



Rizzetta & Company

Easton Park Community Development District

Board of Supervisors' Regular Meeting December 4, 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**

November 26, 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, December 4, 2018 at 4:30 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. Discussion of Board Supervisor Appointments for Vacant Seats
 - B. Consideration of the Minutes of the First Audit Committee Meeting held on November 6, 2018Tab 1
 - C. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on November 6, 2018.....Tab 2
 - D. Consideration of Operations & Maintenance Expenditures for October 2018Tab 3
- 4. STAFF REPORTS**
 - A. Aquatic Maintenance – Aquatic Systems
 1. Presentation of November 2018 Waterway ReportTab 4
 - B. Landscape & Irrigation Maintenance
 1. Presentation of November 2018 Field Inspection Report.....Tab 5
 - C. District Counsel
 - D. District Engineer
 1. Discussion Regarding M/I Homes Request for New Residential Development Along Morris Bridge Road
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Discussion of Entrance Lighting
 - B. Discussion Regarding Fence on CDD Common Property
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We 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

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 First Audit Committee Meeting of the Easton Park Community Development District was held on **Tuesday, November 6, 2018 at 5:00 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier	Committee Member
Arnold Sails	Committee Member
Lisa Murphy	Committee Member
Stephanie Nieto	Committee Member

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Brian Radcliff	District Manager, Rizzetta & Company, Inc.
Scott Green	Field Services, Rizzetta & Company, Inc.
Dan Molloy	District Counsel, Molloy & James
Matt Matos	Yellowstone Landscape
Morgan Melatti	Aquatic Systems

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Presentation of Audit Proposal Instructions

Ms. Perkins presented the audit proposal instructions with price and without price to the Audit Committee for their consideration.

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Audit Committee approved the Audit Proposal Instructions with Price as presented for the Easton Park Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Audit Evaluation Criteria

Ms. Perkins presented the audit evaluation criteria with price and without price to the Audit Committee for their consideration.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Audit Committee approved the Audit Evaluation Criteria with Price as presented for the Easton Park Community Development District.

FOURTH ORDER OF BUSINESS

**Presentation of Request for Proposals for
Annual Auditing Services**

Ms. Perkins presented the RFP advertisement for annual auditing services to the audit committee for their consideration, noting that proposals would then be brought before the Committee at their January meeting.

On a Motion by Ms. Murphy, seconded by Mr. Meier, with all in favor, the Audit Committee approved the Request for Proposals for Annual Auditing Services as presented for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sails, seconded by Ms. Murphy, with all in favor, the Audit Committee adjourned the meeting at 5:04 p.m. for the Easton Park Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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, November 6, 2018 at 5:05 p.m.** at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida, 33647.

Present and constituting a quorum:

Paul Meier	Board Supervisor, Chairman
Arnold Sails	Board Supervisor, Vice Chairman
Lisa Murphy	Board Supervisor, Assistant Secretary
Stephanie Nieto	Board Supervisors, Assistant Secretary

Also present were:

Christine Perkins	District Manager, Rizzetta & Company, Inc.
Brian Radcliff	District Manager, Rizzetta & Company, Inc.
Dan Molloy	District Counsel, Molloy & James
Scott Green	Field Services, Rizzetta & Company, Inc.
Matt Matos	Yellowstone Landscape
Morgan Melatti	Aquatic Systems

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 members present.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to Newly
Appointed Supervisor**

Ms. Perkins, a Notary of the State of Florida, administered the Oath of Office to Ms. Nieto. Ms. Nieto replied in the affirmative to receiving compensation for her role on the Board of Supervisors.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on
October 2, 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' Regular meeting held on October 2, 2018 as presented for the Easton Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations & Maintenance
Expenditures for September 2018**

Mr. Sails inquired if the HOA was current on their reimbursements to the District for Yellowstone invoices. Ms. Perkins communicated that she had spoken to Ms. Bellamy earlier about the reimbursement process so the HOA had clarification. Mr. Meier inquired about the Aquatic Systems invoices, and Ms. Perkins reiterated that both contracts for monthly aquatics services and invasive vegetation removal were combined in their monthly billing, but were broken out separately as reflected in the District's financials. Mr. Meier additionally inquired why the August totals were higher than September for the overall O&M expenditures, and Ms. Perkins reviewed the invoices that had been received in August vs. September.

On a Motion by Mr. Meier, seconded by Ms. Murphy, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for September 2018 (\$34,696.11) for the Easton Park Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance – Aquatic Systems

1. Presentation of October 2018 Waterway Report

Ms. Melatti presented the October 2018 Waterway Report to the Board, and provided updates pertaining to limited access for ponds #33 & #34, hydrilla present in Pond #25 that was being treated, and that treatment would take place for the whole water body area within the next 60 days. Discussion ensued pertaining to the prospective hard removal of the brush surrounding the perimeter of Pond #1, which would be approximately \$12,000 to remove the material. Ms. Murphy inquired about Site #22, as it was looking similar to Site #1. Ms. Melatti communicated that she would look further into this area and the turbidity.

B. Landscape & Irrigation Maintenance

1. Presentation of October 2018 Field Inspection Report, Inclusive of
Yellowstone Landscape Response

Mr. Green presented the October 2018 Field Inspection Report to the Board, noting that the inspection had been completed on October 10th. Mr. Green communicated that the annuals had been replaced, encroachment areas have been trimmed back, and the Ligustrum trees had been trimmed since the holiday lightning had been recently installed. He additionally mentioned that the next inspection would take place the following week. Discussion ensued about the

forthcoming color changes within the turf, as Bahia will go dormant in the winter months. Ms. Murphy inquired about the length of time that Top Choice took effect, and Mr. Green reiterated that it has a one-year warranty. Ms. Perkins reiterated that if the District was seeing any issues in various areas, that Yellowstone could treat accordingly. Mr. Meier inquired if there had been any outflow problems from the rainy season, to which Ms. Melatti and Ms. Perkins mentioned there hadn't been any encountered challenges.

