

**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 April 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. Consideration of GrayRobinson Engagement Letter – Supervisor Pullen

[Exhibit 7](#)

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

[Exhibit 8](#)

C. Discussion on Opening and Closing Times for Tortuga Loop Tunnel Gate

- D. 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 9](#)

**VI. Business Matters**

- A. Consideration & Adoption of **Resolution 2023-03**, Adopting Nuisance Alligator Removal Policy [Exhibit 10](#)
- B. Consideration & Adoption of **Resolution 2023-04**, Spending Authority [Exhibit 11](#)
- C. Consideration of CertaPro Painters Butterfly Garden Pergolas Proposal [Exhibit 12](#)
- D. Consideration of Steadfast Proposals [Exhibit 13](#)
- #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 [Exhibit 14](#)
- F. Consideration of Blue Wave Lighting Miscellaneous Repairs Proposal [Exhibit 15](#)
- G. Consideration of CLS Change Order for Tunnel Repair [Exhibit 16](#)

**VI. Staff Reports**

- A. Field Services Manager
- Field Services Report & Project Status Tracker [Exhibit 17](#)
- B. District Manager
- *Cirino v. Epperson Ranch* Update [Exhibit 18](#)
  - Discussion of Overpass Main Gate Open Times [Exhibit 19](#)
  - Discussion of Cracks on Cart Path [Exhibit 20](#)
  - Discussion of Equipment Laydown Area Sodding or Seeding [Exhibit 21](#)

- 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

D. District Engineer

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

**VIII. Supervisor Requests**

**IX. Adjournment**