

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 02, 2023**

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 02, 2023 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Vice-Chair Supervisor Supervisor Supervisor Supervisor	Nicholas J. Dister Ryan Motko Steven K. Luce Alberto Viera Vacant
District Manager	Inframark	Rick Reidt
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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 (813) 873-7300, at least 48 hours before the meeting. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Park East Community Development District

Dear Board Members:

The Regular Meeting of Park East Community Development District will be held on **February 02, 2023 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Board Resignation – Supervisor Hills.....Tab 01
 - B. Appointment of Supervisor to Open Board Seat – Seat 1.....Tab 02
 - i. Confirmation of Board Compensation
 - C. Consideration of Resolution 2023-01; Redesignating Officers.....Tab 03
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022..... Tab 04
 - B. Consideration of Operation and Maintenance Expenditures August 2022..... Tab 05
 - C. Consideration of Operation and Maintenance Expenditures September 2022 Tab 06
 - D. Consideration of Operation and Maintenance Expenditures October 2022Tab 07
 - E. Consideration of Operation and Maintenance Expenditures November 2022.....Tab 08
 - F. Consideration of Operation and Maintenance Expenditures December 2022Tab 09
 - G. Review of Financial Statements Month Ending December 31, 2022... Tab 10
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager Tab 11
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. 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) 873-7300.

Sincerely,

Rick Reidt
District Manager

January 11, 2023
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD
Belmond Reserve CDD
Berry Bay CDD
Park East CDD
Simmons Village North CDD
South Creek CDD
Creek Preserve CDD
North Park Isle CDD
Shell Point CDD
Sherwood Manor CDD
Spencer Creek CDD
Timber Creek CDD
Ventana CDD
Two Rivers North CDD
Two Rivers West CDD
Two Rivers East CDD
Buckhead Trails CDD
Buckhead Trails II CDD
Sawgrass Village CDD
Coral Lakes CDD

Sincerely,

DocuSigned by:

Jeffery S. Hills

00ED0F50AC82413...

Jeffery Hills

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF PARK EAST COMMUNITY
DEVELOPMENT DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Park East Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF PARK EASTCOMMUNITY DEVELOPMENT
DISTRICT:**

1. The following persons are elected to the offices shown to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamp</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Rick Reidt</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY 2023.

ATTEST:

**PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

John M. Vericker
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

(Reserved for Recording office)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January 26, 2023, by **North Park Isle Development, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609, in favor of the **Park East Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**").

See **Exhibit A** and **Exhibit B** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.


TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

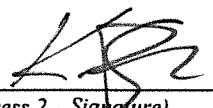
IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:



(Witness 1 - Signature)
Jeremy Strain

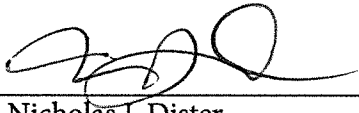
(Witness 1 - Printed Name)



(Witness 2 - Signature)
KYLE SMITH

(Witness 2 - Printed Name)

North Park Isle Development, LLC, a Florida limited liability company

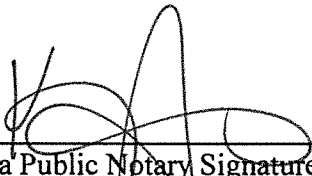
By: 

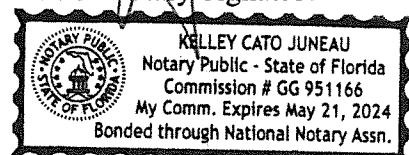
Name: Nicholas J. Dister

Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2023, by Nicholas J. Dister as Authorized Representative of North Park Isle Development, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ produced _____ as identification.



