

Epperson Ranch II Community Development District

July 2, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 219 956 846 597 06 **Passcode:** Km2W7NA6
Call In Number: 646-838-1601 **Phone Conference ID:** 942 797 931#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Jennifer Goldyn, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Thursday, July 2, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **July 2, 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/j/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. Consideration of the Regular Meeting Minutes from, May 7, 2026.....Page 4
5. STAFF REPORTS
 - A. District Accountant
 - i. Review of Financials Snapshots.....Page 9
 - B. Field Inspections Reports from June and May.....Page 11/23
 - i. Consideration of Dog Bench Repair Proposal.....Page 31
 - ii. Consideration of Dog Park Fence Proposal.....Page 33
 - iii. Consideration of Pressure Washing Proposals.....Page 35
 - C. Landscape Report.....Page 39
 - i. Consideration of Palm Treatment Proposal.....Page 62
 - ii. Consideration of Live Oak Replacement Proposal.....Page 66
 - D. Aquatic Maintenance Report.....Page 69
 - i. Consideration of Pond 21 Cleanout Proposal.....Page 86
 - ii. Consideration of Pond 4 Erosion Repair Proposal.....Page 87

E. District Counsel
 i. Consideration of Flowerbed/Filler Mulch Proposal.....Page 88
 ii. Discussion of Potential Sponsorships
 iii. Discussion of Bond Funds Being Spent on the Fountain
F. District Engineer
 i. Consideration of Pond Bank Erosion Repair and Stabilization Proposal.....Page 91
 ii. Update Maintenance Map.....Page 92
G. District Manager
 i. District Manager Report.....Page 93

6. BUSINESS ITEMS

7. AUDIENCE COMMENTS

8. SUPERVISOR REQUESTS

9. ADJOURNMENT

1 **MINUTES OF MEETING**
2 **EPPERSON RANCH II**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
6 Development District was held on Thursday, May 7, 2026 at 5:14 p.m. at Watergrass 2 Club.,
7 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.
8

9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Ms. Aninipot Called the meeting to order at 5:00 p.m. and conducted a roll call.
11

12 Present and constituting a quorum were:

13 Joseph Murphy	Board Supervisor, Chairperson
14 Michele Frank	Board Supervisor, Vice Chairperson
15 Miguel Casellas-Gil	Board Supervisor, Assistant Secretary
16 Michael Lawson	Board Supervisor, Assistant Secretary (<i>via teleconference</i>)

17
18 Also present were:

19	
20 Kristee Cole	Senior District Manager, Inframark
21 Alize Aninipot	District Manager, Inframark
22 Vasili Kostakis	District Engineer, Stantec (<i>via teleconference</i>)
23 Mateo Soto	Fieldstone (<i>via teleconference</i>)
24 Kyle McGee	District Counsel, Kutak Rock (<i>via teleconference</i>)
25 Kevin Riemensperger	Representative, Steadfast Alliance

26
27 Members of the Public
28

29 **SECOND ORDER OF BUSINESS**

Approval of the Agenda

30
31 On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the
32 Board approved the May 7, 2026, Final Revised Agenda, for the Epperson Ranch
33 II Community Development District. 4-0

34
35 **THIRD ORDER OF BUSINESS**

Audience Comments

36 There were no audience comments.
37

38 **FOURTH ORDER OF BUSINESS**

Business Administration

39 **A. Ratification of Resolution 2026-04 Designating Officers**

40 On a MOTION by Mr. Casaellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
41 Board ratified Resolution 2026-04 Designating Officers, for the Epperson Ranch II Community
42 Development District. 4-0
43

44 **B. Ratification of Resolution 2026-05 Bank Signatories**

45 On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the
46 Board ratified Resolution 2026-05 Bank Signatories, for the Epperson Ranch II Community Development
47 District. 4-0

48
49 **C. Consideration of Resolution 2026-06 Designating Officers of the District**

50 The Board considered appointing Jennifer Goldyn as Assistant Secretary to Landowner
51 Seat #2 for ending November 2026.

52 On a MOTION by Mr. Murphy , SECONDED by Mr. Casaellas-Gil, WITH ALL IN FAVOR, the
53 Board approved Resolution 2026-06 Designating Officers of the District, for the Epperson Ranch II
54 Community Development District. 4-0

55
56 **D. Oath of Office**

57 Ms. Goldyn read the Oath of Office for the record.

58 **E. Consideration of the Regular Meeting Minutes from April 23, 2026**

59
60 On a MOTION by Mr. Murphy, SECONDED by Mr. Casaellas-Gil, WITH ALL IN FAVOR, the
61 Board approved April 23, 2026, Regular Meeting Minutes, for the Epperson Ranch
62 II Community Development District. 5-0

63
64 **FIFTH ORDER OF BUSINESS**

Staff Reports

65 **A. District Accountant**

67 There being no report, the next item followed.

68
69 **B. Field Inspection Report**

70 Mr. Montagna presented the Field Inspection Report to the Board. Discussion ensued
71 regarding bench repairs, metal tubing installation under the fence, and concrete slab repairs.
72 The Board requested proposals for pressure washing the walls. The discussed items were
73 tabled pending additional proposals and information.