2. Acceptance of Modification of Professional Field Services Agreement

On a Motion by Ms. Murphy, seconded by Mr. Sails, with all in favor, the Board of Supervisors approved the Modification of Professional Field Services Agreement for the Easton Park Community Development District.

C. District Counsel

Mr. Molloy communicated that based on current research, there were no entitlements for M/I Homes on District land that would permit them to develop on District property without prior approval from the District. However, zoning may have an impact on this area and show access parcels. Mr. Molloy additionally provided an update to the Board that there is no liability applicable in the event the District ever wants to remove the current security cameras installed in the entrance medians.

D. District Engineer

Ms. Stewart was not present. Ms. Perkins communicated that any updates pertaining to the M/I Homes development, or the dirt pile removal project would be distributed to the Board when received. It would be anticipated to have an additional substantive update by the next meeting.

E. District Manager

Ms. Perkins communicated that the next regular meeting is scheduled for December 4, 2018, at 4:30 p.m.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Securiteam
for Equipment Upgrades

Discussion ensued on the advantages of replacing the current security equipment at this time, as the current equipment was functional however not up to subjective current technological capabilities. Ms. Murphy additionally requested that at least quarterly Securiteam provides a report or update on the performance of the current system.

On a Motion by Mr. Meier, seconded by Mr. Sails, with all in favor, the Board of Supervisors declined to take action on the Proposal from Securiteam for Equipment Upgrades until such time as the existing equipment fails for the Easton Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for Entrance
Lighting**

This item was tabled and will be revisited at the December meeting, as Ms. Perkins was entertaining the solicitation of additional proposals. Mr. Meier additionally requested some schematics on the lighting placement and illuminative effects, to understand the impact that installing additional lighting may have on the entrance.

NINTH ORDER OF BUSINESS

Supervisor Requests

Discussion ensued pertaining to investigating the entrance/exit pavers, performing pressure washing after the beginning of the year, and the timing of the Christmas lights. Ms. Perkins would reach out to the City of Tampa once again to discuss the road(s), as will put pressure washing proposals on the agenda for the Board's January meeting. Ms. Murphy communicated that she would meet out with Mr. Gay regarding the Christmas Lightning commencement.

TENTH 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 6:08 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 October 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2018 through October 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,632.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Easton Park Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2018 Through October 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	001266	0000422690	Monthly Lake & Wetland Services 10/18	\$ 3,735.00
Arnold Sails	001262	AS100218	Board of Supervisors Meeting 10/02/18	\$ 200.00
Department of Economic Opportunity	001267	72557	Special District Fee 18/19	\$ 175.00
Illuminations Holiday Lighting	001268	5161018 Deposit	Holiday Lighting & Decoration-Deposit 10/18	\$ 12,300.00
Lisa Murphy	001263	LM100218	Board of Supervisors Meeting 10/02/18	\$ 200.00
Paul Meier	001264	PM100218	Board of Supervisors Meeting 10/02/18	\$ 200.00
Rizzetta & Company, Inc.	001265	INV0000035307	Assessment Roll Preparation FY 18/19	\$ 5,000.00
Rizzetta & Company, Inc.	001265	INV0000035429	District Management Fees 10/18	\$ 5,123.09
Rizzetta Technology Services, LLC.	001260	INV0000003737	Website Hosting Services 10/18	\$ 100.00
Rust-Off Inc.	001269	18771	Rust Prevention Maintenance 10/18	\$ 595.00
Tampa Electric Company	001270	TECO Summary 09/18	Summary Bill 09/18	\$ 10,365.60
Times Publishing Company	001261	685615 09/21/18	Legal Advertising 09/18	\$ 342.00
Yellowstone Landscape	001271	INV-0000234659	Annuals 10/18	<u>\$ 4,296.90</u>
Report Total				<u>\$ 42,632.59</u>

Aquatic Systems, Inc.

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

INVOICE

DATE

10/1/2018

INVOICE #

0000422690

CUST #

0068091

BILL TO:

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

SHIP TO:

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 - October		3,735.00	3,735.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>SEP 27 2018</u></div> <div>D/M approval <u>CP</u> Date <u>10/1/18</u></div> <div>Date entered <u>SEP 27 2018</u></div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> \$ <u>2510.00</u></div> <div>Check # <u>4608</u> \$ <u>1225.00</u></div>				
TOTAL				\$3,735.00

**EASTON PARK CDD
SUPERVISOR PAY REQUEST**

Meeting Date: October 2, 2018

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:30 PM
Meeting End Time:	6:22 PM
Total Meeting Time:	1 Hour 52 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

RECEIVED

OCT 03 2018

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

D/M approval CP Date 10/8/18

Date entered OCT 04 2018

Fund 001 GL 51100 OC 1101

Check # _____

Invoice No.: 72557			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Easton Park Community Development District

Mr. William Rizzetta

~~6034 Colwell Avenue, Suite 200~~ 9428 Camden Field Parkway
~~Tampa, FL 33614~~ Riverview, FL 33578