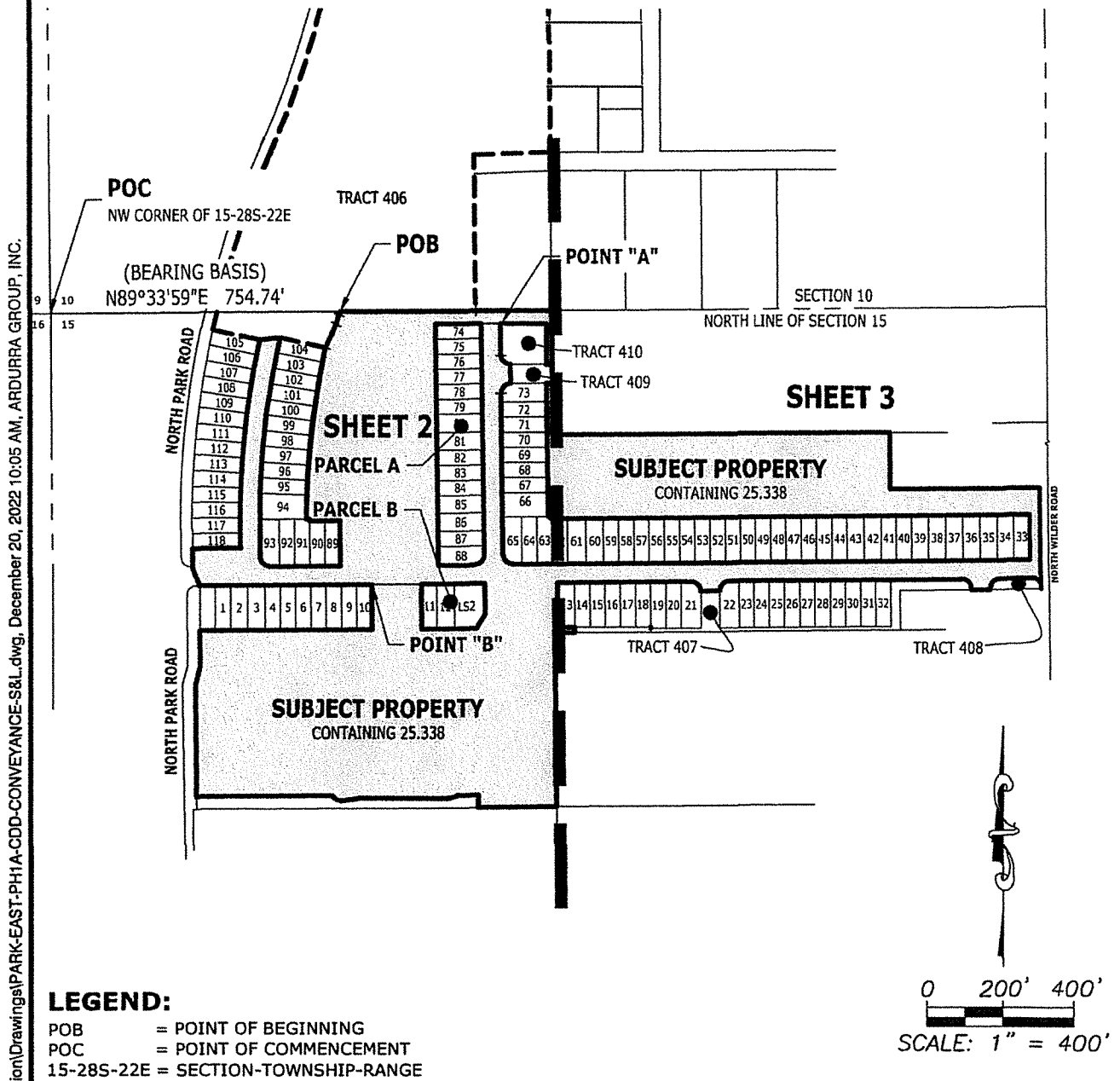
Florida Public Notary Signature


Notary Stamp

Exhibit A

THIS IS NOT A SURVEY

SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST
CITY OF PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA



NORTH PARK DEVELOPMENT LLC

PARK EAST PHASE 1A CDD CONVEYANCE

SCALE AS SHOWN	DATE 12/19/2022	JOB No. 00042-2021-1579		
DRAWN RBC	CHECKED RBC	SECTION 15	TOWNSHIP 28S	RANGE 22E



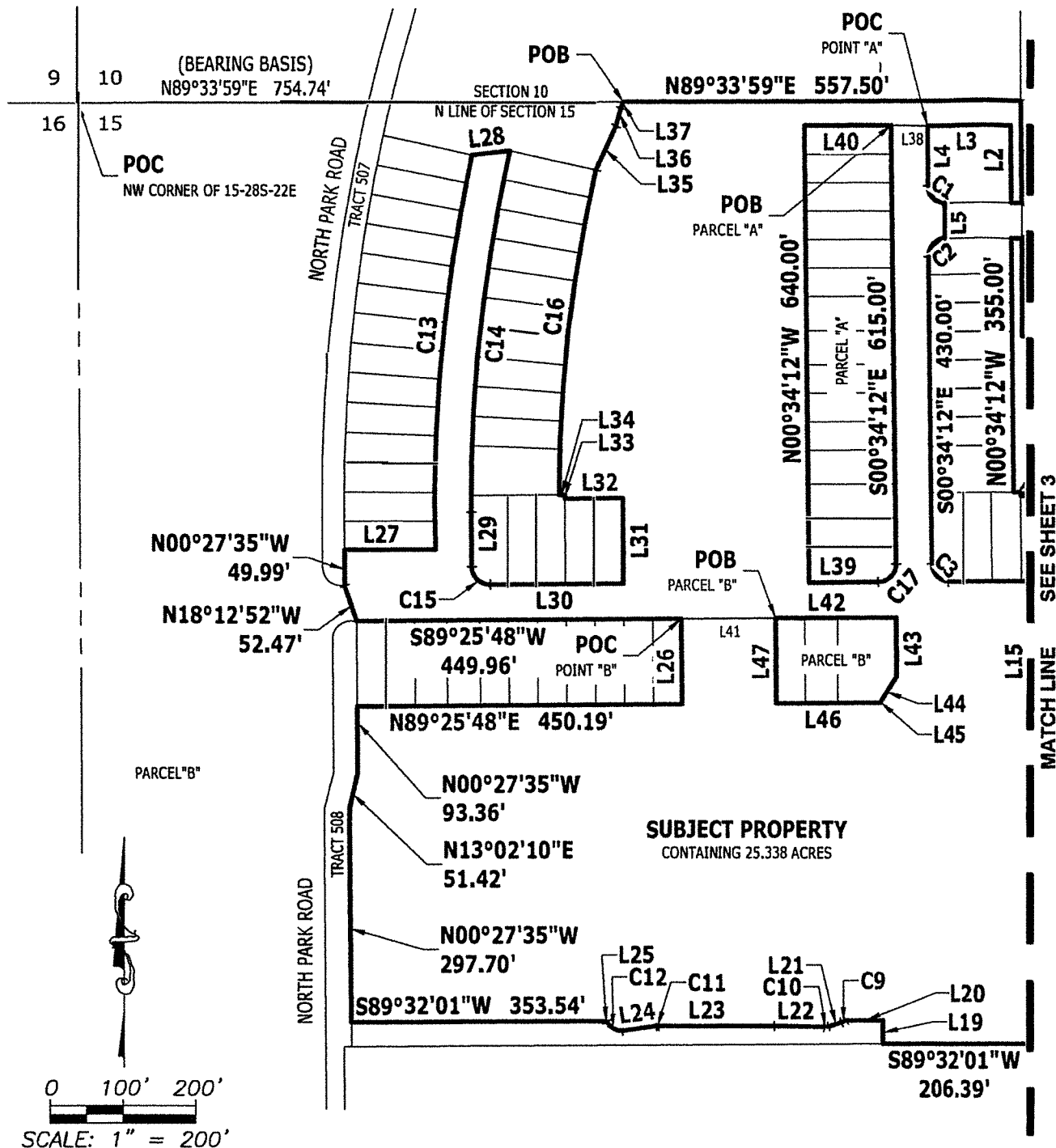
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

