

Epperson Ranch II Community Development District

Board of Supervisors:

Joseph Murphy, Chairman
Michele Frank, Vice Chairman
Miguel Casellas-Gil, Assistant Secretary
Michael Lawson, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Kristee Cole, Senior District Manager
Elizabeth Coons, District Accountant
Vasili Kostakis, District Engineer
Jere Earlywine, District Counsel
Mateo Soto, Fieldstone
Kevin Riemensperger, Steadfast Alliance
John Fowler, Inframark
Melissa Williams, District Admin

Final Meeting Agenda Thursday, April 23, 2026 – 5:00 p.m.

1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
4. **Business Administration**
 - A. Consideration of the Regular Meeting Minutes from March 23, 2026
5. **Staff Reports**
 - A. District Accountant
 1. Review of the April Financial Snapshot
 2. Acceptance of the March Check Register
 - B. Field Inspection Report
 - C. Landscape Update Report
 1. Consideration of Proposal on Freeze Plants
 - D. Aquatic Maintenance Report
 1. Consideration of Pond 8 Fountain Proposal with NTE \$5,000
 2. Consideration of New Pricing for Fountain on Pond 7
 - E. District Counsel
 1. Discussion of DRB Cost-share Agreement
 2. Consideration of Flowerbed/Filler Mulch Proposals
 - F. District Engineer
 1. Consideration of Proposals for Earthen Weir Repair
 2. Discussion of Outstanding Invoice from FY2025
 - G. District Manager
 1. Discussion of Vacancy of Open Seat
 2. Discussion of FY2027 Proposed Budget
6. **Business Items**
 - A. Consideration of Dog Park Signs Proposal
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

The next meeting is scheduled for Thursday, May 7, 2026, at 5:00 p.m.

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 267 888 670 903 36 Passcode: Ap7jb3J5

Dial in by phone

Call In Number: 646-838-1601 Phone conference ID: 942 797 931#

District Office:

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

<https://www.eppersonranch2cdd.org/>

Meeting Location:

Watergrass 2 Club
32711 Windelstraw Dr.,
Wesley Chapel, FL 33545