District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, April 7, 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 February Field Observation Report- Brent Henman	Exhibit 1 Page 4
В.	Steadfast April Aquatics Report	Exhibit 2

IV. Consent Agenda

A.	Approval of the March 3, 2022 Meeting Minutes	Exhibit 3 Page 43
В.	Acceptance of the February 2022 Unaudited Financial Reports	Exhibit 4 Page 48

V. Business Matters

Α.	Consideration of Steadfast Pond 2/ Stabilization Proposal #424	Exhibit 3
		Page 59
В.	Consideration of Steadfast Fountain Repair Proposal	Exhibit 6
		Page 66
C.	Consideration of Yellowstone Mulch and Pine Straw Proposals	Exhibit 7
		Page 69

D. Discussion of Annuals Vs Perennials

- E. Consideration of Adding Dog Waste Stations to Community Side Streets
- F. Consideration and Adoption of **Resolution 2022-07**, Amending Exhibit 8
 Budget Page 74

G.	Consideration and Adoption of Resolution 2022-08 , Designating Officers	Exhibit 9 Page 76
Н.	Consideration and Adoption of Resolution 2022-09 , Setting Budget Public Hearing	Exhibit 10 Page 78
I.	Consideration of Steadfast Roundabout Paver Installation Proposal	Exhibit 11 Page 81
J.	Cancellation of the Previously Approved Site Masters Roadway Signs Contract (Previously Unanimously Approved on March 3, 2022 Agenda)	

VI. Staff Reports

- A. District Manager
- B. District Counsel
- C. District Engineer
- VII. Audience Comments New Business (limited to 3 minutes per individual)
- **VIII. Supervisor Requests**
- IX. Adjournment