

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

Revised Agenda

I. Roll Call

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

III. Field Operations and Amenity Matters

A. DPGF May Field Observation Report- Brent Henman Exhibit 1
Page 5

B. Steadfast June Aquatics Report Exhibit 2
Page 36

IV. Consent Agenda

A. Approval of the April 7, 2022 Meeting Minutes Exhibit 3
Page 45

B. Acceptance of the April 2022 Unaudited Financial Reports Exhibit 4
Page 54

C. Ratification of DC integrations Invoices Exhibit 5
Page 67

➤ Entry Unit Diagnostics

➤ Reprogramming of Pedestrian Gate Code

➤ Gate Database Management Agreement

D. Ratification of Steadfast Proposals Exhibit 6
Page 73

➤ Growth Inhibitor

➤ Pond Floor Sampling

E. Ratification of Yellowstone Dead Tree Removal Proposal Exhibit 7
Page 76

V. Administration Items

- | | |
|--|------------------------------|
| A. Presentation of Pasco County Number of Registered Voters for Epperson Ranch – 1,616 | Exhibit 8
<i>Page 79</i> |
| B. General Election – Pasco County Qualifying Period – Noon, June 13 2022 through Noon, June 17 2022 | |
| C. Consideration of Alternate Meeting Spaces | Exhibit 9
<i>Page 81</i> |
| ➤ Residence Inn - \$200/meeting | |
| ➤ Fairfield by Marriott - \$275/meeting | |
| ➤ Pasco-Hernando State College - \$510/meeting | |
| D. Consideration of Easement Request | Exhibit 10
<i>Page 90</i> |

VI. Business Matters

- | | |
|--|-------------------------------|
| A. Consideration of Yellowstone Pine Tree Replacement Proposal | Exhibit 11
<i>Page 97</i> |
| B. Consideration of Steadfast Fish Stocking Proposal | Exhibit 12
<i>Page 100</i> |
| C. Consideration of Parrot Reef Roundabout Improvement Proposals | Exhibit 13
<i>Page 102</i> |
| ➤ Sitemasters | |
| ➤ Steadfast | |
| D. Consideration of Riptide Pressure Washing Proposals | Exhibit 14
<i>Page 106</i> |
| ➤ Boundary Walls | |
| ➤ 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 15

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B. District Counsel

C. District Engineer

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

IX. Supervisor Requests

X. Adjournment