



Rizzetta & Company

Easton Park Community Development District

Board of Supervisors' Regular Meeting November 6, 2018

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.eastonparkcdd.org

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA

New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647.

Board of Supervisors	Paul Meier Arnold Sails Lisa Murphy Stephanie Nieto	Chairman Vice-Chairman Assistant Secretary Assistant Secretary
District Manager	Christine Perkins	Rizzetta & Company, Inc.
District Attorney	Dan Molloy	Molloy & James, P.A.
Interim Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.eastonparkcdd.org

**Board of Supervisors
Easton Park Community
Development District**

October 29, 2018

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Easton Park Community Development District will be held on **Tuesday, November 6, 2018 at 5:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, FL 33647. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Administration of Oath of Office to Newly-Appointed Supervisor.....Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 2, 2018Tab 2
 - C. Consideration of Operations & Maintenance Expenditures for September 2018.....Tab 3
- 4. STAFF REPORTS**
 - A. Aquatic Maintenance – Aquatic Systems
 1. Presentation of October 2018 Waterway Report.....Tab 4
 - B. Landscape & Irrigation Maintenance
 1. Presentation of October 2018 Field Inspection Report, Inclusive of Yellowstone Landscape ResponseTab 5
 2. Acceptance of Modification of Professional Field Services Agreement.....Tab 6
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposal from Securiteam for Equipment UpgradesTab 7
 - B. Consideration of Proposal for Entrance Lighting.....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

With Warm Regards,

Christine Perkins

Christine Perkins
District Manager

Tab 1

**EASTON PARK COMMUNITY
DEVELOPMENT DISTRICT
BOARD SUPERVISOR
OATH OF OFFICE**

I, Stephanie Nieto, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE EASTON PARK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND THE STATE OF FLORIDA.

Board Supervisor Signature

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 6th day of November, 2018, before me, personally appeared _____
_____ and is known to me to be the person described herein
and who took the aforementioned oath as a Board Member of the Board of Supervisors of
Easton Park Community Development District and acknowledged to and before me that they
took said oath for the purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public
STATE OF FLORIDA

My commission expires on:

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**EASTON PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of Easton Park Community Development District was held on **Tuesday, October 2, 2018 at 4:30 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier
Arnold Sails
Lisa Murphy

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present were:

Christine Perkins
Scott Green
Brian Mahar
Matt Matos
Tonja Stewart
Dan Molloy
Stephanie Nieto
Scott Griffiths

District Manager, Rizzetta & Company, Inc.
Field Services, Rizzetta & Company, Inc.
Yellowstone Landscape
Yellowstone Landscape
District Engineer, Stantec
District Counsel, Molloy & James
Resident
Vice President of Land Development,
M.I. Homes

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Perkins called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Christine Morrell's
Resignation**

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors accepted the Resignation of Christine Morrell for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 28, 2018**

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special meeting held on August 28, 2018 as presented for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Operations & Maintenance Expenditures for August 2018**

Mr. Meier and Mr. Sails both inquired about the TECO invoices.

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for August 2018 (\$54,935.57) for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Ms. Stewart introduced Mr. Griffiths from M/I Homes, as M/I Homes recently purchased the parcels at the front entrance of Morris Bridge Road and anticipate putting in approximately 110 new 50ft residential home sites. Discussion ensued with the Board as Mr. Griffiths entertained the Board's questions on the prospective development as it pertained to lighting, the impact on the District's stormwater management system, the increase of traffic in the area, and the timing of the commencement of construction, which would be the late first quarter of the next year. Mr. Malloy communicated that he would review the District's property and access rights as it relations to this development plan and its impact on the District. Mr. Meier additionally inquired about the status of removing the large dirt pile, to which Mr. Griffiths provided an update that SWFMD and the City of Tampa have not yet approved the permits, but approval was expected within the next 45 days. Discussion continued about K-Bar Ranch parkway and the connector road tie-ins, and who would be responsible for maintenance within the new development, as the new community would have its own HOA. Grading was also discussed, as Ms. Stewart mentioned that the proposal from M/I to do transitional grading would be of benefit to the District. Ms. Perkins communicated that she would make information available to the Board on ongoing developments in between meetings, and that once timelines are set on the dirt pile removal this information could be added to the District's website.

B. District Counsel

Mr. Malloy had nothing specific to report.

C. Landscape & Irrigation Maintenance

1. Presentation of September 2018 Field Inspection Report

Mr. Green presented the September 2018 Field Inspection Report to the Board, touching on topics which included; moss clean-up, turf conditions, mulch timing, plant trimming surrounding sidewalk areas, and how the reports detail areas pertaining to recent resident complaints. Mr. Mahar communicated the detail crew would be out at the District the following week, and that a dead tree would be replaced at no cost to the District. Discussion ensued pertaining to the HOA's lack of mulching consistency, as well as trimming trees in the late fall.

D. Aquatic Maintenance – Aquatic Systems

1. Presentation of September 2018 Waterway Report

Ms. Perkins presented the September 2018 Waterway Report to the Board. Mr. Meier mentioned that the plants on pond #1 appear to be deteriorating or are dead, as well as the bushes in the back. Ms. Murphy remarked that Pond #25 also did not look good and there was visible algae present. Ms. Perkins communicated that she would follow-up with Ms. Melatti on these issues and circulate feedback to the Board.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for November 6, 2018, at 5:00 p.m.

SEVENTH ORDER OF BUSINESS

Presentation of Registered Voter Count

Ms. Perkins communicated that there are 1303 registered voters within the District.

EIGHTH ORDER OF BUSINESS

Presentation of First Addendum to the Contract for Professional District Services

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Board of Supervisors Approved the First Addendum to the Contract for Professional District Services for the Easton Park Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Insurance Renewal Proposal for Fiscal Year 2018-2019

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Board of Supervisors Approved the Egis Insurance Renewal Proposal for the Fiscal Year 2018-2019 for the Easton Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal from Securiteam
for Equipment Upgrades**

Ms. Perkins communicated about an issue with Spectrum that stemmed from the HOA calling to make unauthorized changes to the District's account that had not yet been resolved. Ms. Perkins inquired to the Board for direction on their viewpoint on the current security cameras and the strategy moving forward working with both Spectrum and Securiteam. Ms. Perkins was authorized to find alternative vendors to provide internet for the security cameras. The proposal from Securiteam was tabled.

ELEVENTH ORDER OF BUSINESS

Establish Audit Committee

On a Motion by Mr. Sails seconded by Ms. Murphy, with all in favor, the Board of Supervisors Approved the Establishment of the Audit Committee to be comprised of the current members of the Board of Supervisors for the Easton Park Community Development District.

TWELFTH ORDER OF BUSINESS

**Acceptance of Revised Auditor
Engagement Letter**

On a Motion by Mr. Meier seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted the Revised Auditor Engagement Letter for the Easton Park Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion of Christmas Lighting

Mr. Meier communicated his expectations that the scope should have been more inclusive for the investment over the past several years. The Board expressed their desire to incorporate more lighting for greater impact. Ms. Perkins communicated that she would speak with Mr. Gay and encourage Mr. Meier to discuss concerns with him directly as well.