2. Telephone: (813) 933-5571 ~~813-533-2950~~ 813-533-2950
 3. Fax: (813) 933-6212 ~~813-533-2922~~ 813-533-2922
 4. Email: brizzetta@rizzetta.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: eastonparkcdd.org
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 09/15/2006
 11. Creation Document on File: 06/12/2006
 12. Date Established: 06/06/2006
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: City of Tampa
 15. Creation Document(s): City Ordinance 2006-136
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/19/2017

RECEIVED

OCT 16 2018

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval CP Date 10/19/18
 Date entered OCT 18 2018
 Fund 001 GL 51300 OC 4902
 Check # _____

I do hereby certify that the information above changes noted if necessary is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10/12/2018

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Illuminations Holiday Lighting

Invoice 5161018

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Easton Park CDD
3434 Colwell Ave; Suite 200
Tampa, FL 33614
attn: Christine Perkins

(813) 933-5571

JOB DESCRIPTION
Christmas Lighting and Decoration Deposit Invoice Proposal for Easton Park CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Entrance		
Exit	Install clear C9s on top of entrance sign wall	\$15,500.00
	Install lighted garland with bows on top center of entrance sign	
	Install 2 x 48" lighted wreath with bows on either side of entrance sign (2 entrance / 2 exit)	
8 total	Install clear mini-lights wrapping the limbs of the ligustrums entrance / exit	
	Install green mini lights in the tops of the ligustrums	
2 total	Install clear C9s on top of fence - exit and entrance side	
	Install clear C9s outlining gazebo on entrance side	
4 total	Install clear mini lights wrapping two Oak trees on each side of entrance / exit	
Center		
Median	Install animated snow drip tubes in two (2) Oak trees center median	
	Install clear mini lights in crape myrtles center median	
5 total	Install RGB lights in tops ligustrums to change colors and animation	
Round		
About	Install RGB animated lighting in the 4 evergreen trees in center of roundabout	\$3,500.00
	Sub Total	\$19,000.00
	10% Discount	\$1,900.00
	Install 25' Mega Tree on front side of round about	\$7,500.00
	Requires 50% Deposit	
	TOTAL	\$24,600.00
	AMOUNT DUE	\$12,300.00

RECEIVED
OCT 16 2018

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval CP Date 10/19/18
Date entered OCT 18 2018
Fund 001 GL 53900 OC 4776
Check # _____

- * 10% Discount provided based on 3 year service agreement with Easton Park CDD
- * Price includes rental of materials, labor, installation, service and removal.
- * Assumes adequate power available
- * Please note: Any material stolen or vandalized will be reimbursable by client at cost
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting to install and/or remove all materials on said property as provided herein.
- * MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

10/16/2018
DATE

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

Invoice

Date	Invoice #
10/4/2018	INV0000035307

Bill To:

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,000.00	\$5,000.00
<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 04 2018</u> D/M approval <u>CP</u> Date <u>10/8/18</u> Date entered <u>OCT 05 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>3106</u> Check # _____</p>			
Subtotal			\$5,000.00
Total			\$5,000.00

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

Invoice

Date	Invoice #
10/1/2018	INV0000035429

Bill To:

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

Services for the month of		Terms	Client Number
October		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: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 05 2018</u></p> <p>D/M approval <u>CP</u> Date <u>10/8/18</u></p> <p>Date entered <u>OCT 05 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>Check # <u>53900</u> <u>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 #
10/1/2018	INV0000003737

Bill To:

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

Services for the month of	Terms	Client Number
October		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;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>SEP 25 2018</u></p> <p>D/M approval <u>CP</u> Date <u>10/1/18</u></p> <p>Date entered <u>SEP 26 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

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
10/15/2018	18771

Bill To

EASTON PARK CDD
RIZZETTA & COMPANY, INC
9428 CAMDEN FIELD PARKWAY
RIVERVIEW FL 33578

Ship To

EASTON PARK CDD
MORRIS BRIDGE ROAD
NEW TAMPA, FL

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (DATE OF SERVICE) LAST INVOICE DATE TO CURRENT INVOICE DATE)	1	595.00	595.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>OCT 17 2018</u> D/M approval <u>CP</u> Date <u>10/19/18</u> Date entered <u>OCT 18 2018</u> Fund <u>001</u> GL <u>53900</u> OC <u>4618</u> Check# _____</p>				
Subtotal				\$595.00
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$595.00

TECO
for Easton Park CDD

Invoice #

Summary Electric 09/18

Account #	Inv Date	Amount	Due Date	Service Address	Object Code
211001815243	10/15/2018	\$169.25	11/5/2018	10989 Breaking Rocks Dr Irr	4314
211001815433	10/15/2018	\$22.92	11/5/2018	10898 Pictoral Park Dr Irr	4314
211001815649	10/15/2018	\$4,629.63	11/5/2018	Morris Bridge Phase I	4307
211001815920	10/15/2018	\$43.97	11/5/2018	10999 Pictoral Park Dr Irr	4314
211001816464	10/15/2018	\$119.52	11/5/2018	11098 Pictoral Park Dr Irr	4314
211001816720	10/15/2018	\$2,581.59	11/5/2018	Easton Park Blvd LTS	4307
211001816928	10/15/2018	\$1,187.64	11/5/2018	Easton Park Phase 3	4307
211001817124	10/15/2018	\$1,096.67	11/5/2018	Morris Bridge Rd Phase 2	4307
211001817561	10/15/2018	\$26.02	11/5/2018	10900 Pictorial Park Dr	4310
211001817355	10/15/2018	\$488.39	11/5/2018	10623 Pictorial Park Dr Pmp	4309
Total		\$10,365.60			

