

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

The regular meeting of the East Park Community Development District was held at 6:00 P.M. on Monday, July 27, 2015 at the offices of the House of Management Enterprise, 5756 S. Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Alyssa Cameron	Attorney: Hopping Green & Sams
Brian Smith	Field Manager

*The following is a summary of the minutes and actions taken at the July 27, 2015 East Park Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order at 6:00 P.M. The record will reflect at the time of roll call all supervisors were present with the exception of Mr. Phillips.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 18, 2015 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the May 18, 2015 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the minutes of the May 18, 2015 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing to Adopt Fiscal Year 2016 Budget**

**A. Fiscal Year 2016 Budget**

Mr. Moyer reviewed the fiscal year 2016 budget. As requested \$22,000 was added for landscape and \$20,000 for fountain improvement; both of which will be funded through the fund balance. The assessments will remain the same.

- The public hearing was opened and the record will reflect there were no members of the public present.

**B. Consideration of Resolution 2015-4 Adopting the Budget**

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Resolution 2015-4, the annual appropriation resolution of the East Park Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2015, and ending September 30, 2016; authorizing budget amendments; and providing an effective date was adopted.

**C. Consideration of Resolution 2015-5 Levying the Assessments**

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Resolution 2015-5, 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 2015/2016; 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 was adopted.

**FIFTH ORDER OF BUSINESS**

**Discussion of OUC Streetlight Information**

*The record will reflect Mr. Phillips joined the meeting.*

- Street light payment information from the Orlando Utilities Commission (OUC) was reviewed.
- Discussion ensued with regard to this being a City versus a District expense.

- Mr. Moyer will contact the City to see if they will pay for this service.

**SIXTH ORDER OF BUSINESS****District Manager's Report****A. Financial Statements**

- Mr. Moyer reviewed the financial statements through June 30, 2015, which were included in the agenda package.
  - 81% of the assessments were collected through that timeframe.
  - On the expenditure side the District is over budget by \$30,000 primarily because of the use of District funds for pond bank maintenance.

**B. Check Register**

- The check register for the period May 1, 2015 to June 30, 2015 was included in the agenda package.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the check register for the period May 1, 2015 to June 30, 2015 was accepted.

**C. Acceptance of Fiscal Year 2014 Audit**

Mr. Moyer provided an overview of the opinions of the auditor, Grau & Associates as stated in the annual financial report for the fiscal year ended September 30, 2014. The following was noted;

- On the first page of the Independent Auditor's Report they state, *In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the district as of September 30, 2014, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.*
- This is referred to as a clean audit opinion which means the financial records we turned over to the auditor as of September 30<sup>th</sup> did fairly reflect our financial position as of that date and they have no exceptions to the financial statement.
- The Report on Internal Control Over Financial Reporting on page 24 states, *during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.*

- Under Compliance and Other Matters they state, *the results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.*
- The Management Letter and the Report to Management on page 28 brings items to the Board that may not be material weaknesses but that they feel may help the District in improving their financial reporting system. They did not have any such recommendations.
- The Report to Management also states, *the District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.* Not meeting the condition in this case is a good thing because that particular section of Chapter 218 defines a financial emergency and the District is not in one.

On MOTION by Mr. Colon seconded by Mr. Oneal with all in favor the financial report for the fiscal year ended September 30, 2014 prepared by Grau & Associates was accepted and the filing of the report with appropriate state officials was ratified.

**D. Meeting Schedule for Fiscal Year 2016**

- The proposed meeting schedule for fiscal year 2016 was reviewed.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the fiscal year 2016 meeting schedule was approved as presented.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- Ms. Cameron commented on the development of the commercial property noting she was informed they are currently trying to find users for the property.
- Mr. Colon commented the area is full of debris and needs to be cleaned up. Ms. Cameron will follow up with the property owner.
- Mr. Smith commented the Fire Station landscape area is not being maintained and asked if the Board wanted the District to maintain it. There was Board consensus to do so.
- Mr. Smith updated the Board on the bridge design.

- Landscape issues were addressed.

**B. Engineer**

There being no report, the next item followed.

**C. Field Operations**

- i. **Field Management Report**
- ii. **Residential Call Log**
- iii. **Action Items List**
- iv. **Servello & Son Report**
- v. **Applied Aquatic Management Report**

- Mr. Smith addressed the following:

- The monthly Field Management Reports were included in the agenda packet.
- Street sweeping is done twice a month. A report will be included in the Field Operations report moving forward.

**EIGHTH ORDER OF BUSINESS**

**Updates and Discussion Items**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

- A resident voiced concern with regard to what will be done with the area/lots behind his home. It was suggested he obtain this information from the Property Appraiser's website or office.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Colon seconded by Mr. Bonner with all in favor the meeting was adjourned.



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 Gary L. Moyer  
 Secretary



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 Angel Colon  
 Chairman