Services.

Will Pick up Week of 12/8



Item 9 - Bush Installation

Assigned To: United Land Services

United Land Services to provide a proposal to install bushes at the Passive Park.

Proposal Attached.



Item 10 - Aquatic Weeds And Trash

Assigned To: Crosscreek

Aquatic weeds should be treated and trash be collected during routine maintenance. Location: Savannah Park Dr



Item 11 - Match Height

Assigned To: United Land Services

Palm should be brought down to match the height of the other.

Location: 10099 Moss Rose Way

Will Prune week of 12/8

Item 12 - Missing Stop Signs

Assigned To: City Of Orlando

There are two stop signs missing on Yellow Tiger Lily Dr and Dawson Lily Way.





Item 13 - Trim Hedges

Assigned To: [United Land Services](#)

Hedges by 10888 Eclipse Lily Way should be trimmed during routine maintenance.

Will begin Pruning week of 12/8



Item 14 - String Trimming

Assigned To: [United Land Services](#)

Pond 1 overflow should be string trimmed.

Will begin week of 12/8



Item 15 - Weeds

Assigned To: [United Land Services](#)

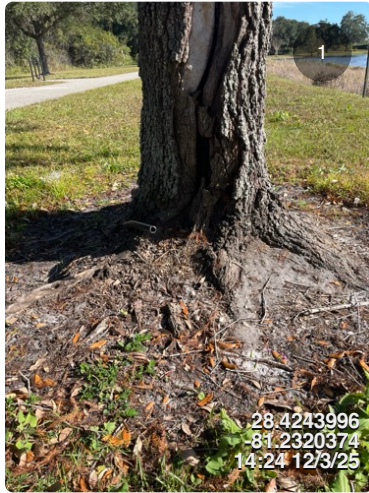
Weeds should be treated during routine maintenance. Location:
Walking trail by Pond 1

Pond Mowed week of 12/8

Item 16 - Missing Irrigation Cap

Assigned To: United Land Services

There's a missing irrigation cap by this tree next to the picnic tables.



Will report to tech for repair during Inspection.



Item 17 - Trash

Assigned To: United Land Services

Trash that accumulated during Thanksgiving week to be collected on 12/5.

Trash will be collected on Tuesdays/Wednesdays

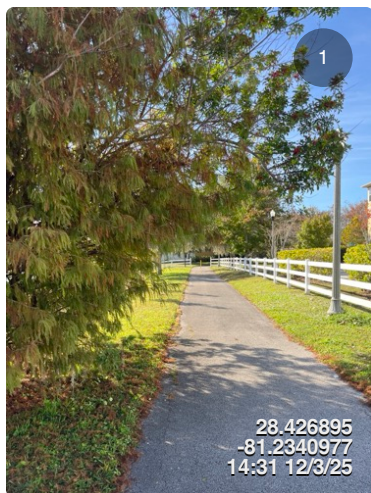


Item 18 - Anthills

Assigned To: United Land Services

Anthills should be baited and knocked down during routine maintenance. Location: Walking trail by Pond 1.

Will be treated week of 12/8



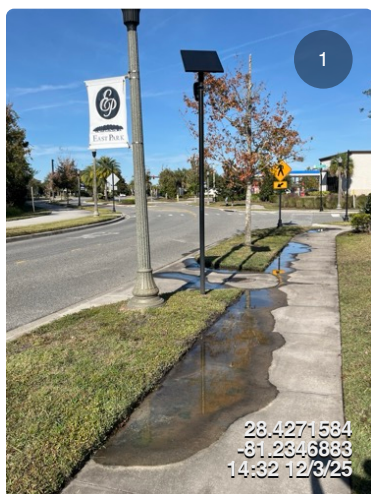
Item 19 - Cutback

Assigned To: [United Land Services](#)

This tree should be cut back to not impede over the sidewalk.

Location: Walking trail by Pond 1.

Will be cut back week of 12/8



Item 20 - Irrigation

Assigned To: [Board Update](#)

Irrigation by 10502 Green Ivy Ln is owned and managed by The Overlook at East Park.



Proposal #207055

Date: 12/9/2025

PO #

Tyler Bridges

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Viburnum For Passive Park

15 3G Viburnum to fill in empty area where old declining shrubs were.