GL CODE	Object Codes	Amount	
53100	4314	\$355.66	Irrigation Wells
53100	4307	\$9,495.53	Street Lights
53100	4309	\$488.39	Fountain/Landscape Lighting
53100	4310	\$26.02	Roundabout
Grand Total		\$10,365.60	

RECEIVED

Date Received:	OCT 18 2018
DM Approval:	<i>CP 10/19/18</i>
Date Entered:	OCT 18 2018

Statement Date: 10/15/2018
Account: 211001815243

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

Current month's charges:	\$169.25
Total amount due:	\$169.25
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$175.23
Payment(s) Received Since Last Statement	-\$175.23
Current Month's Charges	\$169.25
Total Amount Due	\$169.25

Date Rec'd Rizzetta & Co., Inc. OCT 18 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____

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



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001815243

Current month's charges:	\$169.25
Total amount due:	\$169.25
Payment Due By:	11/05/2018
Amount Enclosed	\$ <u>169.25</u>

627926252492

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
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Account: 211001815243
Statement Date: 10/15/2018
Current month's charges due 11/05/2018



Details of Charges – Service from 09/12/2018 to 10/10/2018

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	10/10/2018	53,005		51,576		1,429 kWh	1	29 Days

Basic Service Charge		\$19.94
Energy Charge	1,429 kWh @ \$0.06311/kWh	\$90.18
Fuel Charge	1,429 kWh @ \$0.03132/kWh	\$44.76
Florida Gross Receipt Tax		\$3.97
Electric Service Cost		\$158.85
Franchise Fee		\$10.40

Total Electric Cost, Local Fees and Taxes

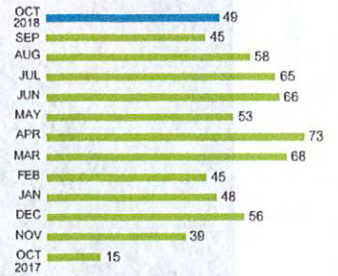
\$169.25

Total Current Month's Charges

\$169.25

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Statement Date: 10/15/2018
Account: 211001815433

Current month's charges:	\$22.92
Total amount due:	\$22.92
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$23.04
Payment(s) Received Since Last Statement	-\$23.04
Current Month's Charges	\$22.92
Total Amount Due	\$22.92

Date Rec'd Rizzetta & Co., Inc. OCT 18 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: 211001815433

Current month's charges:	\$22.92
Total amount due:	\$22.92
Payment Due By:	11/05/2018

Amount Enclosed	\$ <u>22.92</u>
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627926252493

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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863-299-0800 (Polk County)
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Account: 211001815433
Statement Date: 10/15/2018
Current month's charges due 11/05/2018

Details of Charges – Service from 09/12/2018 to 10/10/2018

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	10/10/2018	58,400	58,389		11 kWh	1	29 Days

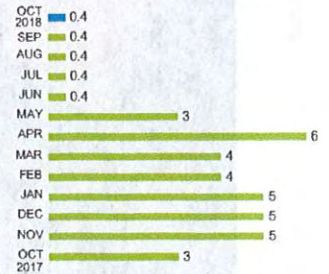
Basic Service Charge		\$19.94
Energy Charge	11 kWh @ \$0.06311/kWh	\$0.69
Fuel Charge	11 kWh @ \$0.03132/kWh	\$0.34
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.51
Franchise Fee		\$1.41
Total Electric Cost, Local Fees and Taxes		\$22.92

Total Current Month's Charges

\$22.92

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels \leq 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/15/2018
Account: 211001815649

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

Current month's charges:	\$4,629.63
Total amount due:	\$4,629.63
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$4,629.86
Payment(s) Received Since Last Statement	-\$4,629.86
Current Month's Charges	\$4,629.63
Total Amount Due	\$4,629.63

Date Rec'd Rizzetta & Co., Inc. OCT 18 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:	\$4,629.63
Total amount due:	\$4,629.63
Payment Due By:	11/05/2018
Amount Enclosed	\$ <u>4629.63</u>

627926252494

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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Account: 211001815649
Statement Date: 10/15/2018
Current month's charges due 11/05/2018



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

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	6322 kWh @ \$0.03221/kWh	\$203.63
Fixture & Maintenance Charge	152 Fixtures	\$1682.85
Lighting Pole / Wire	152 Poles	\$2252.64
Lighting Fuel Charge	6322 kWh @ \$0.03095/kWh	\$195.67
Florida Gross Receipt Tax		\$10.24
Franchise Fee		\$284.60

Lighting Charges \$4,629.63

Total Current Month's Charges \$4,629.63

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MORE POWER TO YOUSM

EEE092618



Statement Date: 10/15/2018
Account: 211001815920

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

Current month's charges:	\$43.97
Total amount due:	\$43.97
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$47.06
Payment(s) Received Since Last Statement	-\$47.06
Current Month's Charges	\$43.97
Total Amount Due	\$43.97

OCT 18 2018

Date Rec'd Rizzetta & Co., Inc. _____
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: 211001815920

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Amount Enclosed	\$ 43.97

627926252495

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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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.

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.

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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.

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- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
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Por favor, visite tampaelectric.com para ver esta información en español.

