

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Thursday, June 1, 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 June Waterway Inspection Report

[Exhibit 1](#)

B. Yellowstone Horticulture Report

[Exhibit 2](#)

IV. Consent Agenda

A. Approval of the April 6, 2023 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the March 2023 Unaudited Financial Reports

[Exhibit 4](#)

C. Acceptance of the April 2023 Unaudited Financial Reports

[Exhibit 5](#)

D. Ratification of Arinton Replacement of Vacuum Pump Housing

[Exhibit 6](#)

E. Ratification of Pressure Ninja Invoices

[Exhibit 7](#)

➤ Tot Lot Mailbox & Benches Graffiti Removal

➤ Main Gate Pillars & Epperson Tower

F. Presentation and Acceptance of Epperson Ranch CDD Registered Voter Count – 1,758

[Exhibit 8](#)

V. Business Matters

A. Ratification of Spectrum Internet Service to Gates Proposal

[Exhibit 9](#)

B. Consideration of Yellowstone Olive Brook Drive Cul De Sac Beautification Project Proposal *(tabled from April)*

[Exhibit 10](#)

C. Consideration of Pressure Ninja Proposal for Removal of Mildew from Walls Along Epperson Blvd.

[Exhibit 11](#)

D. Discussion on Alligator Signage *(information provided by Egis)*

[Exhibit 12](#)

VI. Staff Reports

A. Field Services Manager

B. District Manager

- Next Meeting Quorum Check: July 6, 2023, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

- Series 2015 Bonds Quarterly Report for the Period Ending March 31, 2023 [Exhibit 13](#)

D. District Engineer

- Discussion of Curb Review at 30795 Parrot Reef Ct. [Exhibit 14](#)

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

VIII. Supervisor Requests

IX. Adjournment