Price Includes

15- 3G Vibrunum

irrigation Adjustment

Default Group \$364.00

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$364.00
Demo / Debris Removal / Site Prep	2.00	Hr	\$65.00	\$130.00
Viburnum Odoratissum 3g	13.00	3g	\$18.00	\$234.00
PROJECT TOTAL:				\$364.00

Terms & Conditions

By _____

Tyler Bridges

Date 12/9/2025

United Land Services

By _____

Date _____

East Park CDD



Proposal #162653

Date: 12/9/2025

PO #

Tyler Bridges

Customer:

East Park CDD

Property:

East Park CDD
Savannah Park Dr.
Orlando, FL 32832

Pruning Bamboo on Both Sides of Entranceway

Pruning Bamboo on both sides of Entrance Way

Price Includes -

Day Rate for Arbor Pruning

Default Group	\$2,743.65
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Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$2,743.65
Labor - Central FL Enhancements	35.00	Hr	\$78.39	\$2,743.65
PROJECT TOTAL:				\$2,743.65

Terms & Conditions

By _____

Tyler Bridges

Date 12/9/2025

United Land Services

By _____

Date _____

East Park CDD



East Park CDD November Field Inspection

Thursday, November 6, 2025

20 Items Identified

20 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Irrigation Repair

Assigned To: [United Land Services](#)

There appears to be irrigation in need of repair in this area.

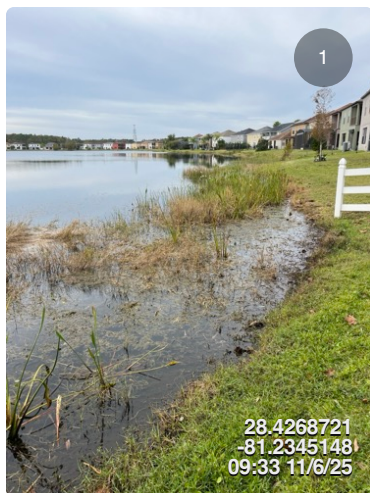
Location: 10502 Green Ivy Ln

Item 2 - Irrigation Caps

Assigned To: [United Land Services](#)

There are a couple missing irrigation caps by 10502 Green Ivy Ln.





Item 3 - Dying Aquatic Grasses

Assigned To: Board Update

The aquatic grasses at pond 1 appear to have been treated and have started decomposing.

Item 4 - Anthills

Assigned To: United Land Services

There are a few anthills on the walking trail by Pond 1 that should be baited and knocked down.



Item 5 - Trash

Assigned To: Crosscreek

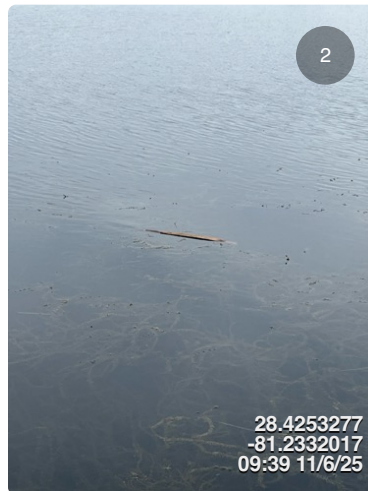
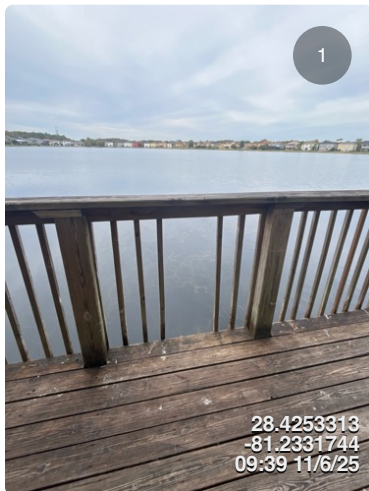
Trash should be picked up during routine maintenance.

Location: Dock in Pond 1.

Item 6 - Damaged Bollard

Assigned To: Inframark/City

A bollard has been removed and dumping into Pond 1. Inframark will reach out to the city to repair this. Inframark field services will also provide a proposal to repair this.

**Item 7 - Walking Trail Irrigation Repair**

Assigned To: City Of Orlando

Hole around irrigation box by Pond 1 walking trail still remains.

**Item 8 - Volleyball Net**

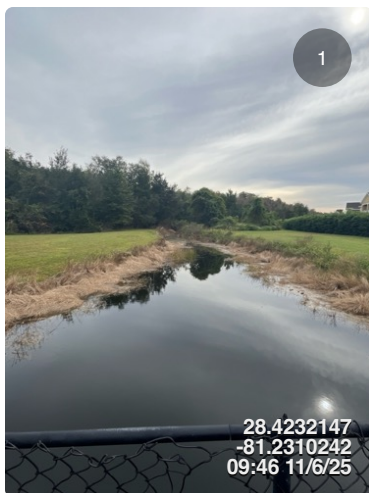
Assigned To: Board Update

Volleyball net has been replaced.