On a Motion by Ms. Murphy seconded by Mr. Sails, with all in favor, the Board of Supervisors Approved the Illuminations Holiday Lighting Proposal (\$24,600), subject to final review by the Chairman for the Easton Park Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Sails inquired about the status of proposals for enhancing the front entrance lighting within the median of Pictorial Park Drive. Ms. Perkins communicated that she had yet to receive recommendations from the electrician, and would revisit this at the next meeting. Ms. Perkins additionally remarked that because of M/I's forthcoming construction at the entrance, it would be anticipated that additional lighting would be installed throughout the proposed development.

Ms. Murphy inquired about the HOA's status on reimbursements for Yellowstone's invoices, to which Ms. Perkins communicated they were up-to-date at that point. Ms. Murphy additionally commented on the depression that is forming within the bricks on the City of Tampa roadway at the entrance. Ms. Perkins recommended reporting this to the City of Tampa, and encouraged residents to do the same.

Discussion ensued regarding Ms. Nieto's interest in serving on the Board of Supervisors, as she has been a resident of the District the past six years and serves on multiple committees within the community. She additionally volunteers with multiple area organizations and has familiarity with the current Board Supervisors. Mr. Sails expressed that candidates should serve for the betterment of the community in lieu of oneself. The Board's consensus was that Ms. Nieto would be a great fit for this role with the District.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors Accepted to appoint Stephanie Nieto to the Board of Supervisors Seat#3 for the Easton Park Community Development District.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On a Motion by Mr. Sails, seconded by Mr. Meier, with all in favor, the Board of Supervisors adjourned the meeting at 6:22 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 3

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures September 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2018 through September 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,696.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001254	0000419705	Monthly Lake & Wetland Services 09/18	\$ 3,625.00
Arnold Sails	001255	AS082818	Board of Supervisors Meeting 08/28/18	\$ 200.00
Lisa Murphy	001256	LM082818	Board of Supervisors Meeting 08/28/18	\$ 200.00
Molloy & James	001253	16768	General/Monthly Legal Services 07/18	\$ 1,210.00
Rizzetta & Company, Inc.	001251	INV0000034702	District Management Fees 09/18	\$ 5,123.09
Rizzetta Technology Services, LLC.	001252	INV0000003650	Website Hosting Services 09/18	\$ 100.00
Rust-Off Inc.	001257	18727	Rust Prevention Maintenance 09/18	\$ 595.00
Tampa Electric Company	001258	TECO Summary 08/18	Summary Bill 08/18	\$ 10,351.29
Yellowstone Landscape	001259	INV-0000227051	Monthly Landscape Maintenance - 09/18	\$ 11,905.24
Yellowstone Landscape	001259	INV-0000227052	HOA Monthly Landscape Maintenance - 09/18	<u>\$ 1,386.49</u>
Report Total				<u>\$ 34,696.11</u>

2100 NW 33rd Street
Pompano Beach, FL 33069
954-977-7736

9/1/2018

0000419705

0068091

**Easton Park CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578**

**Easton Park CDD
C/O Rizzetta & Company
9428 Camden Field Parkway
Riverview FL 33578**

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Monthly Lake and Wetland Services - September	3,625.00	3,625.00	
<p style="text-align: right;">RECEIVED AUG 30 2018 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>9/4/18</u> Date entered <u>AUG 31 2018</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> \$ <u>2400.00</u> Check # _____ <u>4608</u> \$ <u>1225.00</u></p>				
TOTAL			\$3,625.00	

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: August 28, 2018

Name of Board Supervisor	Check if present	Check if paid
Arnold Sails	x	x
Paul Meier		
Lisa Murphy	x	x

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:31 PM
Meeting End Time:	5:49 PM
Total Meeting Time:	18 Minutes

Time Over _____ () Hours:	N/A
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Total at \$175 per Hour:	N/A
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DM Signature: Christine Perkins

Date Rec'd Rizzetta & Co., Inc. _____
DM approval CP Date 9/28/18
Date entered SEP 25 2018
Fund 001 GL 51100 OC 1101
Check # _____

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

Easton Park CDD
5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL
33544

September 4, 2018

RECEIVED
SEP - 6 2018

BY:

Attention:

Inv #: 16768

Re: Easton Park CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Jul-24-18	Draft budget resolutions.	2.20	605.00
Jul-27-18	Research and memo on quorum / meeting status.	2.20	605.00
	Totals	4.40	\$1,210.00

Total Fee & Disbursements

\$1,210.00

Previous Balance

440.00

Previous Payments

440.00

Balance Now Due

\$1,210.00

TAX ID Number 59-2866686

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 9/14/18

PAYMENT DETAILS

Date entered SEP 12 2018

Aug-10-18 Check No. 1242

Fund CGI GL 51400 OC 3107

440.00

Total Payments

Check # _____

\$440.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2018	INV0000034702

Bill To:

EASTON PARK CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00275

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$2,208.92	\$2,208.92
Administrative Services 3100	1.00	\$393.75	\$393.75
Accounting Services 3201	1.00	\$1,478.75	\$1,478.75
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
Field Services 4617	1.00	\$625.00	\$625.00
<p style="text-align: right;">RECEIVED AUG 28 2018</p> <p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>CP</u> Date <u>9/4/18</u> Date entered <u>AUG 29 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>*</u> Check # <u>53900 4617</u></p>			
Subtotal			\$5,123.09
Total			\$5,123.09

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/1/2018	INV0000003650

Bill To:

EASTON PARK CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
September		00275

Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: right; color: red;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 23 2018</u></p> <p>D/M approval <u>CP</u> Date <u>9/4/18</u></p> <p>Date entered <u>AUG 29 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>			
Subtotal			\$100.00
Total			\$100.00

Phone # 800-992-3111
E-mail therustoff@bellsouth.net

Date	Invoice #
9/15/2018	18727

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

Terms

Subtotal	\$595.00
Sales Tax (7.0%)	\$0.00
Payments/Credits	\$0.00

Balance Due	\$595.00
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TECO
for Easton Park CDD

Invoice #

Summary Electric 08/18

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	9/14/2018	\$175.23	10/5/2018	10989 Breaking Rocks Dr Irr	4314
211001815433	9/14/2018	\$23.04	10/5/2018	10898 Pictoral Park Dr Irr	4314
211001815649	9/14/2018	\$4,629.86	10/5/2018	Morris Bridge Phase I	4307
211001815920	9/14/2018	\$47.06	10/5/2018	10999 Pictoral Park Dr Irr	4314
211001816464	9/18/2018	\$99.19	10/9/2018	11098 Pictoral Park Dr Irr	4314
211001816720	9/14/2018	\$2,569.71	10/5/2018	Easton Park Blvd LTS	4307
211001816928	9/14/2018	\$1,187.57	10/5/2018	Easton Park Phase 3	4307
211001817124	9/14/2018	\$1,096.67	10/5/2018	Morris Bridge Rd Phase 2	4307
211001817561	9/14/2018	\$26.34	10/5/2018	10900 Pictorial Park Dr	4310
211001817355	9/14/2018	\$496.62	10/5/2018	10623 Pictorial Park Dr Pmp	4309
Total		\$10,351.29			

GL CODE	Object Codes	Amount
53100	4314	\$344.52 Irrigation Wells
53100	4307	\$9,483.81 Street Lights
53100	4309	\$496.62 Fountain/Landscape Lighting
53100	4310	\$26.34 Roundabout
Grand Total		\$10,351.29

RECEIVED

Date Received: <u>SEP 21 2018</u>
DM Approval: <u>CP 9/21/18</u>
Date Entered: <u>SEP 21 2018</u>

Statement Date: 09/14/2018
Account: 211001815243

EASTON PARK CDD
10989 BREAKING ROCKS DR IRR
TAMPA, FL 33647-0000



Current month's charges:	\$175.23
Total amount due:	\$175.23
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$203.63
Payment(s) Received Since Last Statement	-\$203.63
Current Month's Charges	\$175.23
Total Amount Due	\$175.23

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
or area light repair at
tampaelectric.com/reportlight.*



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or phone.