Robert B Curtis
2022.12.20 10:07:19
-05'00'

ROBERT B. CURTIS, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6051
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY



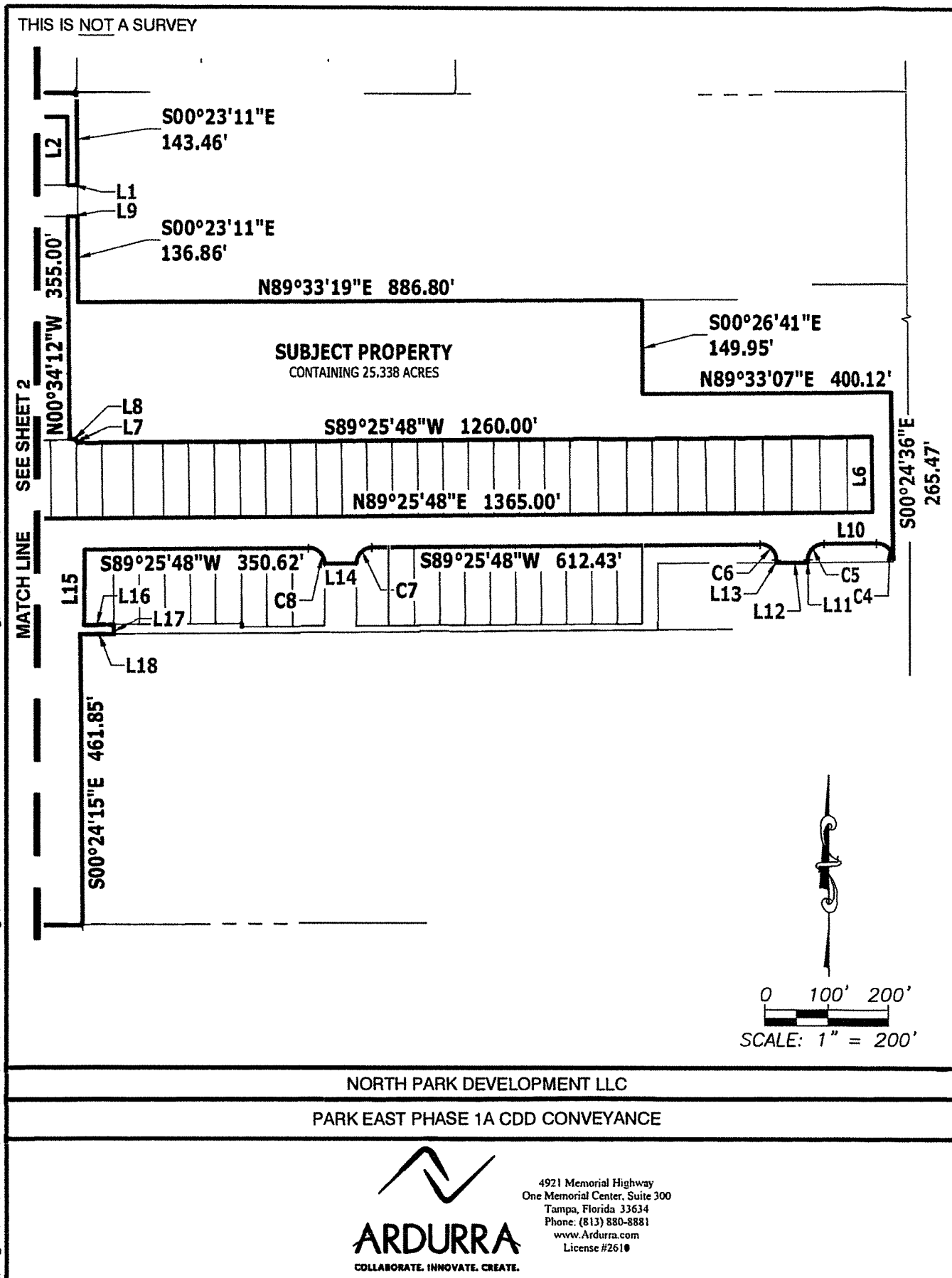
NORTH PARK DEVELOPMENT LLC

PARK EAST PHASE 1A CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
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\\Kingfisher\vol2\SURVEY\00042\2021\1579\Production\Drawings\PH1A-CDD-CONVEYANCE-S&L.dwg, December 20, 2022 10:06 AM, ARDURRA GROUP, Inc.



THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°25'48"W	15.00'
L2	N00°23'11"W	108.63'
L3	S89°25'48"W	120.98'
L4	S00°34'12"E	83.63'
L5	S00°34'12"E	50.00'
L6	N00°34'12"W	120.00'
L7	N00°34'12"W	5.00'
L8	S89°25'48"W	10.00'
L9	N89°25'48"E	15.47'
L10	S89°25'48"W	91.78'
L11	S00°00'00"E	4.52'
L12	S89°29'25"W	50.00'
L13	N00°00'00"E	3.97'
L14	S88°51'36"W	50.01'
L15	S00°12'56"W	120.01'
L16	N89°25'49"E	46.38'
L17	S00°34'11"E	15.00'
L18	S89°25'48"W	52.35'
L19	N00°00'00"E	33.02'
L20	S89°32'01"W	51.57'
L21	S72°33'06"W	18.45'
L22	N88°27'35"W	68.03'
L23	S89°41'59"W	160.93'
L24	S81°55'33"W	46.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N30°02'44"W	1.38'
L26	N00°34'12"W	120.00'
L27	N89°32'25"E	126.00'
L28	N83°21'43"E	52.86'
L29	S00°27'35"E	76.49'
L30	N89°25'48"E	185.13'
L31	N00°34'12"W	120.00'
L32	S89°25'48"W	80.00'
L33	N00°34'12"W	5.00'
L34	S89°25'48"W	7.81'
L35	N24°30'00"E	68.01'
L36	N15°20'30"E	25.50'
L37	N18°42'21"E	9.56'
L38	N89°00'07"W	50.02'
L39	S89°25'48"W	95.00'
L40	N89°25'48"E	120.00'
L41	N89°25'48"E	130.93'
L42	N89°25'48"E	166.46'
L43	S00°34'12"E	82.80'
L44	S31°13'08"W	39.85'
L45	S27°49'05"W	3.78'
L46	S89°25'48"W	143.68'
L47	N00°34'12"W	120.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	S45°34'12"E	35.36'
C2	39.27'	25.00'	90°00'00"	S44°25'48"W	35.36'
C3	39.27'	25.00'	90°00'00"	S45°34'12"E	35.36'
C4	39.34'	25.00'	90°09'36"	N45°29'24"W	35.40'
C5	39.02'	25.00'	89°25'48"	S44°42'54"W	35.18'
C6	39.52'	25.00'	90°34'12"	N45°17'06"W	35.53'
C7	39.02'	25.00'	89°25'48"	S44°42'54"W	35.18'
C8	39.52'	25.00'	90°34'12"	N45°17'06"W	35.53'
C9	6.60'	25.00'	15°07'32"	S64°59'20"W	6.58'
C10	7.09'	25.00'	16°15'00"	S80°40'36"W	7.07'
C11	3.39'	25.00'	7°46'25"	S85°48'46"W	3.39'
C12	26.68'	25.00'	61°09'10"	N60°37'19"W	25.43'
C13	556.06'	2,343.84'	13°35'35"	N05°13'35"E	554.76'
C14	510.17'	2,253.00'	12°58'27"	S06°01'39"W	509.08'
C15	39.32'	25.00'	90°06'37"	S45°30'53"E	35.39'
C16	458.85'	2,131.00'	12°20'13"	N06°20'46"E	457.97'
C17	39.27'	25.00'	90°00'00"	S44°25'48"W	35.36'

NORTH PARK DEVELOPMENT LLC

PARK EAST PHASE 1A CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
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THIS IS NOT A SURVEY**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, CITY OF PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID SECTION 15, NORTH 89°33'59" EAST, A DISTANCE OF 754.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'59" EAST, A DISTANCE OF 557.50 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°23'11" EAST, A DISTANCE OF 143.46 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°23'11" WEST, A DISTANCE OF 108.63 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 120.98 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 83.63 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°34'12" EAST 35.36 FEET; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°25'48" WEST 35.36 FEET; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 430.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°34'12" EAST 35.36 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 1,365.00 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 1,260.00 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 355.00 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 15.47 FEET; THENCE SOUTH 00°23'11" EAST, A DISTANCE OF 136.86 FEET; THENCE NORTH 89°33'19" EAST, A DISTANCE OF 886.80 FEET; THENCE SOUTH 00°26'41" EAST, A DISTANCE OF 149.95 FEET; THENCE NORTH 89°33'07" EAST, A DISTANCE OF 400.12 FEET; THENCE SOUTH 00°24'36" EAST, A DISTANCE OF 265.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'36", AND A CHORD BEARING AND DISTANCE OF NORTH 45°29'24" WEST 35.40 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 91.78 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°25'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°42'54" WEST 35.18 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 4.52 FEET; THENCE SOUTH 89°29'25" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 3.97 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°34'12", AND A CHORD BEARING AND DISTANCE OF NORTH 45°17'06" WEST 35.53 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 612.43 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°25'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°42'54" WEST 35.18 FEET; THENCE SOUTH 88°51'36" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°34'12", AND A CHORD BEARING AND DISTANCE OF NORTH 45°17'06" WEST 35.53 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 350.62 FEET; THENCE SOUTH 00°12'56" WEST, A DISTANCE OF 120.01 FEET; THENCE NORTH 89°25'49" EAST, A DISTANCE OF 46.38 FEET; THENCE SOUTH 00°34'11" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 52.35 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 461.85 FEET; THENCE SOUTH 89°32'01" WEST, A DISTANCE OF 206.39 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 33.02 FEET; THENCE SOUTH 89°32'01" WEST, A DISTANCE OF 51.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 6.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 15°07'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°59'20" WEST 6.58 FEET; THENCE SOUTH 72°33'06" WEST, A DISTANCE OF 18.45 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 7.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 16°15'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°40'36" WEST 7.07 FEET; THENCE NORTH 88°27'35" WEST, A DISTANCE OF 68.03 FEET; THENCE SOUTH 89°41'59" WEST, A DISTANCE OF 160.93 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 3.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 07°46'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°48'46" WEST 3.39 FEET; THENCE SOUTH 81°55'33" WEST, A DISTANCE OF 46.74 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 26.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°09'10", AND A CHORD

