INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

East Park
Community Development District

August 24, 2026

Agenda Package

313 CAMPUS ST
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

East Park
Community Development District

Board of Supervisors
Scott Phillips, Chairman
Todd Oneal, Vice Chairperson
Vacant, Assistant Secretary
Robert Tuttle, Assistant Secretary
Graciela Von Blon, Assistant Secretary

District Staff
Michael Perez, District Manager
Grace Rinaldi, District Counsel
David Hamstra, District Engineer
Justin Fisher, Field Service Manager
Stephen Rudd, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Monday, August 24, 2026, at 5:30 p.m.

The Regular Meeting of the **East Park Community Development District** will be held on Monday, August 24, 2026, at 5:30 p.m. at Sun Blaze Elementary, 9101 Randal Park, Orlando, FL 32832. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 259 940 837 582 8 **Passcode:** JL2gF7Jm
Dial-in by Phone: +16468381601 **Pin:** 900155168#

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **STAFF REPORTS**
   A. District Accountant
      i. Review of Cash Flow Report
      ii. Review of Expenditure Report
      iii. Review of Financials
   B. CrossCreek Report .... P. 4
   C. District Engineer
   D. United Land Services
   E. Inframark Field Services
      i. Review of Field Inspection Report .... P. 11
   F. District Counsel
   G. District Manager
      i. District Manager Report

5. BUSINESS ITEMS

6. BUSINESS ADMINISTRATION

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark

Job: 481 - East Park CDD

Date: 2026-07-29

Time: 08:46

Technician: ScottB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X					X	Normal	
2			X					X	Normal	
3			X					X	Normal	
4			X					X	Normal	
5			X					X	Normal	
6	X	X	X					X	Normal	
7	X	X	X					X	Low	
8			X					X	Normal	
9			X					X	Normal	
10			X					X	Normal	
11	X		X					X	Normal	
Ditch			X					X	Low	

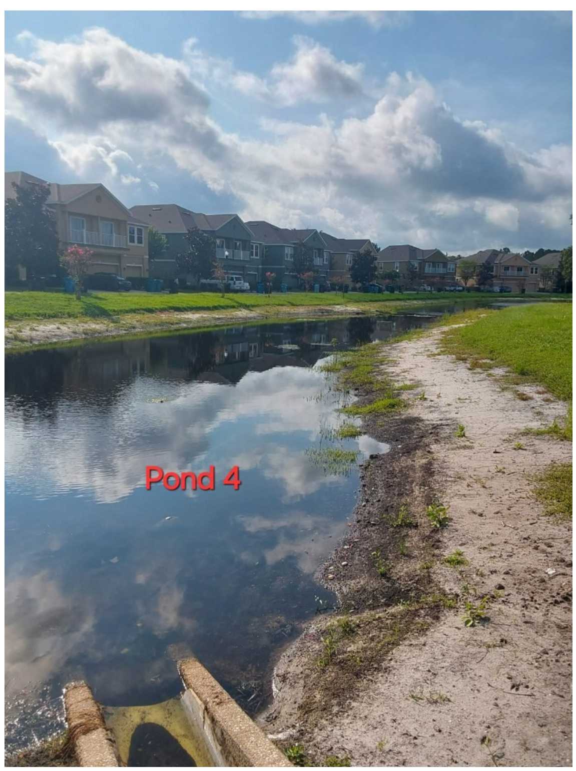
Additional Comments

Treated all above sites for terrestrial and emergent grasses as Treated ponds 6,7 and 11 for filamentous algae and submerged weeds.