Item 9 - Missing Trash Can Lid Flaps

Assigned To: Inframark

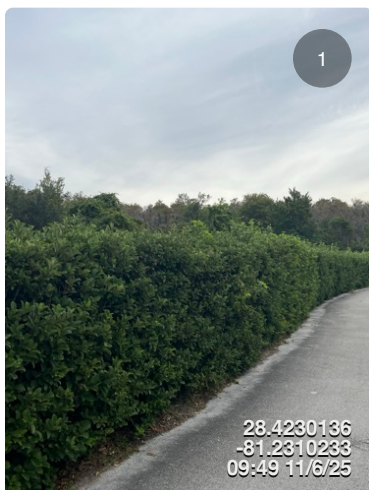
A few trash cans around pond 1 are missing their lid flaps.



Item 10 - Pond 1 Overflow Treatment

Assigned To: Board Update

Aquatic grasses in pond 1 overflow appear to have been treated.



Item 11 - Trim Hedge

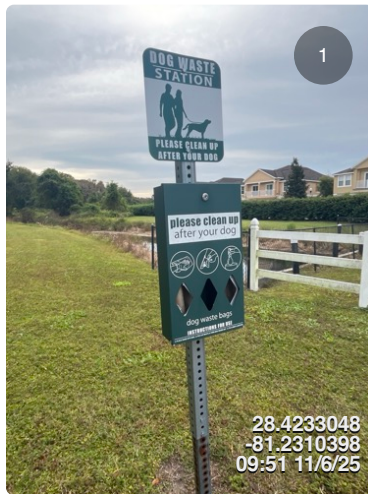
Assigned To: United Land Services

Hedges by 10888 Eclipse Lily way should be trimmed during routine maintenance.

Item 12 - Refill Dog Stations

Assigned To: United Land Services

Multiple dog stations by Pond 1 need to be refilled.



Item 13 - Palm Boots

Assigned To: United Land Services

Palm boots should be picked up during routine maintenance.

Location: Walking trail by Pond 1.



Item 14 - Cutback

Assigned To: United Land Services

A cutback should be conducted to where the vegetation is not impeding over the sidewalk. Location: Walking trail by Pond 1.

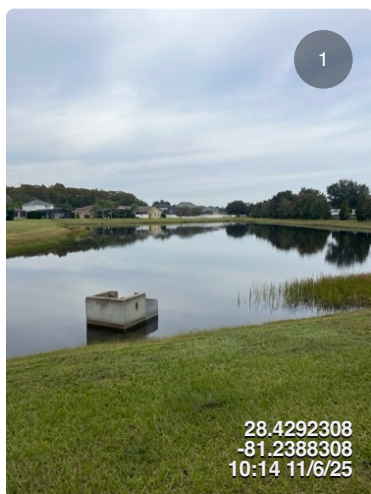


Item 15 - Trash

Assigned To: [United Land Services](#)

Trash should be picked up during routine maintenance.

Location: Lake District Ln



Item 16 - Pond 10 Fountain

Assigned To: [Crosscreek](#)

Pond 10 fountain was off during day of inspection.

Item 17 - Trash

Assigned To: [Crosscreek](#)

Trash should be picked up during routine maintenance. Location: Pond 10





Item 18 - Dead Tree

[Assigned To: United Land Services](#)

There's a dead tree that will eventually fall out from the conservation area. Location: 9938–9980 Town Lake Dr



Item 19 - Algae Growth

[Assigned To: Crosscreek](#)

There appears to be an algae growth in the pond by Passive Park. Location: 10099 Moss Rose Way



Item 20 - Shrub Installation

[Assigned To: United Land Services](#)

A proposal should be provided to replace some recently removed shrubs at Passive Park.



