

**District:** EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT



**Date of Meeting:** Thursday, January 19, 2023

**Time:** 6:15 p.m.

**Location:** Hilton Garden Inn,  
26640 Silver Maple Parkway,  
Wesley Chapel, FL

## **Agenda Revision 1**

### **I. Roll Call**

### **II. Audience Comments – (limited to 3 minutes per individual on agenda items only)**

### **III. Field Operations and Amenity Matters**

A. Steadfast January Aquatics Report

[Exhibit 1](#)

B. Yellowstone Site Audit Report

[Exhibit 2](#)

### **IV. Consent Agenda**

A. Approval of the November 17, 2022 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the December 2022 Unaudited Financial Reports

[Exhibit 4](#)

C. Ratification of Yellowstone Annual Replacement Proposal#272959

[Exhibit 5](#)

D. Ratification of Pressure Ninja, Inc Butterfly Garden Pressure Washing Invoice #234

[Exhibit 6](#)

E. Ratification of Yellowstone Builder Sign Removal Proposal #275295

[Exhibit 7](#)

### **V. Business Matters**

A. Consideration of Steadfast Erosion Repair Proposals

[Exhibit 8](#)

➤ Pond 22 Proposal #671

➤ Pond 20 Proposal #693

➤ Pond 11 Proposal #699

- B. **Consideration of Pressure Ninja Pressure Washing Proposals** [Exhibit 9](#)
- **Epperson Blvd Sidewalks Proposal**
  - **Epperson Fountain**
  - **Butterfly Gardens**
- C. Presentation and Acceptance of 2022 Arbitrage Reports [Exhibit 10](#)
- Bond Series 2015
  - Bond Series 2017
- D. Consideration of Installation of Shade Structures for the Tot Lot
- E. Discussion of CDD Vegetation Encroaching on Abutting Yards [Exhibit 11](#)
- F. Discussion of Roundabout Landscaping [Exhibit 12](#)
- **Consideration of Yellowstone Roundabout Enhancement Proposal #274905** [Exhibit 13](#)
- G. **Consideration of Yellowstone Proposals** [Exhibit 14](#)
- **Top Choice Application Proposal #275054**
  - **Yale Harbor Entrance Enhancement Proposal # 275470**
- H. **Consideration and Approval of Florida Natives Nursery Contract for Wetland Mitigation Area Inspections and Reporting** [Exhibit 15](#)
- I. Discussion of Flagpole Installation
- J. Discussion on Adding Electrical Outlets
- K. Discussion on the Installation of a Guard Rail on the Walking Path Behind Tansy Bend [Exhibit 16](#)
- L. Discussion of Addition of a Skate Park to the CDD
- M. **Considerations of Sitemasters Speed Table Proposal** [Exhibit 17](#)

**VI. Staff Reports**

- A. Field Services Manager
- B. District Manager

➤ Discussion on Cost Sharing Agreement for Fence Between Epperson Ranch CDD & Bridgewater CDD

[Exhibit 18](#)

➤ Next Meeting Quorum Check: February 2 2023, 6:15 PM at the Hilton Garden Inn

| Supervisor | YES | NO |
|------------|-----|----|
| Pullen     |     |    |
| Koceja     |     |    |
| Bartels    |     |    |
| Mendelsohn |     |    |

C. District Counsel

D. District Engineer

➤ Engineer's Report on Speed Table Placement

[Exhibit 19](#)

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

**VIII. Supervisor Requests**

**IX. Adjournment**