

# Epperson Ranch II Community Development District

## Board of Supervisors

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

## District Staff

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

## Regular Meeting Agenda

Thursday, May 07, 2026, at 5:00 p.m.

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The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **May 07, 2026, at 5:00 p.m. at the Watergrass 2 Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

**Meeting ID:** 219 956 846 597 06      **Passcode:** Km2W7NA6

**Dial-in by Phone:** 646-838-1601    **Pin:** 942 797 931#

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS ON AGENDA ITEMS – *Three- (3) Minute Time Limit*
4. BUSINESS ADMINISTRATION
  - A. Ratification of Resolution 2026-04 Designating Officers of the District
  - B. Consideration of Resolution 2026-05 Bank Signatories
  - C. Consideration of Resolution 2026-06 Designating Officers of the District
  - D. Oath of Office
  - E. Consideration of the Regular Meeting Minutes from, April 23, 2026
5. STAFF REPORTS
  - A. District Accountant
  - B. Field Inspections Report
  - C. Landscape Update Report
  - D. Aquatic Maintenance Report
  - E. District Counsel
    - i. Update on the Cost Share Agreement
    - ii. Consideration of Flowerbed/Filler Mulch Proposal
  - F. District Engineer
  - G. District Manager

i. Discussion of Monthly and Yearly Cost Breakdown

ii. Consideration of FY2027 Proposed Budget

iii. Consideration of Resolution 2026-07 Setting the Public Hearing Date

iv. Announcing the Number of Qualified Registered Voters- 1,063

**6. BUSINESS ITEMS**

**7. AUDIENCE COMMENTS**

**8. SUPERVISOR REQUESTS**

**9. ADJOURNMENT**