Learn more at tampaelectric.com/powerupdates.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211001815243

Current month's charges:	\$175.23
Total amount due:	\$175.23
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>175.23</u>

615580571806

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed monthly amount to cover the cost of providing service to your location.

Bright ChoicesSM – The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge – The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Renewable EnergySM – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before this date in order to avoid interruption of service.

Zap Cap Systems[®] – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local authorized payment agent. For a listing of authorized payment agents, visit tampaelectric.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211001815243
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 10989 BREAKING ROCKS DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B51368	09/11/2018	51,576		50,089		1,487 kWh	1	33 Days

Basic Service Charge		\$19.94
Energy Charge	1,487 kWh @ \$0.06311/kWh	\$93.84
Fuel Charge	1,487 kWh @ \$0.03132/kWh	\$46.57
Florida Gross Receipt Tax		\$4.11
Electric Service Cost		\$164.46
Franchise Fee		\$10.77

Total Electric Cost, Local Fees and Taxes

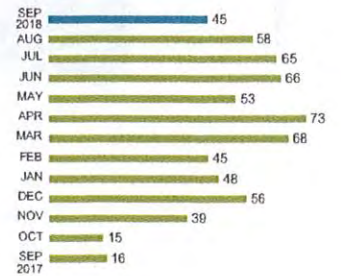
\$175.23

Total Current Month's Charges

\$175.23

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important information about your rates

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TEC081518

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TE072618

Statement Date: 09/14/2018
Account: 211001815433

EASTON PARK CDD
10898 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000

Current month's charges:	\$23.04
Total amount due:	\$23.04
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$23.01
Payment(s) Received Since Last Statement	-\$23.01
Current Month's Charges	\$23.04
Total Amount Due	\$23.04

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815433

Current month's charges:	\$23.04
Total amount due:	\$23.04
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>23.04</u>

615580571807

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

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Account: 211001815433
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

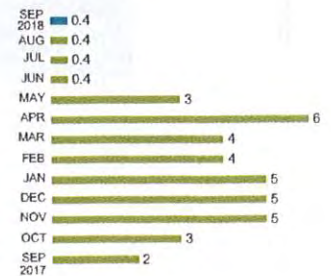
Service for: 10898 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B46234	09/11/2018	58,389		58,377		12 kWh	1	33 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge	\$19.94
Energy Charge	12 kWh @ \$0.06311/kWh \$0.76
Fuel Charge	12 kWh @ \$0.03132/kWh \$0.38
Florida Gross Receipt Tax	\$0.54
Electric Service Cost	\$21.62
Franchise Fee	\$1.42
Total Electric Cost, Local Fees and Taxes	\$23.04
Total Current Month's Charges	\$23.04

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TE072618



Statement Date: 09/14/2018
Account: 211001815649

EASTON PARK CDD
MORRIS BRIDGE PHASE 1
TAMPA, FL 33647-0000



Current month's charges:	\$4,629.86
Total amount due:	\$4,629.86
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$4,629.24
Payment(s) Received Since Last Statement	-\$4,629.24
Current Month's Charges	\$4,629.86
Total Amount Due	\$4,629.86

Date Rec'd Rizzetta & Co., Inc SEP 21 2018

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815649

Current month's charges:	\$4,629.86
Total amount due:	\$4,629.86
Payment Due By:	10/05/2018
Amount Enclosed	\$ 4,629.86

615580571808

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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888-223-0800 (All other counties)

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Account: 211001815649
Statement Date: 09/14/2018
Current month's charges due 10/05/2018



Details of Charges – Service from 08/08/2018 to 09/10/2018

Service for: MORRIS BRIDGE PHASE 1, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	6414 kWh @ \$0.03221/kWh	\$206.59
Fixture & Maintenance Charge	152 Fixtures	\$1677.12
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	6414 kWh @ \$0.03095/kWh	\$198.51
Florida Gross Receipt Tax		\$10.39
Franchise Fee		\$284.61
Lighting Charges		\$4,629.86

Total Current Month's Charges

\$4,629.86

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TE072618

Statement Date: 09/14/2018
Account: 211001815920

EASTON PARK CDD
10999 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000

Current month's charges:	\$47.06
Total amount due:	\$47.06
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$45.20
Payment(s) Received Since Last Statement	-\$45.20
Current Month's Charges	\$47.06
Total Amount Due	\$47.06

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815920

Current month's charges:	\$47.06
Total amount due:	\$47.06
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>47.06</u>

615580571809

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Statement Date: 09/14/2018
Current month's charges due 10/05/2018

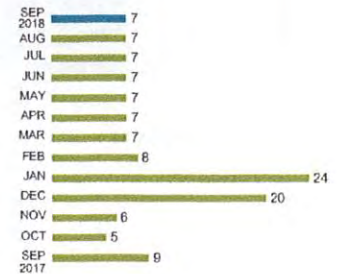
Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 10999 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B26137	09/11/2018	48,423		48,178		245 kWh	1	33 Days

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Basic Service Charge		\$19.94
Energy Charge	245 kWh @ \$0.06311/kWh	\$15.46
Fuel Charge	245 kWh @ \$0.03132/kWh	\$7.67
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$44.17
Franchise Fee		\$2.89
Total Electric Cost, Local Fees and Taxes		\$47.06
Total Current Month's Charges		\$47.06

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TE072618

EASTON PARK CDD
11098 PICTORAL PARK DR IRR
TAMPA, FL 33647-0000

Statement Date: 09/18/2018
Account: 211001816464

Current month's charges:	\$99.19
Total amount due:	\$99.19
Payment Due By:	10/09/2018

Your Account Summary

Previous Amount Due	\$139.18
Payment(s) Received Since Last Statement	-\$139.18
Current Month's Charges	\$99.19
Total Amount Due	\$99.19

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

*It's easy to request a streetlight
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001816464

Current month's charges:	\$99.19
Total amount due:	\$99.19
Payment Due By:	10/09/2018
Amount Enclosed	\$ <u>99.19</u>

631629937068

00004370 01 AV 0 37 33578 FTECO109191801034010 00000 01 01000000 013 01 4370 002



EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6316299370682110018164640000000099195

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
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Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Municipal Public Service Tax – In addition to the Franchise Fee, many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

