

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