Project Photos

Photo 1

Photo 2



Project Photos

Photo 3

Photo 4

Project Photos

Photo 5

Photo 6

Project Photos

Photo 7

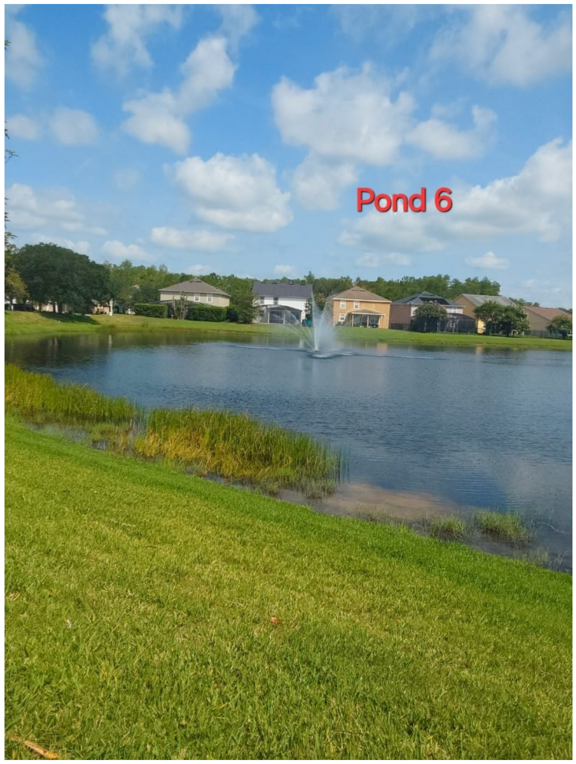
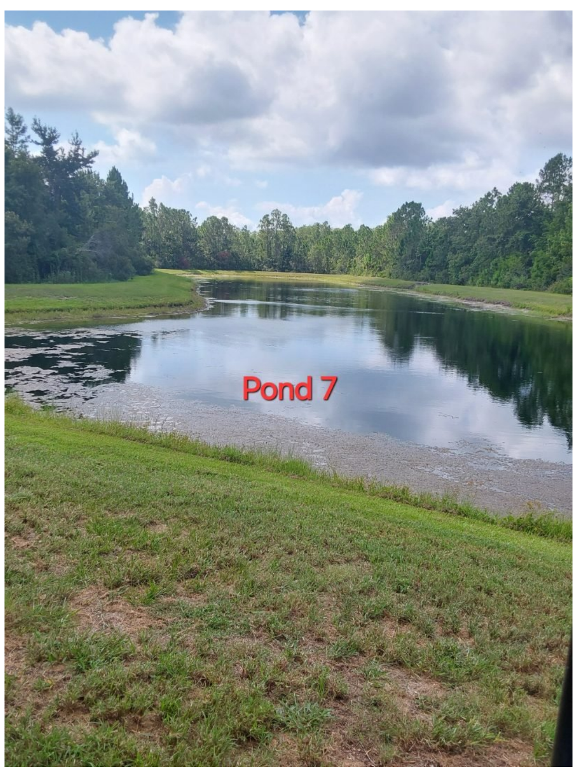


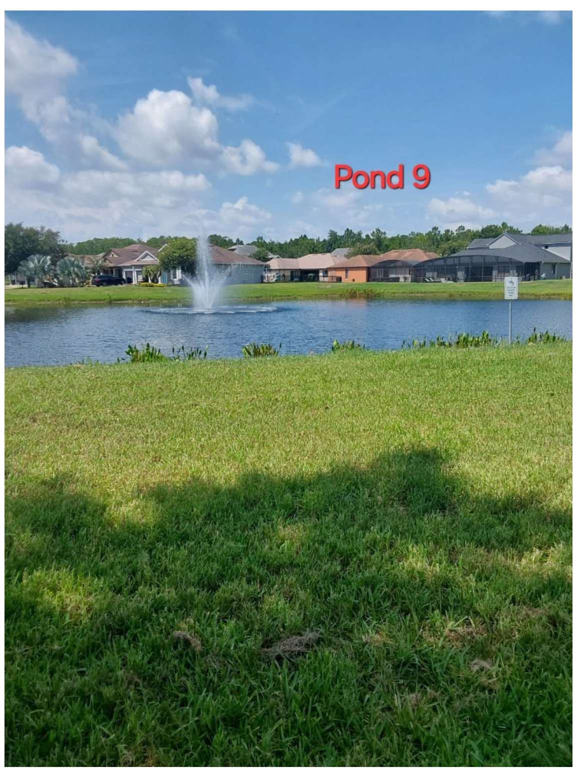
Photo 8



Project Photos

Photo 9

Photo 10



Project Photos

Photo 11

Photo 12

East Park CDD August 2026 Field Inspection

Tuesday, August 4, 2026

Prepared For Board of Supervisors

28 Items Identified

Justin Fisher

Inframark

General Concerns

FDOT cutbacks have not been performed along Dowden between Easterfield and Lake District Ln.

Irrigation coverage remains an issue where new plantings are present.

Interpretation of the Palm pruning in the contract remains unsettled.

Item 1 - Annuals

Assigned To: Board Update

The annuals were tip-pruned to stop vertical/leggy growth, forcing the plant to branch out into more of a bush. See desired results under item #25.