(CONTINUED ON NEXT PAGE)

NORTH PARK DEVELOPMENT LLC

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THIS IS NOT A SURVEY

(CONTINUED FROM LAST PAGE)

BEARING AND DISTANCE OF NORTH 60°37'19" WEST 25.43 FEET; THENCE NORTH 30°02'44" WEST, A DISTANCE OF 1.38 FEET; THENCE SOUTH 89°32'01" WEST, A DISTANCE OF 353.54 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 297.70 FEET; THENCE NORTH 13°02'10" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 93.36 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 450.19 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 120.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 449.96 FEET; THENCE NORTH 18°12'49" WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 89°32'25" EAST, A DISTANCE OF 126.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 556.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,343.84 FEET, A CENTRAL ANGLE OF 13°35'35", AND A CHORD BEARING AND DISTANCE OF NORTH 05°13'35" EAST 554.76 FEET; THENCE NORTH 83°21'43" EAST, A DISTANCE OF 52.86 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 510.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,253.00 FEET, A CENTRAL ANGLE OF 12°58'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°01'39" WEST 509.08 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 76.49 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°06'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°30'53" EAST 35.39 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 185.13 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 7.81 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 458.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,131.00 FEET, A CENTRAL ANGLE OF 12°20'13", AND A CHORD BEARING AND DISTANCE OF NORTH 06°20'46" EAST 457.97 FEET; THENCE NORTH 24°30'00" EAST, A DISTANCE OF 68.01 FEET; THENCE NORTH 15°20'30" EAST, A DISTANCE OF 25.50 FEET; THENCE NORTH 18°42'21" EAST, A DISTANCE OF 9.56 FEET TO THE POINT OF BEGINNING.

LESS PARCEL A:

COMMENCING AT SAID POINT "A"; THENCE NORTH 89°00'07" WEST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 615.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°25'48" WEST 35.36 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 640.00 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

LESS PARCEL B:

COMMENCING AT SAID POINT "B"; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 130.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°25'48" EAST A DISTANCE OF 166.46 FEET; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 82.80 FEET; THENCE SOUTH 31°13'08" WEST, A DISTANCE OF 39.85 FEET; THENCE SOUTH 27°49'05" WEST, A DISTANCE OF 3.78 FEET; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 143.68 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.338 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, BEING NORTH 89°34'14" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

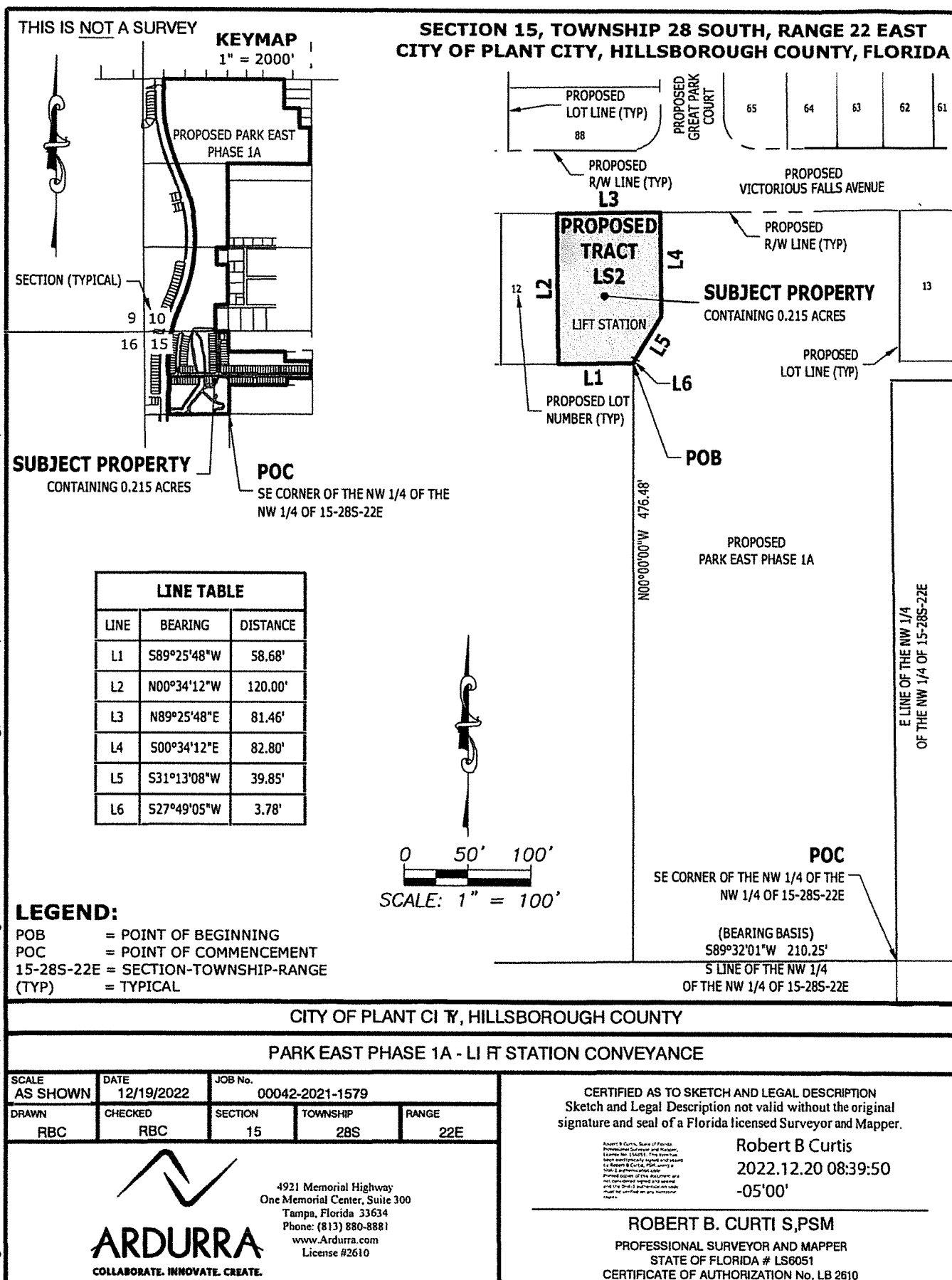
NORTH PARK DEVELOPMENT LLC

PARK EAST PHASE 1A CDD CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

Exhibit B



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, CITY OF PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°32'01" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4, A DISTANCE OF 210.25 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°00'00" WEST, A DISTANCE OF 476.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'48" WEST, A DISTANCE OF 58.68 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°25'48" EAST, A DISTANCE OF 81.46 FEET; THENCE SOUTH 00°34'12" EAST, A DISTANCE OF 82.80 FEET; THENCE SOUTH 31°13'08" WEST, A DISTANCE OF 39.85 FEET; THENCE SOUTH 27°49'05" WEST, A DISTANCE OF 3.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.215 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA, BEING SOUTH 89°32'01" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

CITY OF PLANT CITY, HILLSBOROUGH COUNTY

PARK EAST PHASE 1A - LIFT STATION CONVEYANCE



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

**PARK EAST
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING

The Public Hearing and Regular Meetings of the Board of Supervisors for the Park East Community Development District was held on **Monday, August 22, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Park East Community Development District to order on **Monday, August 22, 2022, at 5:50 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. CONSIDERATION OF RESOLUTION 2022-07; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING'S

The Board reviewed the Resolution 2022-07.

MOTION TO:	Approve the Resolution 2022-07.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

4. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-08; Adopting Final Fiscal Year 2023 Budget

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-09; Levying O&M Assessments
i. Developer Budget Funding Agreement

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-09.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

7. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

8. BUSINESS ITEMS

A. Consideration of Resolution 2022-10; Setting FY 2023 Meeting Schedule

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-10.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. General Matters of the District

There are no general matters of the district at this time.

9. CONSENT AGENDA ITEMS

A. Consideration of the Regular Meeting Minutes June 02, 2022

B. Consideration of Operation and Maintenance Expenditures May 2022

C. Consideration of Operation and Maintenance Expenditures June 2022

D. Consideration of Operation and Maintenance Expenditures July 2022

E. Review of Financial Statements Month Ending July 31, 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda item.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

10. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff.

11. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests or comments.

12. AUDIENCE COMMENTS

There were no audience comments.

13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	80911	\$ 5,279.08		District Invoices - July
Monthly Contract Sub-Total		\$ 5,279.08		
Variable Contract				
Supervisor: Nick Dister	ND 082222	\$ 200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Steve Luce	SL 082222	200.00		Supervisor Fee - 08/22/22
Variable Contract Sub-Total		\$ 600.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
ADA Site Compliance	2282	\$ 1,500.00		ADA Compliance - 08/17/22
ADA Site Compliance	2343	1,500.00	\$ 3,000.00	Technology Auditing - 08/18/22
Stantec	1966001	144.00		Professional Service - Thru 07/29/22
Straley Robin Vericker	21972	430.00		Professional Service - Thru 08/15/22
Tampa Bay Times	316166 072722	2,336.95		O&M Assessment - 07/27/22
Tampa Bay Times	316166 080322	418.50	\$ 2,755.45	Budget Hearing - 08/03/22
Transworld Systems Inc.	3439419 080422	56.50		Debt Payment - 08/04/22
Regular Services Sub-Total		\$ 6,385.95		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 12,265.03		

Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#80911

DATE

7/31/2022

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

BILL TO

Park East Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	6	Ea	0.15		0.90
Postage- June	6	Ea	0.53		3.18
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	700.00		700.00
Accounting Services	1	Ea	750.00		750.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,500.00		2,500.00
Subtotal					5,279.08

Subtotal

\$5,279.08

Tax

\$0.00

Total Due

\$5,279.08

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196




Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

PARK EAST CDD

MEETING DATE: August 22, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

ND 082222

PARK EAST CDD

MEETING DATE: August 22, 2022

DMS: _____




SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	<i>✓</i>	Salary Accepted	\$200.00
Steve Luce	<i>✓</i>	Salary Accepted	\$200.00
Ryan Motko	<i>✓</i>	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

Rm 082222

PARK EAST CDD

MEETING DATE: August 22, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

SL 082222

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**Billing Meritus
Meritus Districts*Handwritten in blue ink: 252 8130 5106*

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2282	08/17/2022	\$1,500.00	08/31/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Compliant and accessible Park East CDD website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	1,500.00	1,500.00

BALANCE DUE**\$1,500.00**

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**Billing Meritus
Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2343	08/18/2022	\$1,500.00	09/01/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Park East CDD - Annual digital accessibility and compliance - technological auditing, compliance shield, customized accessibility policy, accessibility ADAPTER, minor site updates, and consulting with digital accessibility and compliance experts.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

BY C105 3/32

**INVOICE**

Page 1 of 1

Invoice Number	1966001
Invoice Date	August 15, 2022
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

