District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, June 2, 2022

Time: 6:15 p.m.

Location: Hilton Garden Inn

26640 Silver Maple Parkway Wesley Chapel, FL 33544



Agenda

I. Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items only)

III. Field Operations and Amenity Matters

A.	DPFG May Field Observation Report- Brent Henman	Exhibit 1 Page 5
В.	Steadfast June Aquatics Report	Exhibit 2 Page 36

IV. Consent Agenda

A.	Approval of the April 7, 2022 Meeting Minutes	Exhibit 3 Page 45
В.	Acceptance of the April 2022 Unaudited Financial Reports	Exhibit 4 Page 54
C.	Ratification of DC integrations Invoice	Exhibit 5 Page 67
D.	Ratification of Steadfast Proposals	Exhibit 6
		Page 69

> Growth Inhibitor

➤ Pond Floor Sampling

V. Administration Items

A. Presentation of Pasco County Number of Registered Voters for	Exhibit 7
Epperson Ranch – 1,616	Page 72

B. General Election – Pasco County Qualifying Period – Noon, June 13 2022 through Noon, June 17 2022

C. Consideration of Alternate Meeting Spaces	Exhibit 8	
Residence Inn - \$200/meeting	Page 74	
Fairfield by Marriott - \$275/meeting		
Pasco-Hernando State College - \$510/meeting		
VI. Business Matters		
A. Consideration of Yellowstone Proposals	Exhibit 9 Page 83	
Dead Tree Removal		
Pine Tree Replacement		
B. Consideration of Steadfast Fish Stocking Proposal	Exhibit 10 Page 88	
C. Consideration of Parrot Reef Roundabout Improvement Proposals	Exhibit 11 Page 90	
Sitemasters		
> Steadfast		
D. Consideration of Riptide Pressure Washing Proposals	Exhibit 12 Page 94	
Boundary Walls	1 age 94	
> Sidewalks		
E. Consideration of Board Appointment		
F. Fountain Update		
G. Discussion of Field Services		
H. Discussion of Midge Flies		
VII. Staff Reports A. District Manager		
Colada Drift Way Resident Request	Exhibit 13 Page 109	
B. District Counsel	1 uge 109	
C. District Engineer		
VIII. Audience Comments – New Business – (limited to 3 minutes per individual)		

IX.	Supervisor Requests
X.	Adjournment