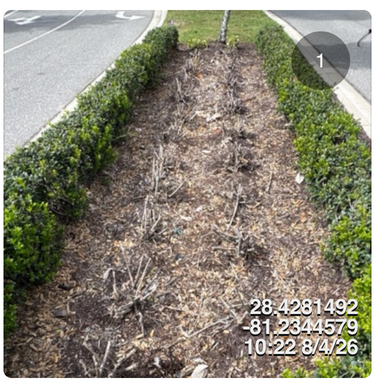
Location:
Dowden & Lake District

Item 2 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submitted a proposal to replace them throughout the community.

Location:
Dowden & Lake District



Item 3 - FDOT Cutbacks

Immediate

Assigned To: United Land Services

United Land Services has been notified of the need to clear all sidewalks and roadways for clear pedestrian and motor vehicle traffic per FDOT standards.

Location:

Dowden & Lake District

Item 4 - Pressure Washing

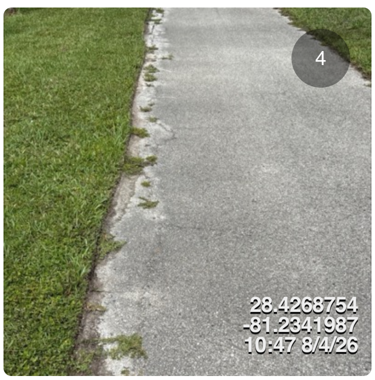
Assigned To: Board Update

AquaBlast has submitted a proposal to clean 316 lampposts throughout the community. They are also looking for approval to start the annual pressure washing. This will be on the August agenda.

Item 5 - Edging/Seasonal Weeds

Assigned To: United Land Services

United Land Services has taken the time to edge the walkway. However, seasonal weeds continue to grow through the cracks. This makes the edge look unkempt. They should be addressed during routine maintenance.



Item 6 - Trimming

Assigned To: United Land Services

Property-wide, the irrigation/valve boxes should be trimmed around, allowing easy access for repairs and wet checks.

Item 7 - Missing Bollard

Assigned To: City of Orlando

It appears someone has kicked out another bollard on the East Park Lake overlook. The city will be notified.

Item 8 - Submerged Weeds

Assigned To: Crosscreek Environmental

Submerged weeds are thriving throughout the big lake.

Location:

East Park Lake

Item 9 - Sucker Growth

Assigned To: United Land Services

Property-wide, continue to address the sucker growth on the Crepe Myrtle, Live Oak and Magnolia.

Item 10 - Illegal Dumping

Assigned To: Board Update

There are no new signs of illegal dumping along the swale.

Location:

Dawson Lily Way

Item 11 - Easement Maintenance

Assigned To: United Land Services

Vendor has been notified that they must continue to maintain the easement between the Viburnum hedge and the swale.

Location:

Dawson Lily Way

Item 12 - Edging/Seasonal Weeds

Assigned To: United Land Services

Edging was missed along the walkway in this area.

Location:

Dawson Lily Way

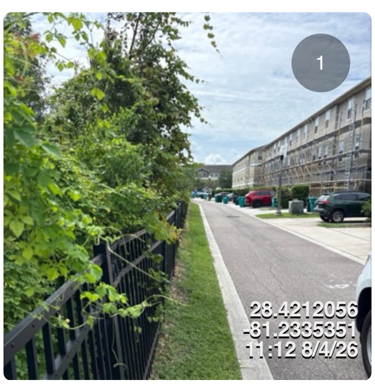
Item 13 - Cutback Foliage

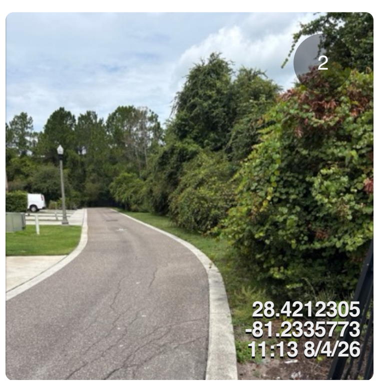
Assigned To: United Land Services

Cutback foliage encroaching on CDD fence.

Location:

Ravinia





Item 14 - Torpedo Grass/Submerged Weeds

Assigned To: Crosscreek Environmental

The torpedo grass along the banks was treated. The submerged weeds could use another application.

Item 15 - Volunteer Palms

Assigned To: United Land Services

The volunteer palms should be removed from the vegetation in this area.

Location:

Savannah Park Commons

Item 16 - Pole Replacement

Assigned To: Board Update

An estimate was submitted to replace this pole. This should be on the August agenda.

