

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



**Date of Meeting:**        Thursday, July 6, 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 July Waterway Inspection Report

[Exhibit 1](#)

B. Yellowstone Horticulture Report

*To be  
Distributed*

### **IV.   Consent Agenda**

A. Approval of the June 1, 2023 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the May 2023 Unaudited Financial Reports

[Exhibit 3](#)

C. Ratification of DC Integrations Invoice for 1 Site Add Enclosure

[Exhibit 4](#)

D. Ratification of Royce Bravo Mechanical Fence Replacement

[Exhibit 5](#)

E. Ratification of Riptide Pressure Washing Invoices

[Exhibit 6](#)

➤ Street Leaf Solar Light Poles Cleaning

➤ Epperson Blvd and Colada Drift Boundary Walls

➤ Lift Station Fencing, Sidewalk, and Curbing

### **V.   Administrative Matters**

A. Presentation and Acceptance of FY 2022 Audited Financial Statements

[Exhibit 7](#)

B. Consideration of GrayRobinson Engagement Letter – Supervisor Pullen

[Exhibit 8](#)

C. Consideration and Approval of the Cancellation of the Consolidated Land Services (CLS) Contract

[Exhibit 9](#)

- D. Discussion on Opening and Closing Times for Tortuga Loop Tunnel Gate
- E. Approval of the Agreement for Resident to Pay Fees Associated with the Feasibility Analysis of Potential Conveyance of Real Property at 31500 Colada Drift Way

[Exhibit 10](#)

## **VI. Business Matters**

- A. Consideration & Adoption of **Resolution 2023-03**, Adopting Nuisance Alligator Removal Policy
- B. Consideration & Adoption of **Resolution 2023-04**, Spending Authority
- C. Consideration of CertaPro Painters Butterfly Garden Pergolas Proposal
- D. Consideration of Steadfast Proposals
  - #829 – Midge Fogging, 3 Treatments
  - #840 – Pond 14 Outfall Debris Guard Repair
  - #841 – Pond 8 Erosion Repair of Two Washouts
- E. Consideration of Riptide Pressure Washing Tansy Bend Fence Cleaning Proposal
- F. Consideration of Yellowstone Landscape Tansy Bend Turf Repair Proposal
  - Option 1: Bahia, Skid Steer, and Soil
  - Option 2: Bahia (2 Pallets)
- G. Consideration of Blue Wave Lighting Miscellaneous Repairs Proposal
- H. Consideration of CLS Change Order for Tunnel Repair

[Exhibit 11](#)

[Exhibit 12](#)

[Exhibit 13](#)

[Exhibit 14](#)

[Exhibit 15](#)

[Exhibit 16](#)

[Exhibit 17](#)

[Exhibit 18](#)

## **VII. Staff Reports**

- A. Field Services Manager
  - Field Services Report & Project Status Tracker
- B. District Manager
  - *Cirino v. Epperson Ranch* Update

[Exhibit 19](#)

- Discussion of Overpass Main Gate Open Times [Exhibit 20](#)
- Discussion of Cracks on Cart Path [Exhibit 21](#)
- Discussion of Equipment Laydown Area Sodding or Seeding [Exhibit 22](#)
- Next Meeting Quorum Check: August 3, 2023, 6:15 PM at the Hilton Garden Inn

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

#### C. District Counsel

- Review and Discussion of CDD Responsibilities as Outlined in the Streetleaf Street Lighting Contract

#### D. District Engineer

- Update on Proposals Sought for Pond 14 Skimmer Repair
- Review of Erosion Control Work along Tansy Bend – Exposed Erosion Control Mat Assessment

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

### **IX. Supervisor Requests**

### **X. Adjournment**