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Account: 211001816464
Statement Date: 09/18/2018
Current month's charges due 10/09/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 11098 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
D03491	09/11/2018	33,914	33,164		750 kWh	1	33 Days

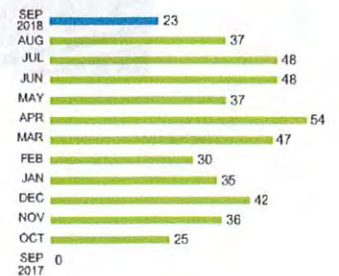
Basic Service Charge		\$19.94
Energy Charge	750 kWh @ \$0.06311/kWh	\$47.33
Fuel Charge	750 kWh @ \$0.03132/kWh	\$23.49
Florida Gross Receipt Tax		\$2.33
Electric Service Cost		\$93.09
Franchise Fee		\$6.10
Total Electric Cost, Local Fees and Taxes		\$99.19

Total Current Month's Charges

\$99.19

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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TEC081518

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TE072618

Statement Date: 09/14/2018

Account: 211001816720

EASTON PARK CDD
EASTON PARK BL LTS
TAMPA, FL 33647-0000



Current month's charges:	\$2,569.71
Total amount due:	\$2,569.71
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$2,557.74
Payment(s) Received Since Last Statement	-\$2,557.74
Current Month's Charges	\$2,569.71
Total Amount Due	\$2,569.71

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

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WAYS TO PAY YOUR BILL



See reverse side for more information

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Total amount due:	\$2,569.71
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>2,569.71</u>

615580571810

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

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Account: 211001816720
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/08/2018 to 09/10/2018

Service for: EASTON PARK BL LTS, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	3125 kWh @ \$0.03221/kWh	\$100.66
Fixture & Maintenance Charge	76 Fixtures	\$1092.70
Lighting Pole / Wire	76 Poles	\$1126.32
Lighting Fuel Charge	3125 kWh @ \$0.03095/kWh	\$96.72
Florida Gross Receipt Tax		\$5.06
Franchise Fee		\$134.46
Municipal Public Service Tax		\$13.79
Lighting Charges		\$2,569.71

Total Current Month's Charges

\$2,569.71

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TEC081518

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TE072618

Statement Date: 09/14/2018

Account: 211001816928

EASTON PARK CDD
EASTON PARK PH3 LTS
TAMPA, FL 33647-0000



Current month's charges:	\$1,187.57
Total amount due:	\$1,187.57
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$1,187.56
Payment(s) Received Since Last Statement	-\$1,187.56
Current Month's Charges	\$1,187.57
Total Amount Due	\$1,187.57

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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WAYS TO PAY YOUR BILL



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Account: 211001816928

Current month's charges:	\$1,187.57
Total amount due:	\$1,187.57
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>1187.57</u>

615580571811

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

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Account: 211001816928
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/08/2018 to 09/10/2018

Service for: EASTON PARK PH3 LTS, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	1528 kWh @ \$0.03221/kWh	\$49.22
Fixture & Maintenance Charge	39 Fixtures	\$437.61
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1528 kWh @ \$0.03095/kWh	\$47.29
Florida Gross Receipt Tax		\$2.47
Franchise Fee		\$73.00

Lighting Charges **\$1,187.57**

Total Current Month's Charges **\$1,187.57**

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TEC081518

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TE072618



Statement Date: 09/14/2018

Account: 211001817124

 EASTON PARK CDD
 MORRIS BRIDGE RD PH2
 TAMPA, FL 33647-0000


Current month's charges:	\$1,096.67
Total amount due:	\$1,096.67
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$1,096.42
Payment(s) Received Since Last Statement	-\$1,096.42
Current Month's Charges	\$1,096.67
Total Amount Due	\$1,096.67

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
 D/M approval _____ Date _____
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 Fund _____ GL _____ OC _____
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211001817124

Current month's charges:	\$1,096.67
Total amount due:	\$1,096.67
Payment Due By:	10/05/2018

Amount Enclosed \$ 1096.67

615580571812

 EASTON PARK CDD
 9428 CAMDEN FIELD PKWY
 RIVERVIEW, FL 33578-0519

 MAIL PAYMENT TO:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

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Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

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Account: 211001817124
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/08/2018 to 09/10/2018

Service for: MORRIS BRIDGE RD PH2, TAMPA, FL 33647-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 34 days

Lighting Energy Charge	1584 kWh @ \$0.03221/kWh	\$51.02
Fixture & Maintenance Charge	36 Fixtures	\$393.12
Lighting Pole / Wire	36 Poles	\$533.52
Lighting Fuel Charge	1584 kWh @ \$0.03095/kWh	\$49.02
Florida Gross Receipt Tax		\$2.57
Franchise Fee		\$67.42
Lighting Charges		\$1,096.67

Total Current Month's Charges

\$1,096.67

Important Messages

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TEC081518

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- Extend the operational and service longevity of your equipment

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TE072618



Statement Date: 09/14/2018
Account: 211001817561

EASTON PARK CDD
10900 PICTORIAL PARK DR
TAMPA, FL 33647-0000



Current month's charges:	\$26.34
Total amount due:	\$26.34
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$25.75
Payment(s) Received Since Last Statement	-\$25.75
Current Month's Charges	\$26.34
Total Amount Due	\$26.34

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

Report a streetlight

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or area light repair at*
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See reverse side for more information

Account: 211001817561

Current month's charges:	\$26.34
Total amount due:	\$26.34
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>26.34</u>

615580571814

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
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Account: 211001817561
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/10/2018 to 09/11/2018

Service for: 10900 PICTORIAL PARK DR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K84422	09/11/2018	1,503		1,459		44 kWh	1	33 Days

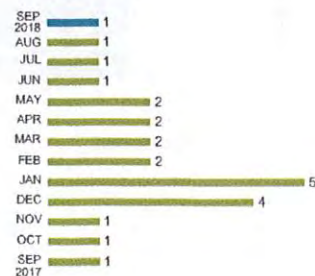
Basic Service Charge	\$19.94
Energy Charge 44 kWh @ \$0.06311/kWh	\$2.78
Fuel Charge 44 kWh @ \$0.03132/kWh	\$1.38
Florida Gross Receipt Tax	\$0.62
Electric Service Cost	\$24.72
Franchise Fee	\$1.62
Total Electric Cost, Local Fees and Taxes	\$26.34

Total Current Month's Charges

\$26.34

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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TEC081518

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TE072618

Statement Date: 09/14/2018
Account: 211001817355

EASTON PARK CDD
10623 PICTORIAL PARK DR
TAMPA, FL 33647-2548



Current month's charges:	\$496.62
Total amount due:	\$496.62
Payment Due By:	10/05/2018

Your Account Summary

Previous Amount Due	\$485.00
Payment(s) Received Since Last Statement	-\$485.00
Current Month's Charges	\$496.62
Total Amount Due	\$496.62

Date Rec'd Rizzetta & Co., Inc. SEP 21 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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Account: 211001817355

Current month's charges:	\$496.62
Total amount due:	\$496.62
Payment Due By:	10/05/2018
Amount Enclosed	\$ <u>496.62</u>