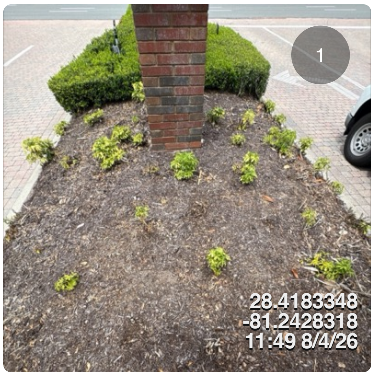
Item 17 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area are better than most throughout the community. However, it will take a few seasons to see significant growth.

Location:

Savannah Park & Narcoossee



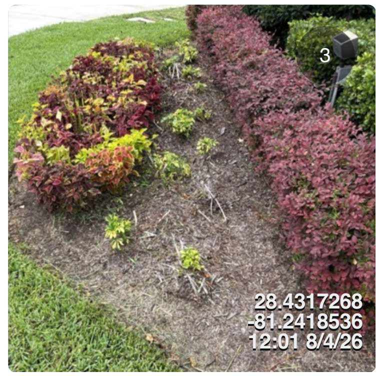
Item 18 - Freeze Damage

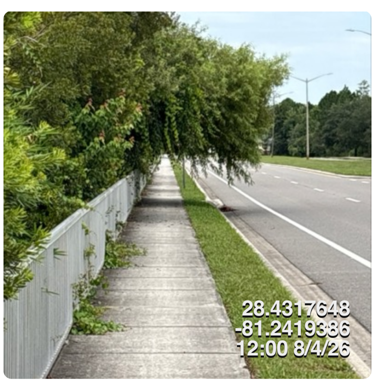
Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submittedu a proposal to replace them throughout the community.

Location:

Dowden & Easterfield





Item 19 - FDOT Cutbacks

Immediate

Assigned To: United Land Services

United Land Services has been notified of the need to clear all sidewalks and roadways for clear pedestrian and motor vehicle traffic.

Location:

Dowden & Easterfield

Item 20 - Fountain/Torpedo Grass

Assigned To: Crosscreek Environmental

Torpedo grass was treated. The fountain was operational.

Location:

Pond 9

Item 21 - Annuals

Assigned To: Board Update

The annuals were tip-pruned to stop vertical/leggy growth, forcing the plant to branch out into more of a bush. See desired results under item #25.

Location:

Dowden & Easterfield

Item 22 - Erosion

Assigned To: Inframark Maintenance

A request to fill and repair this was submitted 7/26. I am awaiting a quote from Inframark Maintenance.

Item 23 - Fountain/Trash

Assigned To: Crosscreek Environmental

The fountain remains inoperable. There is also trash in the pond.

Location:

Pond 10

Item 24 - Concrete Repair/Replacement

Assigned To: City of Orlando

The City will be notified of the repairs needed in this area.

Location:

Walking path near Pond 10 between Kristen Park & Dowden.

Item 25 - Annuals

Assigned To: Board Update

The annuals were tip-pruned last week. Here we see the desired results. The plants have flushed out and are thriving.

Location:

Moss Park & Winding Way

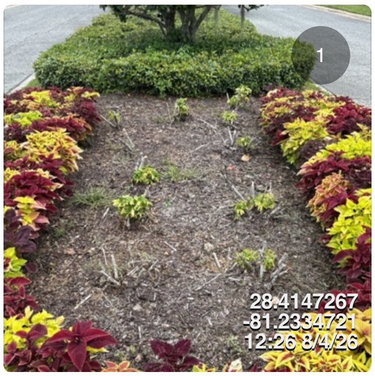
Item 26 - Freeze Damage

Assigned To: United Land Services

The Trinettes in this area continue to struggle. United Land Services has submittedu a proposal to replace them throughout the community.

Location:

Moss Park & Winding Way



Item 27 - Irrigation Coverage

Immediate

Assigned To: United Land Services

The official Grand Opening Ceremony of the new playground was held 8/4. The turf is stressed in spots. Some of the newly planted Tai units are also stressed. ULS has been notified and will make the necessary irrigation adjustments.

Item 28 - Irrigation Coverage

Immediate

Assigned To: United Land Services

The newly planted Azalea are wilting. Irrigation to be adjusted.

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST PARK COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Park Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District's Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST 2026.

