

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

The regular meeting of the East Park Community Development District was held at 5:55 P.M. on Monday, May 21, 2018 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
Tom Bonner	Assistant Secretary
Graciela Von Blon	Assistant Secretary
Todd O'Neal	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Kristen Suit	District Manager
Roy Van Wyk	District Counsel
Alyssa Willson	District Counsel (via telephone)
Rey Malave	District Engineer
Russ Simmons	Field Services Manager
Freddy Blanco	Field Services Manager
Ariel Medina	Project Coordinator
James Whitaker	Servello & Sons

*The following is a summary of the minutes and actions taken at the May 21, 2018 East Park Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Koncar called the meeting to order at 5:55 P.M. The record will reflect a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 26, 2018 Meeting**

Mr. Koncar stated each Board member received a copy of the minutes of the March 26, 2018 meeting and requested any corrections, additions or deletions.

A minor correction was made which will be incorporated into the amended minutes.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the minutes of the March 26, 2018 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements and Check Register**

The financial statements and check register through April 30, 2018 were reviewed.

- Discussion ensued with regard to park maintenance costs.
- The City of Orlando was invoiced for this but payment has not been received.
- The Board requested an estimate of quarterly/yearly maintenance costs.

On MOTION by Mr. Colon seconded by Ms. Von Blon with all in favor the April 30, 2018 financial statements and check register were accepted.

**B. Consideration of Resolution 2018-3, Approving the Fiscal Year 2018/2019 Proposed Budget and Setting a Public Hearing**

- The Fiscal Year 2018/2019 Proposed Budget was reviewed at the workshop prior to the meeting.
- There will be no increase in assessments. The fund balance will be used to make up the difference.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor Resolution 2018-3 approving a proposed budget for fiscal year 2018/2019 and setting a public hearing on July 23, 2018 at 5:00 p.m. in the offices of House of Management Enterprises, Inc. was adopted.

**C. Follow Up on Street Lights**

- Ms. Suit provided an update on the street lights and presented agreements for approval in substantial form by the Board.
  - Cost Share Agreement Between East Park CDD and Ravinia at East Park Homeowners' Association, Inc. for Lighting Services.
  - Assignment of Service Agreement for Lighting Service by Ravinia at East Park Homeowners' Association, Inc. and OUC.
- Discussion ensued with regard to the agreements and it was noted staff is working with OUC to obtain the current numbers; and exhibits will be provided when exact amounts are received.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor the Cost Sharing Agreement with the HOA in substantial form was approved.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor Assignment of the Service Agreement for lighting services for both communities from the HOA to the CDD in substantial form was approved.

- The Ravinia at East Park invoice in the amount of \$9,117.78 for charge back for landscape maintenance around pond from September 2016 to January 2018 was presented for approval.

On MOTION by Mr. Colon seconded by Mr. Phillips with all in favor payment of the Ravinia at East Park HOA Invoice in the amount of \$9,117.78 for the charge back for landscape maintenance around the pond was approved.

**D. Report on the Number of Registered Voters (1,545)**

- A report from the Orange County Supervisor of Elections indicates there were 1,545 registered voters within the District as of April 16, 2018.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

- Mr. Van Wyk reported a letter was sent to Orange County, as requested by the Board, regarding zoning and concern on the impact this will have on drainage, density and traffic.

**B. Engineer**

**i. Moss Park Preserve**

- Mr. Malave commented on drainage of the playground area. He is waiting for a proposal from Play Nations; the cost is estimated not to exceed \$10,000. The Board requested additional information including product samples and quotes.

**C. Field Operations**

- The monthly Field Management Reports were included in the agenda package.
- Questions and comments were addressed.

**i. Discussion of Landscaping Proposals**

- Landscaping proposals were received from Blade Runners Commercial Landscaping; Yellowstone Landscape; Servello & Sons; and Brightview.
- Discussion ensued with regard to the proposals. This will be tabled to the July meeting.
- The current contractor, Servello & Sons, will contact Mr. Ariel Medina to address areas of concern.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

- Landscaping was addressed.

**EIGHTH 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.

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Assistant Secretary




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Angel Colon  
Chairman