615580571813

EASTON PARK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Account: 211001817355
Statement Date: 09/14/2018
Current month's charges due 10/05/2018

Details of Charges – Service from 08/07/2018 to 09/06/2018

Service for: 10623 PICTORIAL PARK DR, TAMPA, FL 33647-2548

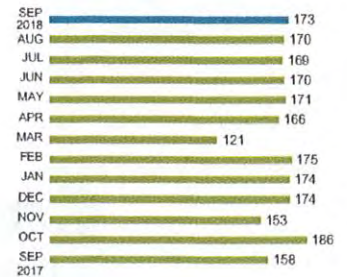
Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	09/06/2018	50,175		44,820		5,355 kWh	1	31 Days
H99710	09/06/2018	11.96		0		11.96 kW	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$33.24
Demand Charge	12 kW @ \$10.70000/kW	\$128.40
Energy Charge	5,355 kWh @ \$0.01754/kWh	\$93.93
Fuel Charge	5,355 kWh @ \$0.03132/kWh	\$167.72
Capacity Charge	12 kW @ \$0.20000/kW	\$2.40
Energy Conservation Charge	12 kW @ \$0.87000/kW	\$10.44
Environmental Cost Recovery	5,355 kWh @ \$0.00342/kWh	\$18.31
Florida Gross Receipt Tax		\$11.65
Electric Service Cost		\$466.09
Franchise Fee		\$30.53

Total Electric Cost, Local Fees and Taxes

\$496.62

Total Current Month's Charges

\$496.62

Billing Demand

(Kilowatts)



Load Factor

(Percentage)



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TEC081518

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TE072618



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000227051
Invoice Date: September 1, 2018

Account: 11922
PO Number:

Bill To:
Easton Park CDD
c/o Rizzetta & Company Inc.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141021.101
Property Name: Easton Park CDD
Terms: NET 30

Invoice Due Date: October 1, 2018
Invoice Amount: \$11,905.24
Month of Service: September 2018

Description	Current Amount
Monthly Landscape Maintenance	11,905.24

Invoice Total 11,905.24

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 24 2018
D/M approval CP Date 9/4/18
Date entered AUG 29 2018
Fund 001 GL 53900 OC 4604
Check # _____

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000227052
Invoice Date: September 1, 2018

Account: 11766
PO Number:

Bill To:

Easton Park HOA
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141021.102
Property Name: Easton Park HOA
Terms: NET 30

Invoice Due Date: October 1, 2018
Invoice Amount: \$1,386.49
Month of Service: September 2018

Description	Current Amount
Monthly Landscape Maintenance	1,386.49

Invoice Total 1,386.49

RECEIVED

AUG 29 2018

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CP Date 9/4/18

Date entered AUG 31 2018

Fund 001 GL 13106 OC _____

Check # _____

Should you have any questions or inquiries please call (386) 437-6211.

Tab 4



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 10/22/2018

Prepared for:

Ms. Christine Perkins
District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Prepared by:

Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 33



Comments: Treatment in progress

Site #33 is showing positive results from treatments applied since access has been restored to the site. Treatments are still in progress for shoreline growth of Torpedogras and Alligator Weed. This growth and filamentous algae was targeted during the maintenance visit on 10/19/18.

Site: 34



Comments: Treatment in progress

Like site #33, site #34 also had limited access that has been restored. Treatments are in progress for shoreline grasses, submersed Slender Spikerush and filamentous algae, with the most recent treatment occurring on 10/19/18. Results can typically be seen 10-14 days after a treatment.

Site: 1



Comments: Site looks good

Torpedograss, Alligator Weed and Slender Spikerush was targeted in site #1 on 10/5/18. Arrowhead plants were seen in good condition and shoreline grasses showed positive signs of treatment. Turbidity was noted during the site visit and will be

Site: 38



Comments: Site looks good

The installation of Pickerelweed within the littoral shelf of site #38 was very successful as plants are healthy and spreading across the majority of the shelf. The plants will continue to be promoted by careful treatment of invasive grasses.

Easton Park CDD Waterway Inspection Report 10/22/2018

Site: 2



Comments: Site looks good

Site #2 is in good condition. High water clarity, well kept shorelines and no new algae growth was seen during the site inspection. Buffer areas were seen on either side of the site with treated vegetation.

Site: 3



Comments: Site looks good

Site #3 is in good condition. No issues were noted during the site visit.

Easton Park CDD Waterway Inspection Report 10/22/2018

Site: 25, 5



Comments:

Site #25 (above and top right) was seen with minor growth of filamentous algae, which will be targeted. Hydrilla treatments are showing good progress, with the submersed plant seen in various stages of decomposition throughout the site. Site #5 pictured

Site: 10



Comments: Site looks good

Site #10 was seen in good condition during the site visit. Pickerelweed plants that established well can be seen with new growth and in good condition. Monitoring and maintenance will continue as scheduled.

Easton Park CDD Waterway Inspection Report 10/22/2018

Site: Buffer maintenance



Comments: Site looks good

Buffer maintenance throughout the community has been quite effective. Woody material from initial treatments are visible in buffer zones but monthly maintenance can be seen in the brown vegetation that attempts to grow in the buffer area like Peruvian

Management Summary

The waterway inspection report for Easton Park CDD was performed on October 22nd, 2018 for ten sites in the community. The majority of sites were seen in good condition and several sites were included in the inspection report in order to document ongoing treatments. Site #25 is a great example of a site that is receiving an effective water-body treatment to target the submersed plant, Hydrilla. The treatment method works to block photosynthetic processes in the plant and treatments results can be seen months after the first application. Currently, the site is mid-treatment. Hydrilla is beginning to decompose in many areas and no new growth can be seen. A minor amount of algae was noted on the water's surface, which will be targeted during regular maintenance. Monthly inspections will continue to document the site and provide treatment updates.

Mitigation buffer areas in the community were featured in this inspection report. Though they are not waterways, they do receive monthly maintenance in order to target Category I Invasive Exotic plant species, such as Peruvian Primrose that was dominating these areas previously. Buffer areas were treated during the maintenance visit on 10/19/18 and browning vegetation can be seen as a result. Woody material is present from the initial treatment of buffer zone overgrowth. A physical removal proposal for the dead brush has been made and itemized by site; a physical removal is as great option to clear the buffer zones of debris for enhanced aesthetics.