ATTEST:	**EAST PARK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A

EAST PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the East Park Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at **Sun Blaze Elementary School at 9101 Randal Park Boulevard, Orlando, Florida 32832, at 5:30 p.m.**, unless otherwise indicated, on the following dates:

October 26, 2026
November 23, 2026
December 28, 2026
January 25, 2027
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027
September 27, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting Inframark, IMS by mail at 313 Campus Street, Celebration, Florida 34747, or by calling (407) 566-1935 ("**District Manager's Office**"), or may be obtained on the District's website at https://www.eastparkcdd.org/.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Manager's Office at (407) 566-1935 at least three (3) business days 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.

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

District Manager

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 on Monday, June 22, 2026, at 5:30 p.m., at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Todd Oneal	Vice Chairperson
Robert Tuttle	Assistant Secretary
Graciela Von Blon	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Couture	District Counsel, Kilinski Van Wyk
David Hamstra	District Engineer, Pegasus Engineering, LLC
Justin Fisher	Field Inspection Coordinator, Inframark
Ricardo Mena	Representative, United Land Services
Charles Greene	Lead Ecologist, CrossCreek

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 Ms. Von Blon, seconded by Mr. Oneal, with all in favor, the motion to approve the June 22, 2026, agenda carried. (3-0)

THIRD ORDER OF BUSINESS **Public Comments**

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

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Cash Flow Report

ii. Expenditure Report

iii. Financials

> On MOTION by Mr. Oneal, seconded by Mr. Tuttle, with all in favor, the motion to accept the financials carried. (3-0)

B. CrossCreek Report

Mr. Greene discussed the fountain issues and reported that the lighting issues had been resolved at this time. Mr. Greene also discussed the condition of the ponds. Mr. Tuttle discussed changing the spray patterns at Pond 10 and centering the fountain.

On MOTION by Mr. Oneal, seconded by Ms. Von Blon, with all in favor, the motion to authorize Mr. Tuttle to determine the spray pattern for Pond 10 carried. (3-0)

Mr. Greene stated that quarterly maintenance of the ditch was already in place.

C. District Engineer

Mr. Perez discussed the information provided by Mr. Hamstra. Mr. Hamstra discussed Mr. Greene clearing the area and the need for a survey. Mr. Hamstra also discussed the positive drainage flow through the outfalls.

D. United Land Services

i. Consideration of Irrigation Repairs Identified During March 2026 Irrigation Inspection Report

ii. Consideration of Irrigation Repairs Identified During April 2026 Irrigation Inspection Report

Mr. Mena presented Palm Pruning Proposal No. 232043 in the amount of $3,905. The Board discussed whether the palm pruning services were previously included in the contract. The proposal was tabled, and staff was directed to review the contract to determine whether the services were included. The Board also directed that mulch be installed during the last week of October.

iii. Consideration of Landscape Enhancement at the Ravinia Monument Proposal

On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, the motion to approve Proposal No. 233858 in the amount of $200 carried. (3-0)

E. Inframark Field Services

ii. Consideration of Inframark Installation of an Access Gate Proposal

The Board directed staff to hold off on the access gate and determine whether it would be needed. Mr. Perez reported issues with the trail cameras and stated that he would work with Mr. Oneal outside of the meeting to assist with the setup.

F. District Counsel

Ms. Rinaldi discussed the new bills signed by the State. Ms. Rinaldi also discussed the General Election and the deadline for filing Form 1.

G. District Manager

Mr. Perez stated that most items had already been addressed. Mr. Perez discussed the next meeting date and noted that the meeting would include a Public Hearing. Mr. Tuttle raised the topic of holiday lighting for the current year.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of PIP Printing Pole Banners Proposal

No action was taken on this item.

B. Ratification of Inframark Reinstallation of a "No Parking" Sign Proposal

On MOTION by Ms. Von Blon, seconded by Mr. Tuttle, with all in favor, Inframark's proposal for the reinstallation of a "No Parking" sign was ratified. (3-0)

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held April 27, 2026

On MOTION by Mr. Tuttle, seconded by Ms. Von Blon, with all in favor, the motion to approve the minutes of the April 27, 2026, meeting carried. (3-0)

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Mr. Tuttle asked about cleaning the light poles owned by OUC. The Board discussed obtaining a proposal from AquaBlast because OUC did not appear concerned with cleaning the poles. Mr. Perez provided the Board with information he had received regarding the matter.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Oneal, seconded by Mr. Tuttle, with all in favor, the motion to adjourn the meeting at 6:31 p.m. carried. (3-0)

___________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

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 on Monday, July 27, 2026, at 5:30 p.m., at Sun Blaze Elementary, 9101 Randal Park Blvd, Orlando, Florida 32832.