Account: 211001815920
 Statement Date: 10/15/2018
 Current month's charges due 11/05/2018



Details of Charges – Service from 09/12/2018 to 10/10/2018

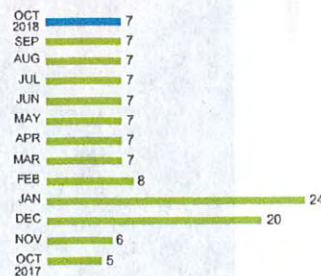
Service for: 10999 PICTORAL PARK DR IRR, TAMPA, FL 33647-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B26137	10/10/2018	48,638		48,423		215 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$19.94
Energy Charge	215 kWh @ \$0.06311/kWh	\$13.57
Fuel Charge	215 kWh @ \$0.03132/kWh	\$6.73
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.27
Franchise Fee		\$2.70
Total Electric Cost, Local Fees and Taxes		\$43.97

Total Current Month's Charges

\$43.97

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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/15/2018

Account: 211001816464

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

Current month's charges:	\$119.52
Total amount due:	\$119.52
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$99.19
Payment(s) Received Since Last Statement	-\$99.19
Current Month's Charges	\$119.52
Total Amount Due	\$119.52

Date Rec'd Rizzetta & Co., Inc. **OCT 18 2018**

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____



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Go Green with Sun Select

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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:	\$119.52
Total amount due:	\$119.52
Payment Due By:	11/05/2018
Amount Enclosed	\$ 119.52

627926252496

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.

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

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Account: 211001816464
Statement Date: 10/15/2018
Current month's charges due 11/05/2018

Details of Charges – Service from 09/12/2018 to 10/10/2018

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	10/10/2018	34,861	33,914		947 kWh	1	29 Days

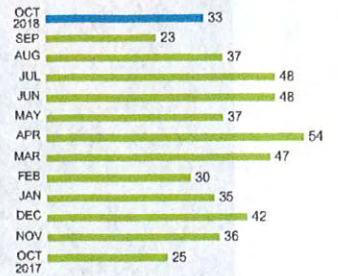
Basic Service Charge		\$19.94
Energy Charge	947 kWh @ \$0.06311/kWh	\$59.77
Fuel Charge	947 kWh @ \$0.03132/kWh	\$29.66
Florida Gross Receipt Tax		\$2.80
Electric Service Cost		\$112.17
Franchise Fee		\$7.35
Total Electric Cost, Local Fees and Taxes		\$119.52

Total Current Month's Charges

\$119.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618

 **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

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

Statement Date: 10/15/2018
Account: 211001816720

Current month's charges:	\$2,581.59
Total amount due:	\$2,581.59
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$2,569.71
Payment(s) Received Since Last Statement	-\$2,569.71
Current Month's Charges	\$2,581.59
Total Amount Due	\$2,581.59

Date Rec'd Rizzetta & Co., Inc. OCT 18 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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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: 211001816720

Current month's charges:	\$2,581.59
Total amount due:	\$2,581.59
Payment Due By:	11/05/2018
Amount Enclosed	\$ <u>2581.59</u>

627926252497

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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Hearing Impaired/TTY
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Tampa, FL 33631-3318

All Other Correspondence

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Tampa, FL 33601-0111

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

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Account: 211001816720
Statement Date: 10/15/2018
Current month's charges due 11/05/2018

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

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2984 kWh @ \$0.03221/kWh	\$96.11
Fixture & Maintenance Charge	76 Fixtures	\$1090.92
Lighting Pole / Wire	76 Poles	\$1126.32
Lighting Fuel Charge	2984 kWh @ \$0.03095/kWh	\$92.35
Florida Gross Receipt Tax		\$4.83
Franchise Fee		\$157.89
Municipal Public Service Tax		\$13.17
Lighting Charges		\$2,581.59

Total Current Month's Charges

\$2,581.59

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MORE POWER TO YOUSM

EEE09261B

 **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

Statement Date: 10/15/2018
Account: 211001816928

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

Current month's charges:	\$1,187.64
Total amount due:	\$1,187.64
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$1,187.57
Payment(s) Received Since Last Statement	-\$1,187.57
Current Month's Charges	\$1,187.64
Total Amount Due	\$1,187.64

Date Rec'd Rizzetta & Co., Inc. OCT 18 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: 211001816928

Current month's charges:	\$1,187.64
Total amount due:	\$1,187.64
Payment Due By:	11/05/2018
Amount Enclosed	\$ <u>1187.64</u>

619284288471

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)

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866-832-6249

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711

Power Outages Toll-Free
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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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Account: 211001816928
Statement Date: 10/15/2018
Current month's charges due 11/05/2018

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

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1516 kWh @ \$0.03221/kWh	\$48.83
Fixture & Maintenance Charge	39 Fixtures	\$438.44
Lighting Pole / Wire	39 Poles	\$577.98
Lighting Fuel Charge	1516 kWh @ \$0.03095/kWh	\$46.92
Florida Gross Receipt Tax		\$2.46
Franchise Fee		\$73.01

Lighting Charges \$1,187.64

Total Current Month's Charges \$1,187.64

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MORE POWER TO YOUSM

EEE092618



Statement Date: 10/15/2018
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:	11/05/2018

Your Account Summary

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

Date Rec'd Rizzetta & Co., Inc. OCT 18 2018
D/M approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check# _____



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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: 211001817124

Current month's charges:	\$1,096.67
Total amount due:	\$1,096.67
Payment Due By:	11/05/2018
Amount Enclosed	\$ 1096.67

619284288472

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

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Account: 211001817124
Statement Date: 10/15/2018
Current month's charges due 11/05/2018



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

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 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

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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618



Statement Date: 10/15/2018

Account: 211001817561

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

Current month's charges:	\$26.02
Total amount due:	\$26.02
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$26.34
Payment(s) Received Since Last Statement	-\$26.34
Current Month's Charges	\$26.02
Total Amount Due	\$26.02

Date Rec'd Rizzetta & Co., Inc. OCT 18 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: 211001817561

Current month's charges:	\$26.02
Total amount due:	\$26.02
Payment Due By:	11/05/2018
Amount Enclosed	\$ <u>26.02</u>

619284288474

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)

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

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Account: 211001817561
Statement Date: 10/15/2018
Current month's charges due 11/05/2018

Details of Charges – Service from 09/12/2018 to 10/10/2018

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	10/10/2018	1,544		1,503		41 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Basic Service Charge		\$19.94
Energy Charge	41 kWh @ \$0.06311/kWh	\$2.59
Fuel Charge	41 kWh @ \$0.03132/kWh	\$1.28
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.42
Franchise Fee		\$1.60
Total Electric Cost, Local Fees and Taxes		\$26.02

Total Current Month's Charges

\$26.02

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*Available on equipment or panels ≤ 480 volts.