Recommendations/Action Items

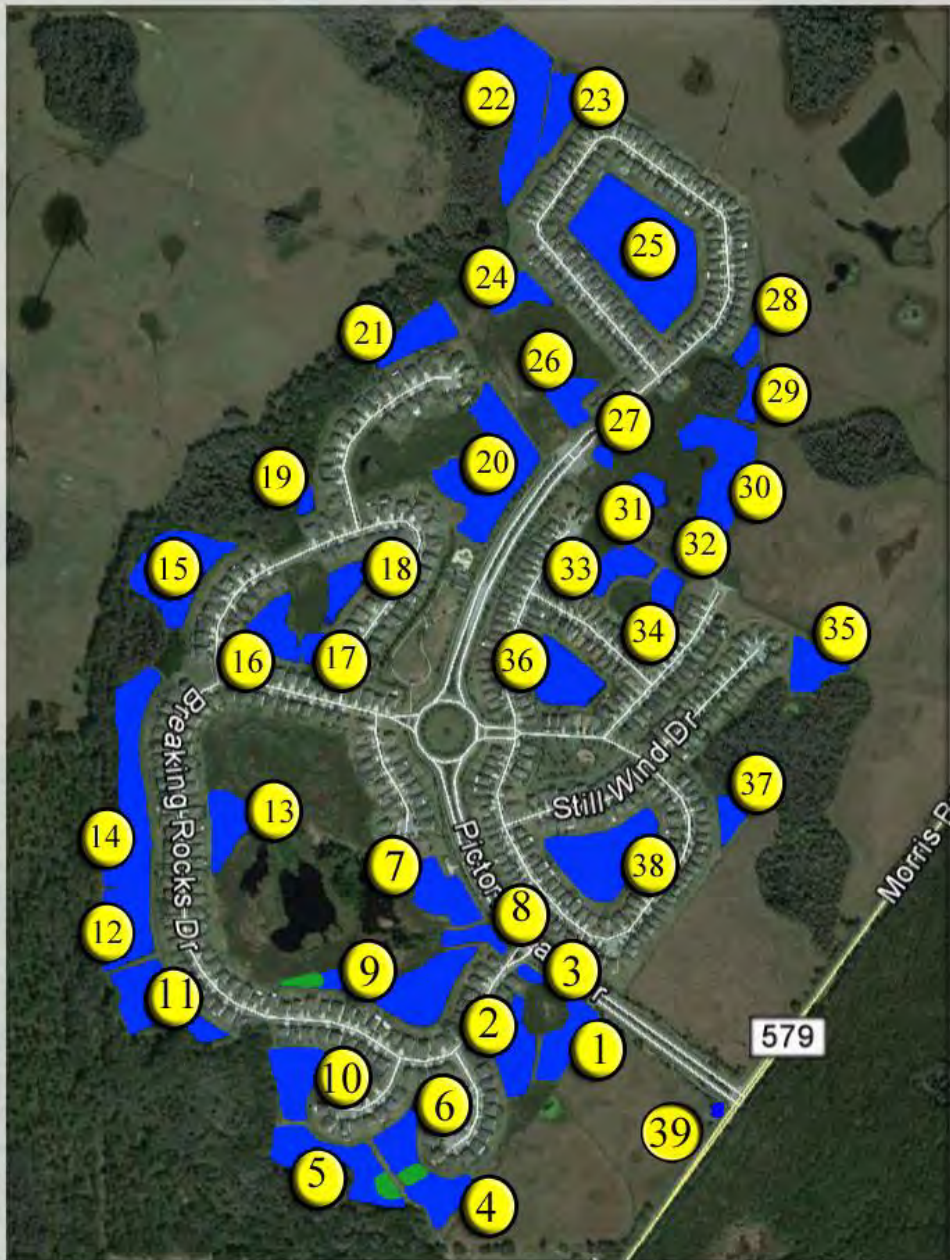
- Continue Routine Maintenance.
- Plant Installations in Sites #1, #4 and #11 for Spring 2019.

Thank You For Choosing Aquatic Systems, Inc.!



Easton Park CDD #0680-9 Wesley Chapel, FL 07/16

1-800-432-4302



Tab 5

EASTON PARK

FIELD INSPECTION REPORT



October 10th , 2018
Rizzetta & Company
L. Scott Green – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Landscape

The following are action items for Yellowstone Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.



1. Reference Pic (1) Located in center median island landscape bed annuals have been replaced and appear to have good color and are in good health.

2. Reference Pic (2) Natural area growing over needs to be trimmed back some as it appears to be causing a hazard for service workers mowing in the area.



Easton Park



3. Reference Pic (3) Large Ligustrum tree located at the front entrance needs to be trimmed and shaped. Juniper behind Ligustrum also needs to be trimmed.



4



4. Reference Pic (4) Located along main Blvd. right hand side outbound lane Split Leaf Philodendron needs to be trimmed as it is growing into the hedge row behind it.



5. Reference Pic (5) Another view of Split Leaf Philodendron along main Blvd. that needs to be trimmed.



6. Reference Pic (5) Hedge row behind Philodendron also need to be trimmed as it is growing tall and out of shape.




HOA Landscape




7. Reference Pic (6) Located at the amenities center landscape beds have now been treated with herbicide for weed control and weeds are dead and brown. Landscape beds still need mulch installed as bed are bare and have no ground cover.

8. Reference Pic (7) Another photo of landscape beds at amenities center that have now be treated with herbicide for weed control and are now weed free.

9. All landscape beds t amenities center need to be mulched as they are bare and have no ground cover. 



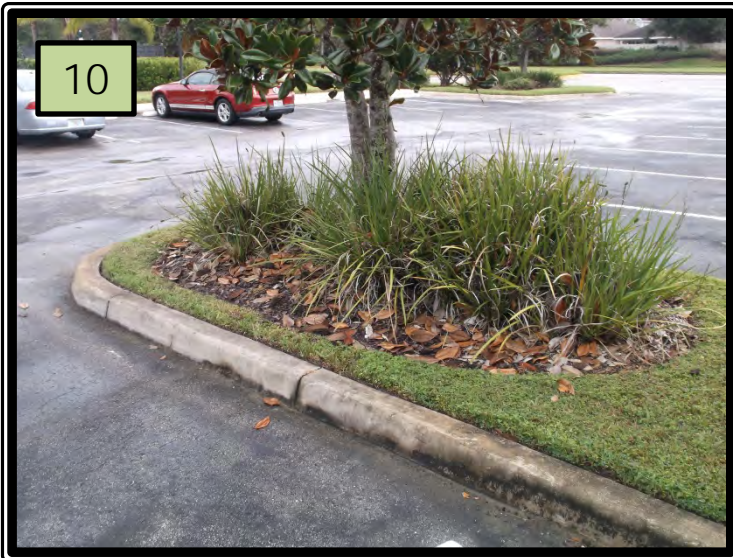
 **10. Reference Pic (8)** Large Ligustrum tree at amenities center needs to have the moss removed from under it.

11. Reference Pic (8) Tree rings have now been edged and shaped ,but still mulch installed.



HOA Landscape

12. Reference Pic (09) Located at park large field has been mowed and sidewalks have been edged. Turf will begin to turn off color due to change in the season.



13. Reference Pic (10) Located at amenities Magnolia leaves need to be cleaned out of the landscape bed.

14. Reference Pic (11) Located at amenities center Ornamental grasses need to be trimmed back off the curb.



Tab 6

CONTRACT FOR PROFESSIONAL FIELD SERVICES

DATE: October 1, 2018

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**Consultant**")

AND: **EASTON PARK COMMUNITY DEVELOPMENT DISTRICT**
9428 Camden Field Parkway
Riverview, Florida 33578

(Hereinafter referred to as "**District**," and together with Consultant, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional field management services (hereinafter referred to as "**Contract**") is for the Consultant to provide professional field services to the District pursuant to industry standards and best practices. A detailed description of these services is provided below.

