

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Thursday, August 4, 2022

Time: 6:15 p.m.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, FL 33544

I. Roll Call

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

III. FY 2023 Budget & Assessment Public Hearing

A. Fiscal Year 2022-2023 Budget Public Hearing

1. Open the Public Hearing
2. Presentation of FY 2022-2023 Budget
3. Public Comments
4. Close the Public Hearing

Exhibit 1
Page 5

B. Consideration & Adoption of **Resolution 2022-10, Adopting the Fiscal Year 2022-2023 Budget**

Exhibit 2
Page 21

C. Fiscal Year 2022-2023 Assessment Public Hearing

1. Open the Public Hearing
2. Public Comments
3. Close the Public Hearing

D. Consideration & Adoption of **Resolution 2022-11, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2022-2022**

Exhibit 3
Page 25

IV. Field Operations and Amenity Matters

A. Steadfast August Aquatics Report

Exhibit 4
Page 30

B. Yellowstone Landscaping Site Audit

Exhibit 5
Page 39

V. Consent Agenda

- | | |
|--|------------------------------|
| A. Approval of the June 2, 2022 Meeting Minutes | Exhibit 6
<i>Page 45</i> |
| B. Acceptance of the June 2022 Unaudited Financial Reports | Exhibit 7
<i>Page 51</i> |
| C. Ratification of Appointment of Robert Pullen | |
| D. Ratification of Steadfast Environmental Proposals | Exhibit 8
<i>Page 64</i> |
| ➤ Growth Inhibitor Application | |
| ➤ Aquatic Insecticide and Larvicide | |
| E. Ratification of DC Integrations Gate Battery Replacements | Exhibit 9
<i>Page 67</i> |
| ➤ 12 Battery Replacements | |
| ➤ 24 Battery Replacements | |
| F. Ratification of Yellowstone Playground Mulch Installation | Exhibit 10
<i>Page 71</i> |
| G. Ratification of Blue Wave Playground Repairs | Exhibit 11
<i>Page 74</i> |

VI. Administration Items

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| A. Consideration of Resolution 2022-12 , Designating Officers | Exhibit 12
<i>Page 76</i> |
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VII. Business Matters

- | | |
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| A. Consideration of Yellowstone Florida Maple Installation Proposal | Exhibit 13
<i>Page 78</i> |
| B. Consideration of Steadfast Proposals | Exhibit 14
<i>Page 81</i> |
| ➤ Fish Stocking Proposal | |
| ➤ Blue Dye Proposal | |
| ➤ Monthly Pond Trash Removal | |
| C. Consideration of The Rogers Group Bridge Stone Repair Proposal | Exhibit 15
85 |
| D. Consideration of Request for Installation of Electrical Outlet at Sandbay Ridge Gate | |

E. Discussion on Miami Curb Condition

F. Discussion on Midge Fly Abatement Program Funding

G. Consideration of Moving Funds from Midge Fly Budget to Contingency

H. Discussion on Pond Aerator Hours of Operation

VIII. Staff Reports

A. District Manager

B. District Counsel

C. District Engineer

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

X. Supervisor Requests

XI. Adjournment