MORE POWER TO YOUSM

EEE092618

 **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

Statement Date: 10/15/2018

Account: 211001817355

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

Current month's charges:	\$488.39
Total amount due:	\$488.39
Payment Due By:	11/05/2018

Your Account Summary

Previous Amount Due	\$496.62
Payment(s) Received Since Last Statement	-\$496.62
Current Month's Charges	\$488.39
Total Amount Due	\$488.39

OCT 18 2018

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

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: 211001817355

Current month's charges:	\$488.39
Total amount due:	\$488.39
Payment Due By:	11/05/2018

Amount Enclosed \$ 488.39

619284288473

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
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813-275-3909

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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
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Tampa, FL 33601-0111

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Statement Date: 10/15/2018
Current month's charges due 11/05/2018

Details of Charges – Service from 09/07/2018 to 10/06/2018

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

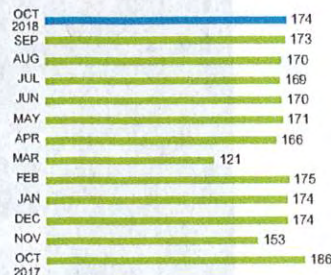
Rate Schedule: General Service Demand - Standard

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H99710	10/06/2018	55,386		50,175		5,211 kWh	1	30 Days
H99710	10/06/2018	11.97		0		11.97 kW	1	30 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	5,211 kWh @ \$0.01754/kWh	\$91.40
Fuel Charge	5,211 kWh @ \$0.03132/kWh	\$163.21
Capacity Charge	12 kW @ \$0.20000/kW	\$2.40
Energy Conservation Charge	12 kW @ \$0.87000/kW	\$10.44
Environmental Cost Recovery	5,211 kWh @ \$0.00342/kWh	\$17.82
Florida Gross Receipt Tax		\$11.46
Electric Service Cost		\$458.37
Franchise Fee		\$30.02

Total Electric Cost, Local Fees and Taxes

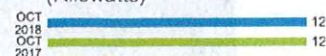
\$488.39

Total Current Month's Charges

\$488.39

Billing Demand

(Kilowatts)



Load Factor

(Percentage)



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MORE POWER TO YOUSM

EEE092618

 **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

1001193710000000068561521090000342000

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: FY18-19 Mtg Schedule was published in Tampa Bay Times: 9/21/18. in said newspaper in the issues of Tampa Tribune North

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 09/21/2018.

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



LEGAL NOTICE

EASTON PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING DATES; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors (the "Board") of the Easton Park Community Development District (the "District") will hold their regular meetings for Fiscal Year 2018/2019 at the New Tampa Regional Library, located at 10001 Cross Creek Boulevard, Tampa, Florida 33647 at 4:30 p.m. on the following dates:

October 2, 2018
November 6, 2018 (5:00 p.m.,
due to General Elections)
December 4, 2018
February 5, 2019
March 5, 2019
April 2, 2019
May 7, 2019
June 4, 2019
July 2, 2019
August 6, 2019
September 3, 2019

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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
Christine Perkins, District Manager



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

Invoice

Invoice: INV-0000234659
Invoice Date: October 31, 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

Terms: NET 30
Project Number: 10141021.201.00069
Project Name: 2018 Fall Annual Rotation

Invoice Due Date: November 30, 2018
Invoice Amount: \$4,296.90

Description	Quantity	Price	Total Price
Fall Annual Rotation Easton Park CDD	1.00	4,296.90	\$4,296.90

Invoice Total \$4,296.90

RECEIVED

Date Rec'd Rizzetta & Co., Inc. OCT 18 2018
D/M approval CP Date 10/19/18
Date entered OCT 18 2018
Fund 061 GL 53900 OC 4652
Check # _____



Enhancement Proposal

Job Name:	2018 Fall Annual Rotation	Proposal #	
Property Name:	Easton Park CDD	Date:	August 24, 2018
Client:	Easton Park CDD		
Address:	c/o Rizzetta & Company Inc. 3434 Colwell Avenue Suite 200		
City/State/Zip:	Tampa, FL 33614		
Phone:	813-994-1001		

NOTES: 0

Yellowstone Landscape will complete the work described below:

Description

Please see the price below to remove the summer annuals and install new soil and fall annuals to the beds. Thanks.
Price includes removal, disposal, materials, installation and labor.

Fall Mix Flowers	3,006	\$ 1.40	\$ 4,208.40
Potting Soil	6	\$ 14.75	\$ 88.50
TOTAL PRICE			\$ 4,296.90

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client: Please see e-mail
approval dated 9/27/18 attached.