A. STANDARD ON-GOING SERVICES. The Consultant shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts – should the District desire additional inspections, the Parties agree to negotiate a fee for such additional services in good faith and such additional fee(s) shall be reduced to writing and executed by both Parties;
- ii. Provide the District with one (1) monthly landscape maintenance inspection report, which shall be provided in the District's agenda package and include, among other things, recommended action items;
- iii. Upon request of the District, attend monthly District meetings in person or via phone to review landscape maintenance inspection report;

- iv. Notify landscape maintenance contractors about deficiencies in service or need for additional care;
- v. Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District, which may be amended from time to time;
- vi. Provide input for preparation of the District's annual budget;
- vii. Upon request, prepare and develop a scope of services for landscape maintenance proposals and oversee bidding process. This service is only to be provided once per fiscal year at no additional charge to the District. Additional requests for this service will require a proposal be presented to the Board and approval by the District prior to conducting such additional services; and
- viii. Obtain landscape maintenance proposals as requested by the District and provide them to the District Manager.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include, but are not limited to, attendance at additional meetings, District presentations, and vendor responses. If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The Consultant shall undertake the additional services after the District has issued its written approval of the description and fees for such services to the Consultant.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the Consultant shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the Consultant will provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The Consultant shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the Consultant.

IV. TERM. The Consultant's services as provided in this Contract shall commence upon execution of this Contract. This Contract shall automatically renew annually unless terminated pursuant to its terms. The Consultant acknowledges that the prices of this Contract are firm and that the Consultant may change the prices only with the District's written consent. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

V. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, and III of this Contract is shown in **Exhibit A** to this Contract, which is attached hereto and incorporated herein. The District shall pay the Consultant for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit A**. For purposes of the Consultant's compensation for services provided pursuant to this Contract, the District shall compensate the Consultant only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit A**. The fees for those services which are not being requested at the time this Contract is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Standard On-Going Services in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses.
- iii. In the event the District authorizes a change in the scope of services requested, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit A**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding.
- v. Fees for services to be billed on an hourly basis will be billed at the Consultant's current hourly rates at the time of the execution of this Contract, as set forth in **Exhibit A**. The hourly rate for the services may be amended from time to time pursuant to the amendment procedure in this

Contract and in advance of such proposed change. Consultant's current hourly rates are shown in **Exhibit A** to this Contract. Any proposed change shall indicate the new hourly fee for such services.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit A**.
- ii. **Additional Services.** Additional Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iii. **Litigation Support Services.** Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's current hourly rate as shown in **Exhibit A**.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses of the Consultant will be billed monthly as incurred.

All invoices will be due and payable thirty (30) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VI. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** The Consultant shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- VIII. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the Consultant.
- IX. **RESPONSIBILITIES.**
 - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
 - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, Consultant shall not be responsible for the acts or omissions of any other contractor

or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

X. DISAGREEMENTS BETWEEN DISTRICT AND LANDSCAPE CONTRACTOR.

Consultant shall, as necessary, render a written opinion on all claims of District and the landscape contractor relating to the acceptability of the landscape contractor's work or the interpretation of the requirements of the landscape and irrigation contract documents pertaining to the progress of landscape contractor's work.

XI. TERMINATION. This Contract may be terminated as follows:

- A.** By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written notice to Consultant at the address noted herein.
- B.** By the Consultant for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District at the address noted herein.
- C.** By the Consultant or District, for any reason, upon provision of a minimum of thirty (30) days written notice of termination to the address noted herein.
- D.** Upon any termination, Consultant will be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed. Consultant will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A.** All invoices are due and payable within thirty (30) days of invoice date, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B.** In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- E. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- D. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the Consultant.
- E. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- F. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

CONSULTANT INDEMNIFICATION. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. INSURANCE .

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- XV. ASSIGNMENT.** Except as provided in this section, neither the District nor the Consultant may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.
- XVI. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Consultant understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:

Easton Park Community
Development District
9428 Camden Field Parkway
Riverview, FL 33578
Attn: District Manager

With a copy to: Molloy James Isenbergh
325 South Boulevard
Tampa, FL 33606
Attn: District Counsel

If to the Consultant: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XVIII. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the Consultant, and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Contract.
- XIX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XX. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibit A**, shall constitute the final and complete expression of this Contract between the District and the Consultant relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibit A**, this instrument shall control.
- XXI. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the Consultant under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the Consultant and

their respective representatives, successors, and assigns.

- XXIII. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXIV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- XXV. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Witness

Print Name of Witness

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Schedule of Fees

EXHIBIT A
Schedule of Fees

Standard On-Going Services will be billed monthly in advance pursuant to the following schedule:

MONTHLY

\$625.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$225.00
Regional District Manager	\$200.00
Financial Services Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Amenity Services Manager	\$175.00
Supervisor, Field Services	\$175.00
Clubhouse Manager	\$175.00
Financial Analyst	\$150.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Accounting Clerk	\$ 85.00
Administrative Assistant	\$ 85.00

Tab 7



Estimate

P.O. No.	Date	Estimate #
	9/6/2018	3658

13745 N. Nebraska Ave.
Tampa, FL 33613
Phone: 813-909-7775
Fax: 888-596-8464

Billing Address	Install Address
Easton Park CDD District Manager 3434 Colwell Ave Tampa, FL 33614-8390	Easton Park Community Entrance 10851 Pictoral Park Road (Corner Pictoral Park Rd & Morris Bridge Tampa, FL

Qty	Description	Each	Total
	Proposal to upgrade 4 LPR Cameras and DVR		
1	LTS 8 Camera (4IP+4TVI) Hybrid HD DVR with 2TB Hard driver	350.00	350.00
4	LTS HD-TVI LPR Cameras	338.00	1,352.00
1	System Installation, configuration and testing (integrate (2) overview cameras	600.00	600.00

	Subtotal	\$2,302.00
	Sales Tax (0.0%)	\$0.00
Signature of Acceptance X _____	Total	\$2,302.00

08-01-2018 Wed 00:55:11 (S)

02A G68

Entry Gate Tag

07-31-2018 Tue 09:50:57 (S)



Entry Gate Tag

Hamilton Park - Entry Gate Tag (Clear)

Tab 8

M.C. Building Services LLC

917 W. Virginia Ave

Tampa, FL 33603

8132440238

Estimate**ADDRESS**

Easton Park

Easton Park CDD

9428 Camden Field Parkway

Riverview, FL 33578

ESTIMATE #	DATE	
1116	10/25/2018	

Please detach top portion and return with your payment.

