

***EPPERSON NORTH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Thursday, January 5, 2023
6:00 P.M.***

Location:

***Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Epperson North Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Epperson North Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson North Community Development District is scheduled for **Thursday, January 5, 2023 at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Tom O'Grady

Tom O'Grady
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, January 5, 2023

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact tom@breezehome.com

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Consent Agenda**
 - A. Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors Held December 1, 2022 **Exhibit 1**
- IV. Staff Reports**
 - A. District Manager
 - B. District Attorney
 - C. District Engineer
- V. Audience Comments – New Business** – *(limited to 3 minutes per individual)*
- VI. Supervisor Requests**
- VII. Adjournment**

EXHIBIT 1.

1 **MINUTES OF MEETING**

2 **EPPERSON NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson North Community Development
5 District was held on Thursday, December 1, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640 Silver Maple
6 Parkway, Wesley Chapel, Florida 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Lawson Board Supervisor, Chairman
11 Doug Draper Board Supervisor, Vice Chairman
12 Lori Price Board Supervisor, Assistant Secretary
13 Christie Ray Board Supervisor, Assistant Secretary
14 *(Christie Ray joined the meeting in progress)*

15 Also Present:

16 Tom O Grady Breeze, Assistant District Manager

17 *The following is a summary of the discussions and actions taken at the December 1, 2022 Epperson North*
18 *CDD Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**
20 **agenda items)**

21 - There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Business Items**

23 A. Exhibit 1: Oath of Office

- 24 ➤ Seat 1 – Michael Lawson
- 25 ➤ Seat 2 – Doug Draper
- 26 ➤ Seat 3 – Ted Sanders

27 B. Exhibit 2: Form 1

28 C. Exhibit 3: Consideration for Approval of **Resolution 2023-03**, Designating Officers

29 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
30 **the Resolution 2023-03, Designating Officers** for the Epperson North Community Development District.

31 - Chairman

32 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
33 **the nomination for Mr. Lawson as Chairman** for the Epperson North Community Development District.

34 - Vice Chairman

35 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
36 **the nomination for Mr. Draper as Vice Chairman** for the Epperson North Community Development
37 District.

38 D. Exhibit 4: Consideration for Approval of Epperson Ranch North Village A-3 Outdoor Solar
39 Lighting Equipment Lease

40 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
41 **the Epperson Ranch North Village A-3 Outdoor Solar Lighting Equipment Lease** for the Epperson
42 North Community Development District.

43 **FOURTH ORDER OF BUSINESS – Consent Agenda**

44 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
45 **the consent agenda** for the Epperson North Community Development District.

46 A. Exhibit 5: Consideration and Approval of November 3, 2022, Regular Meeting Minutes

47 B. Exhibit 6: Ratification of Contracts

48 **FIFTH ORDER OF BUSINESS – Staff Reports**

49 A. District Manager

50 – There being none, the next item followed.

51 B. District Attorney

52 – There being none, the next item followed.

53 C. District Engineer

54 – There being none, the next item followed.

55 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business**

56 – A resident inquired why the community does not have greenspace irrigation.

57 – A resident inquired the understanding of getting the greenspace areas fenced.

58 – A resident inquired about the Epperson beach volleyball league. DR Horton will help
59 install two courts.

60 – A resident inquired if the garbage collection will be brought under the CDD or HOA
61 for FY 2023.

62 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

63 – There being none, the next item followed.

64 **EIGHTH ORDER OF BUSINESS – Adjournment**

65 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
66 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

67 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned
68 the meeting for the Epperson North Community Development District.

69 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
70 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
71 *including the testimony and evidence upon which such appeal is to be based.*

72 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
73 **meeting held on _____.**

74

Signature

Signature

75

_____ **Printed Name**

76

Title: **Secretary** **Assistant Secretary**

_____ **Printed Name**

Title: **Chairman** **Vice Chairman**