Prepared by:

Brian Mahar

Date: am 10/11/18

Date: August 24, 2018

Internal Use Only	
Project Number: <u>10141021.201.00069</u>	District: <u>San Antonio</u>
PO Reference:	Date Work Completed: <u>10-11-18</u>

Mahar, Brian

From: Christine Perkins <CPerkins@rizzetta.com>
Sent: Thursday, September 27, 2018 2:48 PM
To: Mahar, Brian
Cc: Scott Green; Matthew Matos
Subject: RE: Easton Park Mulching and Fall Annual Install

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Annuals are fine as well, please move forward.

Will you be able to attend the meeting next Tuesday?

Christine Perkins
District Manager

Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813.533.2950

cperkins@rizzetta.com



Rizzetta & Company
Professionals in Community Management

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From: Mahar, Brian <bmahar@yellowstonelandscape.com>
Sent: Thursday, September 27, 2018 2:46 PM
To: Christine Perkins <CPerkins@rizzetta.com>
Cc: Scott Green <SGreen@rizzetta.com>; Matthew Matos <mmatos@yellowstonelandscape.com>
Subject: Re: Easton Park Mulching and Fall Annual Install

Hey Christine,

What about the annuals proposal?
I have that scheduled for early October.

Brian Mahar

Tab 4



Easton Park CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 11/26/2018

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: 27



Comments: Site looks good

Site #27 was seen in excellent condition during the site inspection. Shoreline vegetation such as Torpedograss, Pennywort and Alligator Weed was targeted during the maintenance visit on 11/14/18.

Site: 26



Comments: Normal growth observed

Site #26 was seen with a minor amount of bottom filamentous algae and Hydrilla along the perimeter (bottom right). This growth will be targeted at an upcoming maintenance visit. Erosion was noted around the miter (pictured top right).

Site: 25



Comments: Site looks good

Hydrilla treatments within site #25 have been very successful in getting the invasive plant within acceptable growth habits. The water body treatment worked to block the photosynthetic process of the submersed vegetation with significant reduction seen.

Site: 24



Comments: Treatment in progress

Southern Watergrass within site #24 was seen decomposing (bottom right) as a result of ongoing maintenance to keep the plant within acceptable growth habits. Treatments are applied carefully to limit damage to the Arrowhead plants (above)

Easton Park CDD Waterway Inspection Report 11/26/2018

Site: 23



Comments: Site looks good

Site #23 was seen in good condition during the site inspection with lower water levels. Shoreline vegetation such as Torpedograss, Pennywort and Alligator Weed was targeted during the maintenance visit on 11/14/18.

Site: 22



Comments: Site looks good

Water levels have dropped within site #23, exposing some shoreline. Water clarity was high and the hue was indicative of tannins in the waterway, a natural organic material. Cattails on the wild side of the site were seen decomposing.

Easton Park CDD Waterway Inspection Report 11/26/2018

Site: 21



Comments: Site looks good

Site #21 was seen in excellent condition during the site inspection. Water clarity was high and no algae growth was seen. Shoreline vegetation such as Torpedograss, Pennywort and Alligator Weed was targeted during the maintenance visit on 11/14/18.

Site: 9, 8



Comments: Normal growth observed

The wetland buffer area of site #9 (above) was seen with normal growth of Torpedograss which will be targeted via boat at the next maintenance visit. Debris will also be addressed in the site. Site #8 (top and bottom right) was seen in good condition.

Easton Park CDD Waterway Inspection Report 11/26/2018

Site: 7



Comments: Normal growth observed

Normal growth of filamentous algae was seen around the perimeter of site #7. Shoreline grasses were well kept and algae growth will be targeted at an upcoming maintenance visit. Erosion was noted around the miter (top right).

Management Summary

The waterway inspection report for Easton Park CDD was performed on November 26th, 2018 for ten sites in the community. Site #25 has been featured on several consecutive inspection reports due to the extensive Hydrilla treatments that were done in the site. Contact treatments were used to control the Hydrilla in the wet season and then a total water body treatment was applied when rainfall decreased and water was not flowing out of the site. The treatment works over a longer period of time than most, with full results seen about two months after the application. Hydrilla has been brought back to acceptable levels within the site as of the November inspection, which has also reduced the algae that was forming on top of the invasive plant.

Site #22 was noted with a brown water hue during the site inspection. Water clarity was high in the site and the hue was indicative of water with tannins present. Tannins, also known as humic acid, are a natural, organic material that is typically the byproduct of decaying vegetation (commonly found in acorns). Tannins present no health hazard and are common in low-lying areas.

