

**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, September 28, 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
Roy Van Wyk	Attorney: Hopping Green & Sams
Richard Dunn	Engineer
Brian Smith	Field Manager

The following is a summary of the minutes and actions taken at the September 28, 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 all supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

Mike of Titan Management, who manages Ravenia for East Park, requested clarification on whether the CDD can pay for the street lights in Ravenia. He commented that the residents are paying fees to the CDD.

Mr. Moyer commented that he contacted OUC regarding paying for the street lights since the Board felt it is a City not a District expense. He is waiting for a response.

It was noted the District does not have this expense in its current budget and a request will need to coincide with budget preparation.

Discussion ensued with regard to road ownership, payment for street lights in Ravenia and pond conveyance. All improvement requests should coincide with budget preparation.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 27, 2015 Meeting

Mr. Moyer stated each Board member received a copy of the minutes of the July 27, 2015 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Oneal seconded by Mr. Colon with all in favor the minutes of the July 27, 2015 meeting were approved.

FOURTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

- Mr. Moyer reviewed the financial statements through August 31, 2015, which were included in the agenda package. The following was noted:
 - All of the assessments were collected through that timeframe.
 - Due to the timing of the payments we were \$7,000 to the good on discounts, so there is \$8,500 more revenue than budgeted.
 - On the expenditure side we are \$16,000 under on Administrative and on Field Management we are over budget by \$34,000 primarily because of the use of District funds for pond bank maintenance.
 - It was requested the City be asked to increase park maintenance back to \$45,000.

B. Check Register

- The check register for the period July 1, 2015 to August 31, 2015 was included in the agenda package.

On MOTION by Mr. Oneal seconded by Mr. Colon with all in favor the check register for the period July 1, 2015 to August 31, 2015 was accepted.

C. Engagement Letter 2015 Audit

- An Engagement Letter from Grau & Associates to perform the fiscal year 2015 audit was presented. The \$5,500 fee remains the same as last year.

- Mr. Moyer contacted Grau & Associates requesting a termination clause be included in the Engagement Letter.

On MOTION by Mr. Colon seconded by Ms. von Blon with all in favor the Engagement Letter with Grau & Associates to perform the fiscal year 2015 audit was approved.

D. Arbitrage Report Series 2013

- The Arbitrage Report for Series 2013A-1 and Series 2103A-2 was presented to the Board for informational purposes. The District is in compliance and no action is required by the Board.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- Mr. Van Wyk commented on the following:
 - The path leading to the commercial property is the responsibility of the CDD and will need to be maintained.
 - Letters have been sent to Lake Nona Medical Center Development regarding parking of unauthorized vehicles and disrepair of the property; and to Cranium Academy about the landscape damage.
 - Installation of concrete barriers between East Park and the open lot were requested.

B. Engineer

There being no report, the next item followed.

C. Field Operations

- i. Field Management Report**
- ii. Action Items List**
- iii. Residential Call Log**
- iv. Servello & Son Report**
- v. Applied Aquatic Management Report**
- vi. USA Services of Florida, Inc. Management Report**
- vii. Vertex Water Features Management Report**

- Mr. Smith addressed the following:
 - Proposals for landscaping between East Park and the City's park were addressed. This cost is in the budget and the Board agreed to proceed with the landscaping and the water fountain.

- Proposals will be obtained to enhance the playground.
- There was Board consensus to re-sand the volleyball court at a cost of \$1,400.
- Delivery and installation of the bridge is being coordinated.
- He notified the City of Orlando, who owns from back of curb to back of sidewalk, that there is a crosswalk stripping going to a drop curb with no handicap ramp. They have placed it on their schedule and will come back to do this.
- Maintenance in front of the Fire Station has begun.
- The monthly Field Management Reports were included in the agenda packet.

SIXTH ORDER OF BUSINESS

Updates and Discussion Items

- District engineering services were discussed. It was requested the RFQ process for engineering services begin.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments


- Installation of *Stop Signs* was discussed. It was noted that the City supplies the signs and the District provides the poles. Mr. Smith is following up and will replace the signs as needed.
- The HOA will provide a signage location map for approval by the CDD.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Gary L. Moyer
Secretary



Angel Colon
Chairman