

**District: EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



**Date of Meeting:** Monday, February 2, 2026

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

**Location:** WaterGrass Club  
32711 Windelstraw Drive,  
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

- December Waterway Inspection Report

[Exhibit 1](#)

#### B. LMP/Juniper

#### C. Stantec - District Engineer

- Tansy Bend Cart Path Proposals

[Exhibit 2](#)

- Palm Song Place Flume Proposals

[Exhibit 3](#)

### **IV. Consent Agenda**

#### A. Approval of the January 5, 2026 Meeting Minutes

[Exhibit 4](#)

#### B. Acceptance of the December 2025 Unaudited Financial Report

[Exhibit 5](#)

### **V. Business Matters**

### **VI. Staff Reports**

#### A. Field Services Manager

#### B. Spinelli Monthly Maintenance Report

#### C. District Manager

- Presentation and Discussion of Mach Form Grievances  
(updated as of January 23)

[Exhibit 6](#)

➤ Next Meeting Quorum Check: March 2, 2026, 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

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

**VIII. Supervisor Requests**

**IX. Adjournment**