East Park CDD December Field Inspection

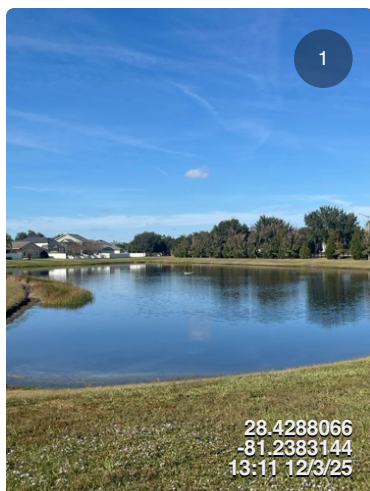
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Inframark



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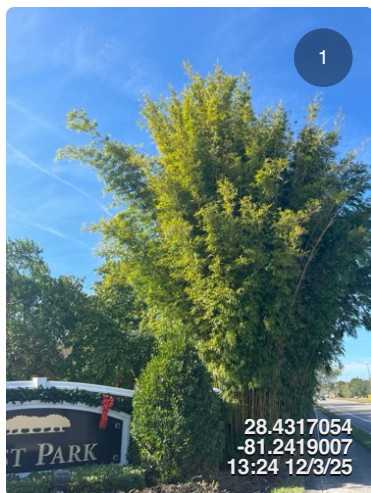
Trash should be collected during routine maintenance. Location:
Pond 10



Item 3 - Annuals

Assigned To: Board Update

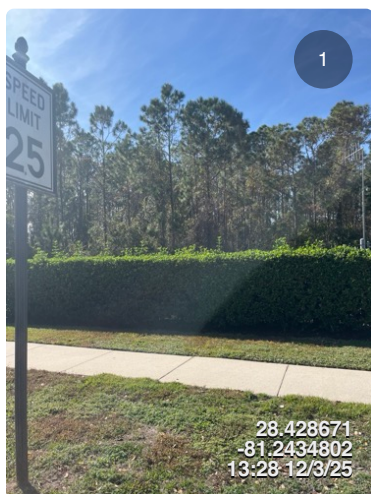
Annuals will be swapped out Mid-January.



Item 4 - Bamboo

[Assigned To: United Land Services](#)

United Land Services to provide proposals for options on the bamboo.



Item 5- Trim Hedges

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Hedges should be trimmed during routine maintenance.

Location: 10016 Caroline Park Dr



Item 6 - Dumping

[Assigned To: Board Update](#)

Someone has dumped palm fronds into the conservation area.

Location: 10306 Caroline Park Dr



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Palm should be brought down to match the height of the other.

Location: 10099 Moss Rose Way

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Assigned To: [City Of Orlando](#)

There are two stop signs missing on Yellow Tiger Lily Dr and Dawson Lily Way.

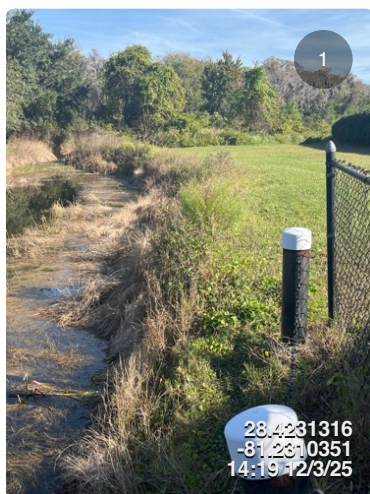




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Pond 1 overflow should be string trimmed.



Item 15 - Weeds

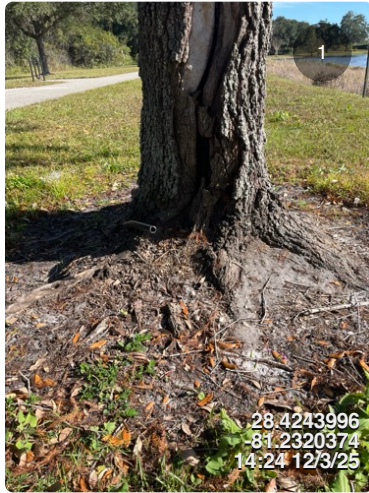
Assigned To: [United Land Services](#)

Weeds should be treated during routine maintenance. Location:
Walking trail by Pond 1

Item 16 - Missing Irrigation Cap

Assigned To: United Land Services

There's a missing irrigation cap by this tree next to the picnic tables.

**Item 17 - Trash**

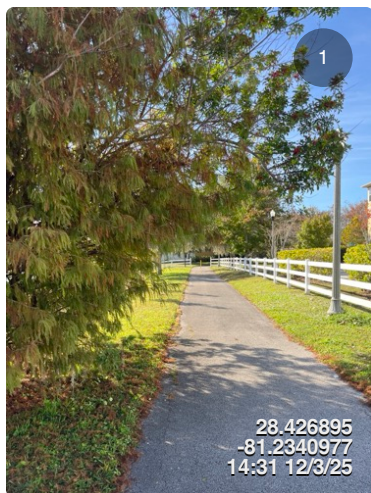
Assigned To: United Land Services

Trash that accumulated during Thanksgiving week to be collected on 12/5.