Recommendations/Action Items

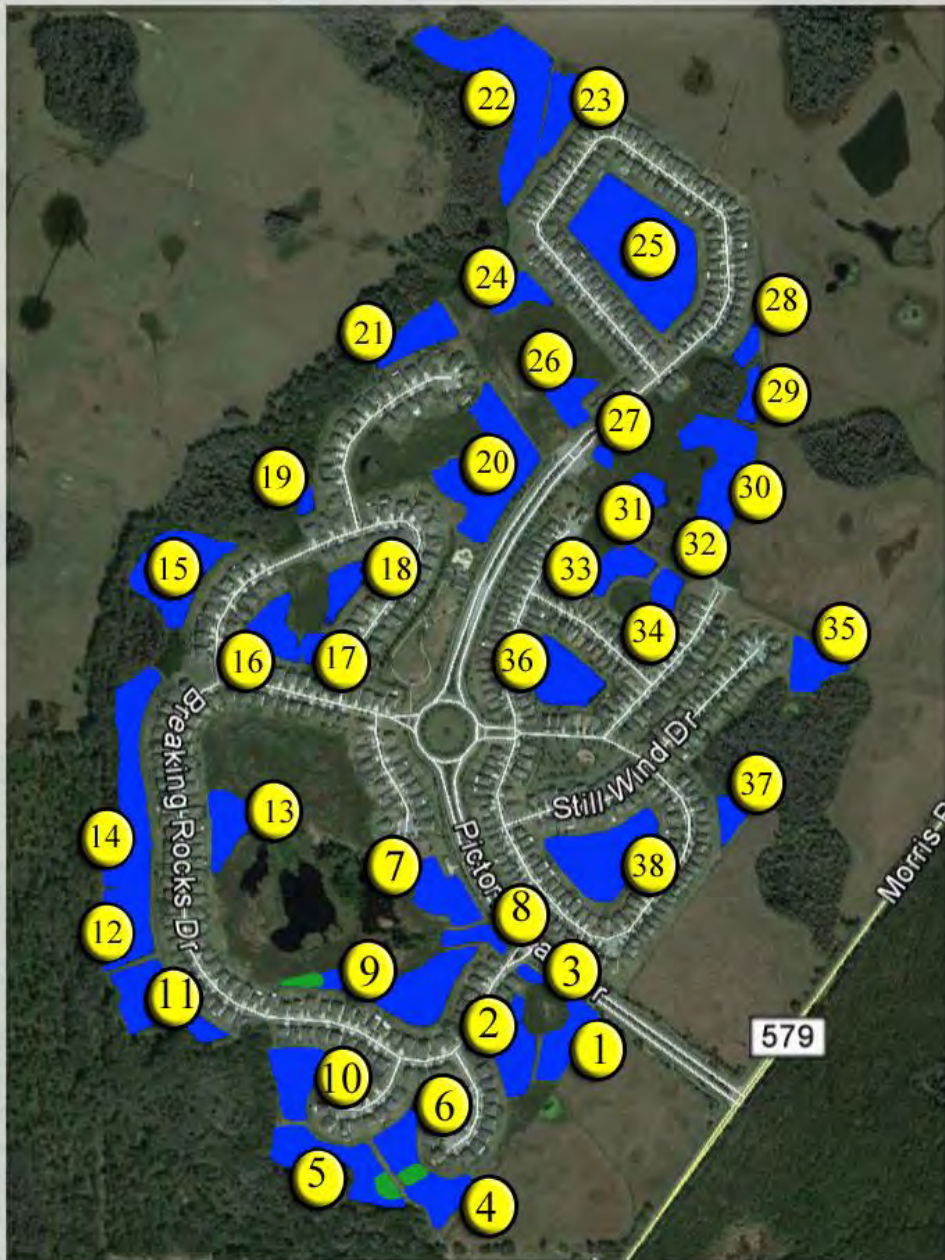
- Continue Routine Maintenance.
- Hydrilla Treatments within Site #25 are Complete.
- Spring 2019 Installation of Native Plants.

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



Nov. 14th , 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) Annuals throughout the community look good and have good color.



Easton Park

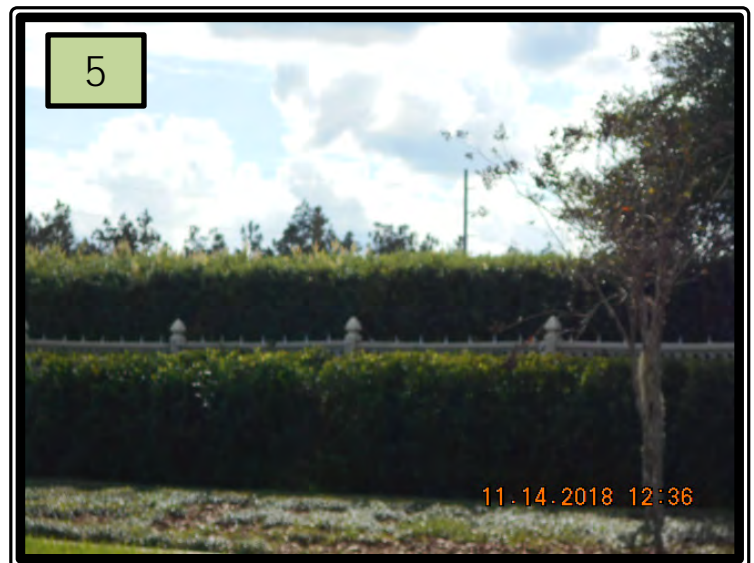
3. Reference Pic (3) Located along main Blvd. right hand side plant material appears to be in decline and may need to be removed and replaced. Ask contractor to submit proposal to remove and replace this plant material.



4. Reference Pic (4) Located through out the community ponds have all been mowed and string trimmed down to water line.

5. Reference Pic (5) Large hedge row that runs along main Blvd. needs to be trimmed and shaped.

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



HOA Landscape



7. Reference Pic (6) Ornamental grasses need to be trimmed as they are hanging over curb.

8. Reference Pic (7) Star Jasmin hedge row needs to be trimmed and shaped.

9. Ask landscaper to treat all crack weeds through out community.



10. Reference Pic (8) Turf in center median appears to be off color and possible not receiving adequate water from irrigation. Ask contractor to inspect irrigation in this area.

11. Reference Pic (8) Ask contractor to also submit Fert/Chem applications for turf in this area to promote healthier turf.

HOA Landscape

12. Reference Pic (09) Located at park all hedges have been trimmed and turf has been mowed and park looks aesthetically pleasing as of the date of this inspection.



13. Reference Pic (10) Located at park turf grass does have some turf weeds that need to be treated with Fert/Chem applications. Ask contractor to submit course of action for treatment of turf weeds in park.