

**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, November 18, 2013 at the offices of Leland Management, 6972 Lake Gloria Boulevard, Orlando, Florida.

Present and constituting a quorum were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Roy Van Wyk	Attorney: Hopping Green & Sams
Richard Dunn	District Engineer
Brian Smith	Field Manager
Brett Sealy	MBS Capital Markets, LLC (via telephone)
Jonathan Martin	Kimley Horne

*The following is a summary of the minutes and actions taken at the November 18, 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 the record will reflect all supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

No public was in attendance.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Appointment of Supervisor to Fill Seat 3**
- B. Oath of Office**
- C. Election of Officers – Resolution 2014-4**
  - This item was deferred to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the September 23, 2013 and October 17, 2013 Meetings**

Mr. Moyer stated each Board member received copies of the minutes of the September 23, 2013 and October 17, 2013 meetings and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Sharpe seconded by Mr. Colon with all in favor the minutes of the September 23, 2013 and October 17, 2013 meetings were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider Adoption of Revised Assessment Methodology Report and Adoption of Revised Assessment Roll**

Mr. Sealy reported the following:

- Market and price of bonds exceeded the parameters set in the Delegation Resolution resulting in an annual reduction in debt service of 11.2%.
- This is a net reduction. The principal amount is not increasing and the maturity date of the bond is not being extended.
- The closing is scheduled for Friday, November 22, 2013.
- The 11.2% is for all of the existing product type other than the change occurring which is part of this methodology.
- Due to the change in the methodology, the assessments in N2 and N4 where there are no residents will not experience that reduction.
- Over the life of the bond the total savings will be \$894,956.50.

**A. Resolution 2014-5, Accepting the Certification of District Engineer that Series 2002 is Complete**

- Mr. Van Wyk noted this resolution accepts the certification of the District Engineer that the Series 2002 project is complete; declares that there are no excess funds in the construction account and certifies the final assessment as provided in the original resolution.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor Resolution 2014-5 accepting the certification of District Engineer that the Series 2002 Project is complete; declaring the Series 2002 Project complete; finalizing the special assessments securing the District’s Series 2002 special assessment bonds; providing for a supplement to the improvement lien book; providing for severability, conflicts and an effective date was adopted.

**B. Resolution 2014-6, Adopting Supplemental Special Assessment Methodology Report, Supplemental Assessment Roll**

- This resolution adopts the Supplemental Special Assessment Methodology Report; adopts a new housing type and incorporates the final numbers for the refinancing into the methodology with new roll amounts.
- The public hearing was open and there were no public comments,

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor Resolution 2014-6 adopting Supplemental Special Assessment Methodology Report; confirming and adopting the Supplemental Assessment Roll; ratifying actions of staff related to the refunding of bonds; providing for the recording of a notice of series 2013 special assessments; providing for conflicts, severability and an effective date was adopted.

**SIXTH ORDER OF BUSINESS**

**Discussion of Sidewalk Behind Ravinia Pond**

- The sidewalk in the pond behind the Ravinia pond and its considerable elevation difference was discussed. It was noted the CDD does not have responsibility for this and no action is required.
- Mr. Martin from Kimley-Horn addressed Tracts D & E owned by the CDD requesting the area be released and replaced with an easement. The area will be modified to create lots that allow development.
- Discussion ensued and it was requested a conceptual site plan to be presented for further discussion at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Financial Statements**

- Mr. Moyer reviewed the financial statements through September 30, 2013, which were included in the agenda package.

**B. Check Register**

- The check register from September 1, 2013 through September 30, 2013 was included in the agenda package.

On MOTION by Ms. Von Blon seconded by Mr. Phillips with all in favor the check register for the period September 1, 2013 to September 30 was accepted.

**C. Arbitrage Calculations Report Series 2002**

- Report from AMTEC based upon their computations states that *no rebate liability exists*. A copy of the report is attached for informational purposes.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There were no additional items to address.

**B. Engineer**

There were no additional items to address.

**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.
  - There was agreement to continue with the repair or replacement of the gazebo.
  - Holiday decorations will begin going up next week.

**NINTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

- Information on the playground project was presented. Equipment delivery is expected December 12, 2013 and construction should take less than one week.

**ELEVENTH 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.

  
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Gary L. Moyer  
Secretary

  
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Angel Colon  
Chairman