74
75 **C. Landscape Update Report**

76 **i. Consideration of Removal and Replacement of 3 Pine Trees**

77 Mr. Soto presented the proposal for removal and replacement of three pine trees in the amount
78 of \$2,732.81.

79
80 The Board requested landscape reports be submitted approximately one week prior to
81 meetings.

82
83 Discussion ensued regarding a proposal, provided under separate cover, for palm tree trimming
84 at the lagoon entrance in the amount of \$1,200.

85
86 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
87 Board approved the proposal for palm tree trimming at the lagoon entrance in the amount of \$1,200, for the
88 Epperson Ranch II Community Development District. 5-0

89
90 On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the
91 Board approved the proposal for removal and replacement of three pine trees in the amount of \$2,732.81,
92 for the Epperson Ranch II Community Development District. 5-0

93
94 **D. Aquatic Maintenance Report**

95 There being no report, the next item followed.

96
97 **E. District Counsel**

98 **i. Update on the Cost Share Agreement**

99 Mr. McGee provided an update regarding the Cost Share Agreement and noted there were no
100 impediments to filling in the fountain.

101 Discussion regarding sponsorship opportunities, methods for business sponsorship placement
102 and a golf cart claim was deferred to the next meeting.

103 Discussion ensued regarding bond funds previously spent on the fountain. District Counsel
104 recommended locating the requisition documentation showing how the bond funds were
105 expended pursuant to the Trust Indenture.

106 It was noted that outside legal counsel may be necessary should the matter proceed to
107 litigation.

108 **ii. Consideration of Flowerbed/Filler Mulch Proposal**

109 The Board agreed to table the proposal of Flowerbed/Filler Mulch and place it on the agenda
110 for the next meeting for further review.

111

112 **F. District Engineer**

113 The Board was informed that the ADS contract would be sent for execution.
114 The District Manager requested a start date from the District Engineer.

115
116 **G. District Manager**

117 **i. Discussion of Monthly and Yearly Cost Breakdown**

118 No changes were made to the Monthly vs Yearly Cost Breakdown.

119 **ii. Consideration of FY 2027 Proposed Budget**

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

121 The Board discussed the proposed FY2027 Budget, including wetland mitigation expenses in
122 the amount of \$2,350.00 and capital reserves in the amount of \$151,702.32.

123 The District Manager stated for the record that the public hearing to adopt the final FY2027
124 Budget would be conducted on August 6, 2026.

125 On a MOTION by Mr. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board 126 approved the Resolution 2026-07 Setting the Public Hearing Date and the FY 2027 Proposed Budget, for 127 the Epperson Ranch II Community Development District. 4:1 seat #2 abstained.

128
129 **iv. Announcing the Number of Qualified Registered Voters - 1,063**

130 The Number of Qualified Registered Voters was stated for the record as 1,063.

131
132 **SIXTH ORDER OF BUSINESS** **Business Items**

133
134 There being no additional business items, the next order of business followed.

135
136
137 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

138 Audience comments ensued regarding fencing repairs at the overlook area.

139
140 Mr. Kostakis stated he would provide an updated map. The District Manager was directed to
141 send the map of the area to Mr. Kostakis for review and maintenance coordination.

142
143
144 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

145 Mr. Casellas-Gil requested proposals for pressure washing.

146
147 The Board requested that code enforcement information be posted on the District website for any
148 questions related to the medians maintained by the County, including photographs and a link to
149 the Pasco County Property Appraiser website.

150
151
152
153

NINTH ORDER OF BUSINESS

Adjournment

154 On a MOTION by Mr. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board
155 adjourned the meeting at 6:04 p.m., for the Epperson Ranch II Community Development District.