**Item 18 - Anthills**

Assigned To: United Land Services

Anthills should be baited and knocked down during routine maintenance. Location: Walking trail by Pond 1.

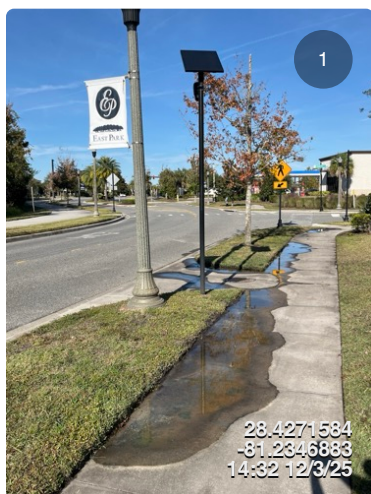


Item 19 - Cutback

Assigned To: [United Land Services](#)

This tree should be cut back to not impede over the sidewalk.

Location: Walking trail by Pond 1.



Item 20 - Irrigation

Assigned To: [Board Update](#)

Irrigation by 10502 Green Ivy Ln is owned and managed by The Overlook at East Park.

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

The regular meeting of the Board of Supervisors of the East Park Community Development District was held Monday, October 27, 2025, at 5:30 p.m. at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, FL 32832.

Present and constituting a quorum were:

Scott Phillips	Chairperson
Todd Oneal	Vice Chairperson
Robert Tuttle	Assistant Secretary
Kelly Johnson	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Tyler Bridges	Account Manager, United Land Services
Charles Greene	Lead Ecologist, CrossCreek Environmental

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Perez called the meeting to order at 5:30 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. Phillips, seconded by Ms. Johnson, with all in favor, the agenda was approved. (3-0)

THIRD ORDER OF BUSINESS Audience Comments

No audience comments.

FOURTH ORDER OF BUSINESS Staff Reports

A. Crosscreek Report

Mr. Greene addressed spraying the ditch that has been overgrown. The plan was two treatments but he now also suggests due to the condition, bushhogging may be needed. He also spoke on pond treatments and conditions of the fountains. The technician should be out this week and will send a report afterwards.

B. Field Services

i. Review of Field Inspection Report

Mr. Perez provided updates on behalf of Mr. Goldberg.

Mr. Tuttle requested to be included for the next inspection.

Ms. Johnson gave a couple of landscaping items for United to cure.

Tyler informed the Board of the new flowers installation and that mulching will begin tomorrow.

C. District Engineer

Mr. Pedrez informed the Board that the engineer was in trial last week and is catching up on items.

D. District Counsel

Ms. Rinaldi reminded the Board of when the ethics training is due.

H. District Manager

Mr. Perez informed the Board how it is now FY26. Discussion of meeting dates for November and December to be changed as the rental room at the school is unavailable. The Board agreed to change the dates to November 17th and December 15th.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Evergreen Holiday Lighting Savannah Park Dr. Proposal

B. Consideration of Evergreen Holiday Lighting Dowden Rd. Proposal

Discussion ensued on the status of the holiday lights. Mr. Perez informed the Board of a different proposal as well.

On MOTION by Mr. Phillips seconded by Ms. Johnson, with all in favor, 2992 for \$5395.55 and 2993 for \$1399.44 contingent upon all locations are confirmed by the lighting company as last year was approved. (4-0)

C. Review of Goals and Objectives Report for Fiscal Year 2025

Mr. Perez discussed the District meeting the goals for FY25.

On MOTION Mr. Phillips seconded by Mr. Oneal, with all in favor, the Goals and Objectives for Fiscal Year 2025 were confirmed. 4-0

Mr. Tuttle discussed the bamboo removal and states some are a nuisance while driving.
Mr. Perez to work outside of a meeting to get this removed from the area.

SIXTH ORDER OF BUSINESS Business Administration Items

A. Consideration of Minutes from the Meeting held June 23, 2025

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the Minutes from the Meeting held June 23, 2025 were approved. (4-0)

B. Consideration of Minutes from the Meeting held September 22, 2025

On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the Minutes from the Meeting held September 22, 2025 were approved. (4-0)

**SEVENTH ORDER OF BUSINESS Supervisor Requests and Audience
Comments**

Mr. Oneal mentioned the streetlight being fixed.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Phillips, seconded by Ms. Johnson, with all in favor, the meeting adjourned at 6:28 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair