

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, February 5, 2024

Time: 6:15 p.m.

Location: Hilton Garden Inn,
26640 Silver Maple Parkway,
Wesley Chapel, FL

Agenda

I. Roll Call

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

III. Field Operations and Amenity Matters

A. Steadfast January Waterway Inspection Report

[Exhibit 1](#)

- Consideration of Pond 27 Erosion Repair - \$17,800.00

B. Yellowstone Irrigation Inspection Report

- Consideration of Yellowstone Landscape Dead Palm Removal from Overpass Median - \$1,050.00

[Exhibit 2](#)

- Consideration of Irrigation Repairs (Troubleshoot Controller, Valves, Repair Drip Lines) - \$1,690.75

[Exhibit 3](#)

- Consideration of Repair for bad Hunter Decoder Wire - \$2,998.33

[Exhibit 4](#)

IV. Consent Agenda

A. Approval of the January 15, 2024 Meeting Minutes

[Exhibit 5](#)

B. Acceptance of the December 2023 Unaudited Financial Reports

[Exhibit 6](#)

C. Ratification of DC Integrations Replacement of Doorking Remote Receiver at Tortuga Loop Tunnel - \$435.00

[Exhibit 7](#)

D. Ratification of GatePros Olive Entrance Gate Strike Repair - \$1,300.00

[Exhibit 8](#)

V. Business Matters

A. Presentation of Landscape and Irrigation Maintenance Services RFP Responses (tabled from previous meeting)

- Fieldstone Landscape Services

[Exhibit 9](#)

- Landscape Maintenance Professionals

[Exhibit 10](#)

- Pine Lake Services [Exhibit 11](#)
- RedTree Landscape Systems [Exhibit 12](#)
- United Land Services [Exhibit 13](#)
- Yellowstone Landscape [Exhibit 14](#)

B. Consideration & Adoption of **Resolution 2024-02**, Re-Designating Officers [Exhibit 15](#)

C. Consideration of Speed Table at 8112 Olive Brook Drive

D. Discussion of Privacy Fence at Pool Compass Loop property

VI. Staff Reports

A. Field Services Manager

B. District Manager

- Presentation and Discussion of Mach Form Grievances [Exhibit 16](#)
- Next Meeting Quorum Check: March 4, 2024, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

D. District Engineer

- Presentation of Pasco County Detail and Site Plan for Tansy Bend Speed Humps [Exhibit 17](#)

VII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VIII. Supervisor Requests

IX. Adjournment