

District: **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**



Date of Meeting: Monday, June 1, 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 Alliance

- May Waterway Inspection Report

[Exhibit 1](#)

B. LMP/Juniper

C. Stantec - District Engineer

- Presentation of Obstructed Easements Review

[Exhibit 2](#)

IV. Consent Agenda

A. Approval of the May 4, 2026 Meeting Minutes

[Exhibit 3](#)

B. Acceptance of the April 2026 Unaudited Financial Report

[Exhibit 4](#)

V. Business Matters

VI. Staff Reports

A. Field Services Manager

[Exhibit 5](#)

B. District Manager

- Presentation and Discussion of Mach Form Grievances [Exhibit 6](#)
(updated as of May 22)

- Reminder to File Form 1 by July 1

- Reminder of Qualifying Period for 2026 Election – June 8 at 12 p.m. through June 12 at 12 p.m. (Seats #1 and #2)

- Next Meeting Quorum Check: July 6, 2026, 6:15 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545

Supervisor	YES	NO
Curran-Tubb		
Bartels		
Page		
Epps-Gardner		

C. District Counsel

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

VIII. Supervisor Requests

IX. Adjournment