

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



**Date of Meeting:**        Thursday, September 4, 2025

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

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

Dial-in Number: 1-904-348-0776

Conference ID: **684 257 747#**

## **Meeting 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 Environmental August Waterway Inspection Report

[Exhibit 1](#)

B. LMP Inspection Report

### **IV. Consent Agenda**

A. Approval of the August 4, 2025 Meeting Minutes

[Exhibit 2](#)

B. Acceptance of the July 2025 Unaudited Financial Report

[Exhibit 3](#)

C. Ratification of Steadfast Environmental Midge Treatment on Ponds 9, 10, 17, 18, & 19, on Summer Sun Loop - \$450.00

[Exhibit 4](#)

### **V. Business Matters**

A. Presentation & Acceptance of Resignation Letter from Chad Mendelsohn

[Exhibit 5](#)

B. Consideration of Rep Services, Inc. Tot Lot Shade Structure Proposal - \$48,742.69

[Exhibit 6](#)

C. Consideration of Southern Automated Access Services, Inc. Call Box Replacement Proposal - \$18,876.98

[Exhibit 7](#)

### **VI. Staff Reports**

A. Field Services Manager

*To be  
Distributed*

B. Spinelli Electric Monthly Maintenance Report

*To be  
Distributed*

C. District Manager

➤ Presentation and Discussion of Mach Form Grievances  
***(updated as of August 27)***

[Exhibit 8](#)

➤ Consideration & Adoption of FY 2026 Goals & Objectives

[Exhibit 9](#)

- Discussion of Kutak Rock LLP Legal Services Proposal  
*(under separate cover)*
- Next Meeting Quorum Check: October 6, 2025, 6:15 PM  
at the WaterGrass Club, 32711 Windelstraw Drive,  
Wesley Chapel, FL 33545

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

D. District Counsel

E. District Engineer

[Exhibit 10](#)

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

**VIII. Supervisor Requests**

**IX. Adjournment**