Present and constituting a quorum were:

Scott Phillips	Chairperson
Todd Oneal	Vice Chairperson
Robert Tuttle	Assistant Secretary
Graciela Von Blon	Assistant Secretary

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

Michael Perez	District Manager, Inframark
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Couture	District Counsel, Kilinski Van Wyk
David Hamstra	District Engineer, Pegasus Engineering, LLC
Ricardo Mena	Representative, United Land Services
Charles Greene	Lead Ecologist, CrossCreek

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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. Oneal, seconded by Mr. Tuttle, with all in favor, the agenda was approved. (4-0)

THIRD ORDER OF BUSINESS — Public Comments

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

FOURTH ORDER OF BUSINESS — Public Hearing on Adopting Fiscal Year 2027 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Ms. Von Blon, seconded by Mr. Phillips, with all in favor, the Public Hearing on adopting the Fiscal Year 2027 Final Budget was opened. (4-0)

B. Discussion on Fiscal Year 2027 Budget

There were no audience comments.

C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the Public Hearing on adopting the Fiscal Year 2027 Final Budget was closed. (4-0)

D. Consideration of Resolution 2026-08; Adopting the Fiscal Year 2027 Final Budget

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, Resolution 2026-08, adopting the Fiscal Year 2027 Final Budget, was adopted. (4-0)

E. Consideration of Resolution 2026-09; Levying O&M Assessments

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, Resolution 2026-09, levying O&M assessments, was adopted. (4-0)

FIFTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Cash Flow Report

ii. Expenditure Report

iii. Financials

Mr. Perez reviewed the financials. There were no questions from the Board.

> On MOTION by Mr. Phillips, seconded by Mr. Oneal, with all in favor, the financials were accepted. (4-0)

B. CrossCreek Report

Mr. Greene discussed the pond report, which was not included in the agenda. Mr. Perez discussed the system migration, which resulted in missing agenda items, including the minutes. Mr. Greene discussed the hydrilla growth and fountain maintenance. Mr. Tuttle reviewed the sprayer options.

C. District Engineer

Mr. Hamstra discussed two locations near the sidewalks that had been washed out. The areas were under City maintenance, and Mr. Hamstra was directed to submit the matter to the City. The District may need to address the wall repair. Mr. Hamstra also discussed the survey level of the ditch.

D. United Land Services

i. Inframark Field Services

ii. Review of Field Inspection Report

Mr. Mena discussed the irrigation repairs and a recent mainline break. Discussion followed regarding palm tree trimming being included in the contract but not specifically noted. Staff will discuss the matter further.

A proposal to replace the landscaping was presented under separate cover. The proposal was tabled. Proposals for the replacement of the landscaping and for its removal and mulching will be presented at the next meeting.

Mr. Perez reviewed several items included in the Field Inspection Report. Mr. Hamstra will inspect the pavers noted under Item 16.

E. District Counsel

Ms. Rinaldi provided updates regarding e-bikes and recent legislation. Ms. Rinaldi stated that she would work with staff on the OUC contract for streetlight maintenance.

> On MOTION by Mr. Phillips, seconded by Mr. Tuttle, with all in favor, staff was authorized to work with the Chair outside of a meeting regarding streetlight maintenance. (4-0)

F. District Manager

Mr. Perez discussed Mr. Johnson's possible future resignation and the next steps in the process. Mr. Perez also discussed the cameras.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-10; Declaring Seat 3 Vacant

> On MOTION by Mr. Oneal, seconded by Mr. Phillips, with all in favor, Resolution 2026-10, declaring Seat 3 vacant, was adopted. (4-0)

B. Consideration of Resolution 2026-11; Adopting Goals and Objectives

> On MOTION by Ms. Von Blon, seconded by Mr. Oneal, with all in favor, Resolution 2026-11, adopting goals and objectives, was adopted. (4-0)

C. Consideration of Light Pole Cleaning

No discussion or action was taken on this item.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held June 22, 2026

The June 22, 2026, meeting minutes was deferred to the August agenda.

EIGHTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Tuttle asked about United Land Services lifting the trees. Discussion followed regarding whether the service was included in the contract.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Tuttle, seconded by Mr. Phillips, with all in favor, the meeting was adjourned at 6:17 p.m. (4-0)

__________________________ __________________________

Secretary/Assistant Secretary Chair/Vice Chair