

**District:**        **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



**Date of Meeting:**        Thursday, March 2, 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](#)

C. CLS Contractor Jeremy Griffin – Update on Tunnel Drainage Project & Erosion Control Project at Tansy Bend

**IV.   Consent Agenda**

A. Approval of the January 18, 2023 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the January 2023 Unaudited Financial Reports

[Exhibit 4](#)

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

[Exhibit 5](#)

D. Ratification of Site Masters Pelican Reed Underdrain Repair Proposal

[Exhibit 6](#)

E. Ratification of CLS Invoices

[Exhibit 7](#)

➤ Tansy Bend Safety Barrier #101

➤ Cart Path Repair Change Order #103

F. Ratification of DC Integrations Invoices

[Exhibit 8](#)

➤ 25 Doorking Clickers #TH23217

➤ Keypad Installation #TH23371

G. Ratification of Signage Proposals on Yale Harbor and Olive Brook

[Exhibit 9](#)

➤ “Speed Enforced by Radar” (revised for 2 signs)

➤ “Speed Tables Ahead”

**V. Administrative Matters**

A. Consideration of the Reappointment of Chad Mendelsohn to Seat 2 of the Board of Supervisors (Term: 11/2022 – 11/2026)

B. Oath of Office

[Exhibit 10](#)

**VI. Business Matters**

A. Consideration & Adoption of **Resolution 2023-02**, Amending FY 2022-2023 Budget

[Exhibit 11](#)

B. Consideration of Steadfast Midge Fly Control Proposals

[Exhibit 12](#)

➤ All Ponds – Estimate #400

➤ Option B, 20 Ponds – Estimate #396

C. Consideration of Purchase of Park Pavilion with Picnic Table Seating

[Exhibit 13](#)

D. Consideration of Site Masters Parrot Reef Roundabout Ribbon Curb Proposal

[Exhibit 14](#)

E. Consideration of Site Masters Yale Harbor Drive Speed Table Modification Proposal

[Exhibit 15](#)

F. Discussion of Fence Around Tot Lot

G. Discussion of Lighting at Epperson Boulevard Crosswalk

H. Discussion on Marking Multi-use Paths with Cart Symbols

I. Discussion of Electrical Outlets for Light Committee

**VI. Staff Reports**

A. Field Services Manager

B. District Manager

➤ Next Meeting Quorum Check: April 5, 2023, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

D. District Engineer

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

**VIII. Supervisor Requests**

**IX. Adjournment**