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/25/2018	16 Electrical & Lighting Provide and install Grandville II LED light fixture See attached cut sheet Provide and install Black aluminum Pole Fixture height 12 ft. Using existing power and controls. Plus the cost of shipping. These items are 12 - 14 weeks out normal shippin. Please note due to upcoming holidays the lead times may (probably) will extend out past the 14 weeks.	1	6,366.58	6,366.58

Authorized Signature:

TOTAL

\$6,366.58

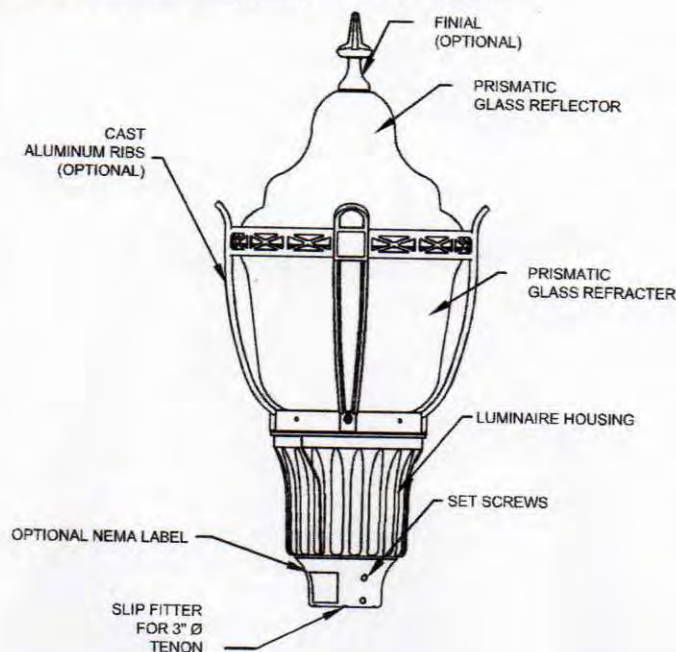
Accepted By

Accepted Date

Thank you for allowing us to be of service.



Maximum weight - 64 lbs
Maximum effective projected area - 1.38 sq. ft.



Granville® II LED
Prismatic Style: Glass Premier
Housing Size: Utility

**DECORATIVE
OUTDOOR**

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company
© 2009 Acuity Brands Lighting, Inc., All Rights Reserved

ORDERING INFORMATION:

GPD2

p20

50K

AS

M

BK

5

R

R

GL

HOUSING
GVP2 = GRANVILLE
PREMIER UTILITY

LED PERFORMANCE PACKAGE
(SEE PRODUCT COMPATIBILITY
TABLE FOR OPTIONS)
P10 = AS=26W / AH=33W
P20 = AS=39W / AH=49W
P30 = AS=60W / AH=68W
P40 = AS=81W / AH=90W
P50 = AS=100W / AH=100W

COLOR TEMPERATURE
30K = 3000 K CCT
40K = 4000 K CCT
50K = 5000 K CCT

VOLTAGE
AS = AUTO-SENSING VOLTAGE
(120 THRU 277 V)
AH = AUTO-SENSING VOLTAGE
(347 THRU 480 V)

HOUSING
M = MODERN STYLE
SWING OPEN DESIGN
T = LEAF STYLE SWING
OPEN DESIGN

HOUSING COLORS
BK = BLACK
BZ = BRONZE
GH = GRAPHITE
GN = GREEN
GR = GREY
PP = PRIME PAINT
WH = WHITE
CMC = CUSTOM MATCH
COLOR
TDC = TIGER DRYLAC
COLOR (RALxxx)
XX = STD FINISH, TBD

OPTICS
(SEE PRODUCT
COMPATIBILITY TABLE
FOR OPTIONS)
3 = IES TYPE III
DISTRIBUTION
5 = IES TYPE V
DISTRIBUTION
6 = IES TYPE III
LUNAR OPTIC
8 = IES TYPE V
LUNAR OPTIC

FINIAL
B = BALL
C = CLEAR
E = EAGLE
F = FLOWER
N = NONE
P = PAWN
R = CROSS
S = STANDARD
T = ROM CROSS

TRIM/FINIAL COLORS
BK = BLACK
BZ = BRONZE
GL = GOLD
GH = GRAPHITE
GN = GREEN
GR = GREY
PP = PRIME PAINT
WH = WHITE
CMC = CUSTOM
MATCH COLOR
TDC = TIGER DRYLAC
COLOR (RALxxx)
XX = STD FINISH, TBD
U = NO TRIM & CLEAR
OR NO FINIAL

TRIM
R = RIBS & BAND
N = NO TRIM

OPTIONS

CONTROL OPTIONS

AO⁴ = FIELD ADJUSTABLE OUTPUT
DE⁵ = ROAM 0 - 10V DIMMING CONTROL, INCLUDES NEMA TWISTLOCK
PHOTOCONTROL RECEPTACLE
FPD^{xx} = FACTORY PROGRAMMED DRIVER (xx = % OF LUMENS OR WATTS)
H⁷ = NEMA TWISTLOCK PHOTOCONTROL (PC) RECEPTACLE - 3 PIN
P5⁸ = DIMMING PC RECEPTACLE - 5 PIN
P7⁹ = DIMMING PC RECEPTACLE - 7 PIN
PCLL¹⁰ = LONG LIFE DTL TWISTLOCK PHOTOCONTROL FOR SOLID STATE
PCS¹¹ = DTL TWISTLOCK PHOTOCONTROL FOR SOLID STATE
PND¹² = 0-10V PART-NIGHT DIMMING, INCLUDES BLC2 & NEMA TWISTLOCK
PHOTOCONTROL RECEPTACLE
PSC¹³ = SHORTING CAP

COVER OPTIONS

C¹⁴ = FULL COVER

M¹⁵ = MAYFIELD 1/2 COVER

NEMA WATTAGE LABEL OPTIONS

NL1X1 = 1 X 1 NEMA LABEL

NL2X2 = 2 X 2 NEMA LABEL

PREWIRE LEAD OPTIONS

L1H = 1.5 FEET OF PREWIRED LEADS
L03 = 3 FEET OF PREWIRED LEADS
L10 = 10 FEET OF PREWIRED LEADS
L20 = 20 FEET OF PREWIRED LEADS
L25 = 25 FEET OF PREWIRED LEADS
L30 = 30 FEET OF PREWIRED LEADS

ACCESSORIES

DECORATIVE BAND OPTIONS

GVPBANDX¹⁶ = DECORATIVE BAND (INSERT TRIM FINISH
FOR X), FOR EXAMPLE: GVPBANDBK (BLACK)

HOUSE SIDE SHIELD OPTIONS

GVDHSS90¹⁷ = HOUSE SIDE SHIELD SOLID 90 DEGREE
GVDHSS120¹⁷ = HOUSE SIDE SHIELD SOLID 120 DEGREE
GVDHSS180¹⁷ = HOUSE SIDE SHIELD SOLID 180 DEGREE
GVDHSL90¹⁸ = HOUSE SIDE SHIELD SOLID 90 DEGREE (LUNAR)
GVDHSL120¹⁸ = HOUSE SIDE SHIELD SOLID 120 DEGREE (LUNAR)
GVDHSL180¹⁸ = HOUSE SIDE SHIELD SOLID 180 DEGREE (LUNAR)

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE
SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE
ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE
DESIGNED AND MANUFACTURED AFTER APPROVAL BY THE CUSTOMER IN
WRITING. ONCE APPROVED, THIS PRINT WILL BE SUPPLIED WITH EACH
AND/OR BOLT ORDER TO MAINTAIN THE PROPERTY OF HOLOPHANE AND IS
LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS
ANY WAY DETRIMENTAL TO THE CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

NOTES ARE LOCATED ON PAGE 3

ORDER #:

TYPE:

DRAWN: RAF

DATE: 5-15-2017

DWG #: LUM_GPD2