

**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 23, 2013 at the offices of Leland Management, 6972 Lake Gloria Blvd., Orlando, Florida.

Present and constituting a quorum were:

Angel Colon	Chairman
Graciela Von Blon	Assistant Secretary
Scott Phillips	Assistant Secretary
Edwin Sharpe	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Roy Van Wyk	Attorney: Hopping Green & Sams
Richard Dunn	Engineer
Brian Smith	Severn Trent Services
Brett Sealy	MBS Capital Markets, LLC. (via telephone)

*The following is a summary of the minutes and actions taken at the September 29, 2013 East Park Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order at 5:00 P.M. and stated Supervisors Colon, Von Blon and Sharpe were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Supervisor to Fill Vacancies in Seats 3 and 4**

- Mr. Scott Phillips voiced his interest in serving on the Board for the long term.

On MOTION by Mr. Colon seconded by Mr. Sharpe with all in favor Mr. Phillips was appointed to fill Seat 4 vacated by Mr. Rinehart.
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- It was noted another interested candidate was not present today and filling Seat 3 will be discussed at the next meeting.

**B. Oath of Office**

Mr. Moyer being a notary of the State of Florida administered the oath of office to Mr. Phillips; a copy of which is attached and made part of the official record.

- An information packet including the Form 1 was given to Mr. Phillips.
- Sunshine Laws and public record laws were reviewed.

**C. Election of Officers – Resolution 2013-09**

- This was deferred until Seat 3 is filled.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 29, 2013 Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the July 29, 2013 meeting and requested any corrections, additions or deletions.

Corrections were made which will be incorporated into the minutes.

On MOTION by Mr. Colon seconded by Mr. Sharpe with all in favor the minutes of the July 29, 2013 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of the Rules of Procedure and Consideration of Resolution 2013-10**

- Mr. Van Wyk commented the Rules of Procedure were updated to comply with Florida Law.
- Other than supervisors and staff no public was in attendance at the public hearing.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Resolution 2013-10 adopting rules of procedure providing a severability clause and providing an effective date was adopted.

**FIFTH ORDER OF BUSINESS**

**Review of Park and Playground Equipment Plans**

- Mr. Sharpe updated the Board on the progress of the park and playground equipment noting demolition was completed and the city equipment purchasing process has begun.

**SIXTH ORDER OF BUSINESS**

**Memorandum Regarding "Right to Be Heard" Legislation and Consideration of Resolution 2013-11**

- Mr. Van Wyk presented a memorandum on the new "Opportunity to be Heard" legislation and Resolution 2013-11 providing for the public opportunity to be heard.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Resolution 2013-11 providing for the public's opportunity to be heard; designating public comment periods; designating a procedure to indentify individuals seeking to be heard; addressing public decorum; addressing exceptions; and providing for severability and an effective date was adopted.

**SEVENTH ORDER OF BUSINESS**

**Update of Refinancing**

- Mr. Sealy presented an update on refinancing noting the following:
  - Latest data improves by \$7,000 a year over what was projected in July for a \$47,000 reduction; which is 11.2% annual debt service reduction per year thru the remaining term of the bond.
  - Questions and comments from the Board were addressed
  - Discussion ensued with regard to the refinancing option presented.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor to authorize staff to proceed with preparing the necessary documents but do not authorize entering the market until we are assured the savings are 10% or greater was approved.

**EIGHTH ORDER OF BUSINESS**

**District Managers Report**

**A. Financial Statements**

Mr. Moyer reviewed the financial statements through August 31, 2013, which were included in the agenda package and reported the District collected all of their non ad-valorem assessments.

**B. Check Register**

Mr. Moyer reviewed the check register from July 1, 2013 through August 31, 2013, which was included in the agenda package.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the August financial statements and check registers for the period July 1, 2013 through August 31, 2013 were approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There were no additional items to address.

**B. Engineer**

There not being any, the next item followed.

**C. Field Operations**

**i. Field Management Report**

**ii. Landscaping Report**

**iii. Aquatic Maintenance Report**

Mr. Smith submitted the monthly Field Management; Landscaping and Aquatic Maintenance Reports and reported the following:

- The next major project will be re-roofing the gazebos.
- Plant replacement will be completed during the winter months.

**TENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

- It was requested bamboo plants be trimmed.

**TENTH ORDER OF BUSINESS**

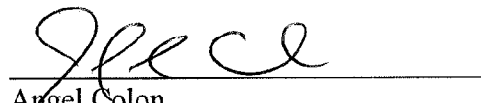
**Adjournment**

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