

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Thursday, January 19, 2023

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 Aquatics Report

[Exhibit 1](#)

B. Yellowstone Site Audit Report

[Exhibit 2](#)

IV. Consent Agenda

A. Approval of the November 17, 2022 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the December 2022 Unaudited Financial Reports

[Exhibit 4](#)

C. Ratification of Yellowstone Annual Replacement
Proposal#272959

[Exhibit 5](#)

D. Ratification of Pressure Ninja, Inc Butterfly Garden Pressure
Washing Invoice #234

[Exhibit 6](#)

V. Business Matters

A. Consideration of Steadfast Erosion Repair Proposal #671

[Exhibit 7](#)

B. Presentation and Acceptance of 2022 Arbitrage Reports

[Exhibit 8](#)

- Bond Series 2015
- Bond Series 2017

C. Consideration of Installation of Shade Structures for the Tot Lot

D. Discussion of CDD Vegetation Encroaching on Abutting Yards

[Exhibit 9](#)

E. Discussion of Roundabout Landscaping

[Exhibit 10](#)

F. Discussion of Flagpole Installation

G. Discussion on Adding Electrical Outlets

H. Discussion on the Installation of a Guard Rail on the Walking Path Behind Tansy Bend

[Exhibit 11](#)

I. Discussion of Addition of a Skate Park to the CDD

VI. Staff Reports

A. Field Services Manager

B. District Manager

➤ Next Meeting Quorum Check: February 2 2023, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

D. District Engineer

➤ Engineer's Report on Speed Table Placement

[Exhibit 12](#)

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

VIII. Supervisor Requests

IX. Adjournment