

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Thursday, September 7, 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 August Waterway Inspection Report

[Exhibit 1](#)

B. Yellowstone Horticulture Report

*To be
Distributed*

IV. Consent Agenda

A. Approval of the August 3, 2023 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the July 2023 Unaudited Financial Reports

[Exhibit 3](#)

C. Ratification of Gate Pros Inc. Service Call to Clean and Lubricate All Squeaky Gates (service call requested by Chair)

[Exhibit 4](#)

D. Ratification of Yellowstone Landscape Irrigation Stock Valve Cleanup at Zones 19 and 20

[Exhibit 5](#)

V. Administrative Matters

A. Discussion on Quit Claim Deed of CDD Property to Freedom HOA

VI. Business Matters

A. Consideration & Adoption of **Resolution 2023-08**, Adopting FY 2024 Meeting Schedule

[Exhibit 6](#)

B. Consideration & Approval of Stantec District Engineering Change Order #2

[Exhibit 7](#)

C. Consideration of Riptide Pressure Washing Proposals

[Exhibit 8](#)

➤ Tunnel Graffiti Removal

➤ Steam Cleaning of Sidewalk, Curb, and Apron along Windward Palm Lane (requested by Supervisor Bartels)

D. Consideration of Ballfer Fence Proposal for 36' Fence on Tortuga Shore Loop

[Exhibit 9](#)

- Option 1: Industrial Grade Black Aluminum
- Option 2: Industrial Grade Black Vinyl Chain Link

E. Consideration of Blue Wave Lighting Fallen Tansy Bend Sign Reinstallation Proposal

[Exhibit 10](#)

F. Consideration of Poop 911 Pet Waste Station Proposals

[Exhibit 11](#)

- Installation of 15 Pet Waste Stations
- Maintenance of 15 Pet Waste Stations

VII. Staff Reports

A. Field Services Manager

- Field Services Report & Project Status Tracker

[Exhibit 12](#)

B. District Manager

- Presentation and Discussion of Mach Form Grievances
- Next Meeting Quorum Check: October 3, 2023, 6:15 PM at the Hilton Garden Inn

[Exhibit 13](#)

Supervisor	YES	NO
Pullen		
Koceja		
Bartels		
Mendelsohn		

C. District Counsel

D. District Engineer

- Presentation of 7493 Tuscan Bay Circle Drainage Inlet Remediation Review
- Consideration of Tuscan Bay Inlet and Road Repair Report and Proposal Summary
- Presentation of Review of Wetland Setback/Buffer Clearing Behind Parrot Reef Ct

[Exhibit 14](#)

[Exhibit 15](#)

[Exhibit 16](#)

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

IX. Supervisor Requests

X. Adjournment