

**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, September 22, 2014 at the offices of Leland Management, 6972 Lake Gloria Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Angel Colon	Chairman
Scott Phillips	Vice Chairman
Graciela Von Blon	Assistant Secretary
Edwin Sharpe (via telephone)	Assistant Secretary
Patrick Mjoen	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Roy Van Wyk (via telephone)	Attorney: Hopping Green & Sams
Richard Dunn	District Engineer
Brian Smith	Field Manager

The following is a summary of the minutes and actions taken at the September 22, 2014 East Park Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order at 5:00 P.M. The record will reflect supervisors Colon, Von Blon, and Phillips were present at roll call. Supervisor Sharpe attended via telephone.

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 July 28, 2014 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the July 28, 2014 meeting and requested any corrections, additions or deletions.

On MOTION by Mr. Sharpe seconded by Ms. Von Blon with all in favor the minutes of the July 28, 2014 meeting were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

- Mr. Moyer reviewed the financial statements through August 31, 2014, which were included in the agenda package.

B. Check Register

- The check register from July 1, 2014 to August 31, 2014 was included in the agenda package.

On MOTION by Ms. Von Blon seconded by Mr. Colon with all in favor the check register for the period July 1, 2014 to August 31, 2014 was accepted.

C. Engagement Letter with Grau & Associates – Fiscal Year 2014 Audit

- The engagement letter with Grau & Associates to perform the fiscal year 2014 audit was reviewed; a copy of which is attached for the record.
- Their estimated fee will not exceed \$5,500 which is less than what was budgeted.
- Mr. Van Wyk requested the agreement include language that the *District has the right to terminate*.

On MOTION by Mr. Sharpe seconded by Ms. Von Blon with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2014 audit subject to inclusion that the District has the right to terminate was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk questioned if the DR Horton ponds are ready to be conveyed and if they can be turned over from construction to an operational phase.
- Mr. Dunn commented they have to certify to the District that the ponds are ready for inspection by the water management district. After inspection the water management district will notify them if they can be turned over to the District.

- Discussion ensued with regard to transfer of ponds and whether to convey them prior to completion of construction.
- A request for someone from the District to attend meetings with Narcoosse and Randall Park representatives to review and discuss a landscape plan for the center portion of Dowden Road was discussed.
- Mr. Colon commented he will find someone interested in representing the East Park CDD for the landscape meetings.

The record will reflect Supervisor Mjoen joined the meeting.

B. Engineer

- Discussion continued on the transfer of ponds and whether to convey them prior to completion of construction.
- Pond ownership was addressed and it was noted the District owns the pond where the walk goes up to; the pond on Winding Marsh Trail; and the long narrow pond south of the DR Horton project.
- Mr. Smith commented on additional landscape services for Ravina at East Park noting the initial Servello & Son contract was for \$627.75. He presented contract Addendum 8.22.2014 for an additional \$198.98 a month for two mows in April thru October and one mow from November thru March.

On MOTION by Mr. Colon seconded by Mr. Mjoen with all in favor the Servello & Son Addendum 8.22.2014 was approved.

- Brian Smith presented a renewal agreement from Applied Aquatic adding a lake for \$125 with a one-time start-up charge of \$485 for a total of five lakes and one ditch.
- Clarification on the total annual cost was requested. Mr. Smith will request Applied Aquatic honor the five ponds and one ditch for a monthly fee of \$775.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the Applied Aquatic Management Agreement with a one-time start-up charge of \$485 and to have a monthly fee charge of \$775 or add one pond for \$125 now was approved.

- An outfall structure on the same pond was discussed. It was suggested *No access on the west side of the pond* signs be installed and the developer be requested to include as part of the re-design of Village Center 2 building the board walk.
- Permit requirements and the Engineer Report will be reviewed to find out what is and is not included.

C. Field Operations

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

- Mr. Smith reviewed the monthly Field Management Reports and noted the following:
 - Fountain is in the process of being installed.
 - Waiting for work schedule on erosion repairs before notifying affected homeowners.
 - General maintenance work is ongoing.
- Comments and concerns regarding community and park maintenance were addressed.

SIXTH ORDER OF BUSINESS

Updates and Discussion Items

- Board support of extending the bike trail to connect where the lake and school are located was requested. It was noted this would cause additional activity and homeowners may not be in favor of it.
- It was suggested the opinion of homeowners who live where the trail goes by be obtained and other possible options researched.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There not being any, the next item followed.

NINTH ORDER OF BUSINESS


Adjournment

There being no further business,

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the meeting was adjourned.



Gary L. Moyer
Secretary



Angel Colon
Chairman