Bill To

Park East CDD
Alex Wolfe
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Park East CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending
Current Invoice Total (USD)	144.00	

July 29, 2022

Process requisitions

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	144.00	144.00
Subtotal Professional Services	<u>1.00</u>		<u>144.00</u>

Top Task Subtotal	2022 FY General Consulting	144.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>144.00</u>
---------------------------------------	---------------

INVOICE TOTAL (USD)	144.00
----------------------------	---------------

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park East Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

33607, FL

August 24, 2022

Client: 001544

Matter: 000001

Invoice #: 21972

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

51400
307

SERVICES

Date	Person	Description of Services	Hours	Amount
7/16/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	\$49.50
7/20/2022	LB	FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
7/21/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	\$142.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, BUDGET FUNDING AGREEMENT, AND RESOLUTION AMENDED PUBLIC HEARING RESOLUTION; FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.4	\$66.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
Total Professional Services			1.8	\$430.00

August 24, 2022
Client: 001544
Matter: 000001
Invoice #: 21972

Page: 2

Total Services	\$430.00	
Total Disbursements	\$0.00	
Total Current Charges		\$430.00
Previous Balance		\$663.50
PAY THIS AMOUNT		\$1,093.50

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/27/22		PARK EAST CDD	
Billing Date	Sales Rep	Customer Account	
07/27/2022	Deirdre Bonett	316166	
Total Amount Due		Ad Number	
\$2,336.95		0000237916	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237916	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$2,334.95
07/27/22	07/27/22	0000237916	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$2.00

467
51300
mm

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/27/22		PARK EAST CDD	
Billing Date	Sales Rep	Customer Account	
07/27/2022	Deirdre Bonett	316166	
Total Amount Due		Ad Number	
\$2,336.95		0000237916	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

AUG 01 2022

REMIT TO:

PARK EAST CDD

C/O MERITUS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** 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: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

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 nor 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 Affiant

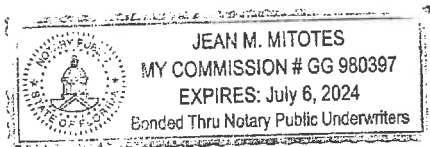
Sworn to and subscribed before me this **07/27/2022**



 Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Park East Community Development District

The Board of Supervisors (the "Board") of the Park East Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://parkeastcdd.com>, or may be obtained by contacting the District Manager's office via email at brian.howell@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment
SERIES 2021					
Single Family 40'	1.00	486	\$1,276.60	\$720.00	\$1,996.60
Single Family 50'	1.25	23	\$1,595.74	\$900.00	\$2,495.74
Single Family 60'	1.50	58	\$1,913.83	\$1,080.00	\$2,993.83
TOTAL		567			

Notations:

⁽¹⁾ Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

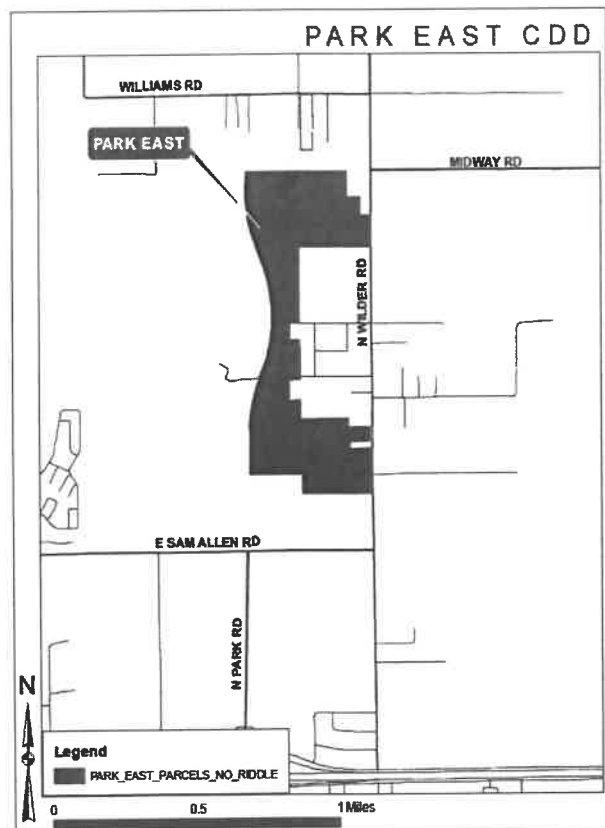
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.



Brian Howell
District Manager

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	316166
Total Amount Due	Ad Number	
\$418.50	0000237914	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237914	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
08/03/22	08/03/22	0000237914	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

NY
4807
5/32

Received
AUG 08 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 3/22	PARK EAST CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	316166
Total Amount Due	Ad Number	
\$418.50	0000237914	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARK EAST CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** 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: Budget Hearing** was published in said newspaper by print in the issues of: **8/3/22** or by publication on the newspaper's website, if authorized, on

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 nor 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 Affiant

Sworn to and subscribed before me this **08/03/2022**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
of the Park East Community Development District**

The Board of Supervisors (the "Board") of the Park East Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <http://parkeastcdd.com>, or may be obtained by contacting the District Manager's office via email at Brian.Howell@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

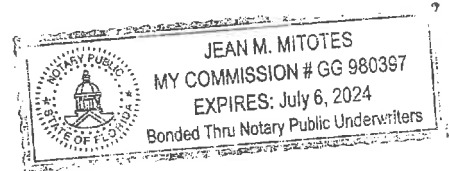
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager

Run Date: August 3, 2022

0000237914



Return Mail Only:
P.O. Box 15618
Wilmington, DE 19850-5618
926.5511.EDGV1



TSI Physical Address:
TRANSWORLD SYSTEMS INC.
1105 SCHROCK ROAD SUITE 300
COLUMBUS, OH 43229
1-800-824-9392

Calls to or from this company may be monitored
or recorded.

Date: August 4, 2022
Our Account #: 3439419
Creditor: FL DEPARTMENT OF ECONOMIC
OPPORTUNITY SD
Creditor's Account #: PARK-12022021-00012
Balance Due: \$56.50



118102 - 23



0005 003083

PARK EAST COMMUNITY DEVELOPMENT DIST
MERITUS
2005 PAN AM CIR
TAMPA FL 33607-2359

The above has been placed with us for collection by FL DEPARTMENT OF ECONOMIC OPPORTUNITY SD.

Make your check or money order payable to TRANSWORLD SYSTEMS INC. and mail it in the enclosed envelope.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt, or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days after receiving this notice that you dispute this debt, or any portion thereof, this office will obtain verification of the debt or a copy of a judgment and mail you a copy of such verification or judgment. If you request of this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

This is an attempt to collect a debt. Any information obtained will be used for that purpose. This is a communication from a debt collector.

Office Hours: Monday through Thursday 8:00am to 9:00pm, Friday 8:00am to 5:00pm, Saturday 8:00am to 12:00pm (ET)

You may also make payment by visiting us on-line at <https://payments.tsico.com>. Your unique registration code is 343941919.

51300/4902
R1

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT (MAKE SURE ADDRESS SHOWS THROUGH WINDOW)

TSI Physical Address:
TRANSWORLD SYSTEMS INC.
1105 SCHROCK ROAD SUITE 300
COLUMBUS, OH 43229
1-800-824-9392

Our Account #	Balance Due
3439419	\$56.50
PARK EAST COMMUNITY DEVELOPMENT DIST	

Payment Amount



\$

Check here if your address has changed and print
your new address in the space provided below.

Send payment and correspondence to:

TRANSWORLD SYSTEMS INC.
PO BOX 15110
WILMINGTON, DE 198505110



0926 000003439419 1 00005650 1 0000 4

Park East CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	82009	\$ 5,700.35		District Invoices - August
Monthly Contract Sub-Total		\$ 5,700.35		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Stantec	1976939	\$ 180.00		Professional Service - Thru 08/26/22
Regular Services Sub-Total		\$ 180.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 5,880.35		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82009

DATE

8/25/2022

BILL TO

Park East Community Development
District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2354

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - B/W Copies- July	5	Ea	0.15		0.75
Postage - Postage- July	2	Ea	0.55		1.10
ARC - ARC Software Charge: January \$18; February \$18; March \$18; April \$18; May \$8; June \$8; July \$16; August \$16	1	Ea	120.00		120.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Supplies - 1-18-2022 Times Advertising	1	Ea	503.50		503.50
Dissemination Services - Dissemination Services	1	Ea	700.00		700.00
Accounting Services - Accounting Services	1	Ea	750.00		750.00
Field Management - Field Management	1	Ea	1,200.00 1000.00		1,200.00 1000.00
District Management Services - District Management	1	Ea	2,500.00		2,500.00
Subtotal					5,900.35

5700.35

Subtotal~~\$5,900.35~~**Tax**~~5700.35~~
\$0.00**Total Due**~~\$5,900.35~~

5700.35

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**INVOICE**

Page 1 of 1

Invoice Number	1976939
Invoice Date	September 12, 2022
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

Bill To

Park East CDD
Alex Wolfe
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Park East CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	August 26, 2022
Current Invoice Total (USD)	180.00		

Process requisitions

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.25	144.00	180.00
Subtotal Professional Services	<u>1.25</u>		<u>180.00</u>

Top Task Subtotal	2022 FY General Consulting	180.00
-------------------	----------------------------	--------


Total Fees & Disbursements	180.00
INVOICE TOTAL (USD)	180.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51300
3103
8/14/22
41

PARK EAST				
Summary of Operations and Maintenance Invoices				
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$ -		
Monthly Contract Sub-Total		\$ -		
Variable Contract		\$ -		
Variable Contract Sub-Total		\$ -		
Utilities		\$ -		
Utilities Sub-Total		\$ -		
Regular Services				
TIMES PUBLISHING COM	316166 092122	\$ -		AD #247825
TIMES PUBLISHING COM	316166 092122	\$ 503.50	\$ 503.50	AD #247825
Regular Services Sub-Total		\$ 503.50		
Additional Services		\$ -		
Additional Services Sub-Total		\$ -		
TOTAL:		\$ 503.50		

Approved (with any necessary revisions noted):

Signature:

Print:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

PARK EAST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STANTEC CONSULTING SERVICES	2003551	\$216.00		PROFESSIONAL SERVICES THRU 10/28/22
Regular Services Subtotal		\$216.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$216.00		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

<p style="text-align: center;">PARK EAST CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary

Invoice Number	2003551
Invoice Date	November 14, 2022
Purchase Order	215616605
Customer Number	170224
Project Number	215616605

Bill To

Park East CDD
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Park East CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	October 28, 2022
Current Invoice Total (USD)	216.00		

Process requisitions

Top Task	2023	2023 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Clark, Caitlin Lee Ann	0.25	144.00	36.00
	Nurse, Vanessa M	1.25	144.00	180.00
	Subtotal Professional Services	<u>1.50</u>		<u>216.00</u>

Top Task Subtotal	2023 FY General Consulting	216.00
	Total Fees & Disbursements	<u>216.00</u>
	INVOICE TOTAL (USD)	216.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.