156
157
158

Signature

Signature

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 28, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$111,524.51
 - Valley Bank MM: \$749,312.64
 - US Bank
- **Assessment collections:**
 - We received a tax distribution of \$3,336.84 on 5/12/26
 - We are 100% fully collected on the tax roll.
- **Audit – FY 2025:**
 - All audit files have been provided, we are waiting on Grau's review. A status update was requested on 5/18/26 and they are currently working through the files from both management companies.
- **Expenses:**
 - Current expenses make up 42% of the annual budget through the end of April 2026.
Total expenses for the first 7 months are approximately \$396,801. This figure may change as we finalize the May financials

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 24, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$115799.88.
 - Valley Bank MM: \$677,016.35
 - US Bank
- **Assessment collections:**
 - We received a tax distribution of \$6,839.70 on 6/8/26 & 06/15/26
 - We are 100% fully collected on the tax roll
- **Audit – FY 2025:**
 - The FY2025 Audit draft was received on 6/23/26. We have reviewed it and provided our response on 6/24/26. The final report should be in by the end of this week.
- **Expenses:**
 - Current expenses make up 50% of the annual budget through the end of May 2026
 - Total expenses for the first eight months are estimated at approximately \$460,926. This amount may change once the June financial statements are finalized. The figure provided is an estimate because the June financials have not yet been completed.



Epperson II CDD

Field Inspection Report - June 2026

Monday, June 15 2026

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Maintenance

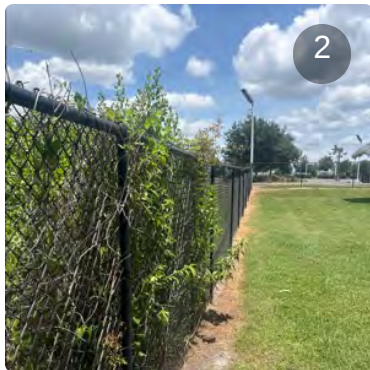
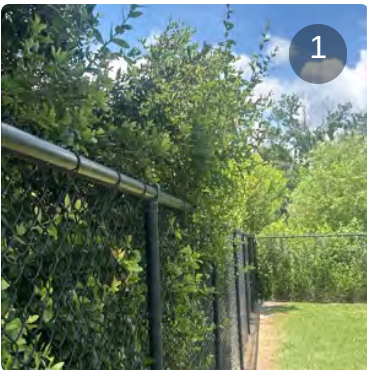
Bench at small dog park has broken slats that need to be repaired or replaced.



Item 2

Assigned To: Fieldstone

Remove vines and vegetation growing through the chain-link fence at the small dog park.



Item 3

Assigned To: Maintenance

Noting the gaps due to damage for the chain-linked fence at the small and large dog park.



Item 4

Assigned To: Maintenance

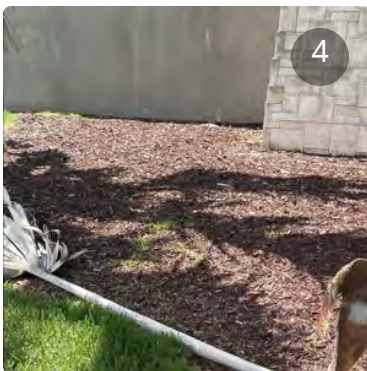
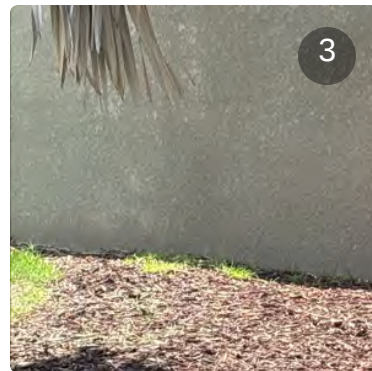
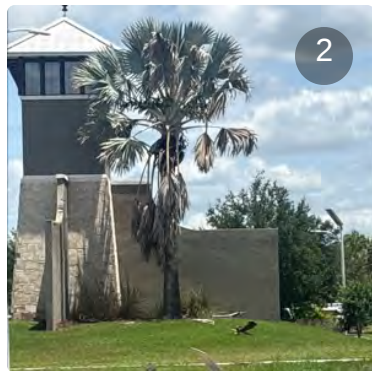
Noting water spickets are not active at the community dog parks.



Item 5

Assigned To: Fieldstone

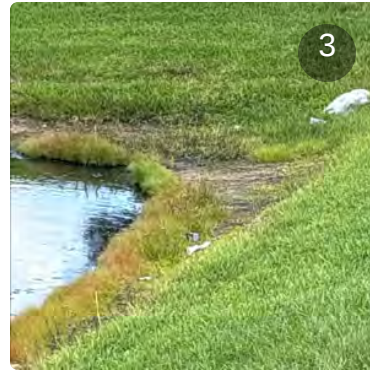
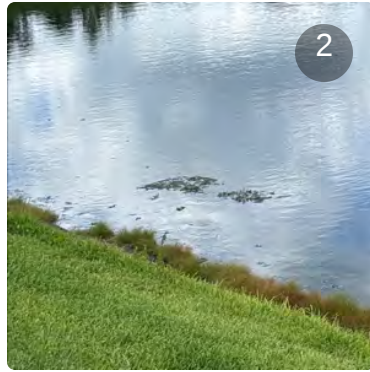
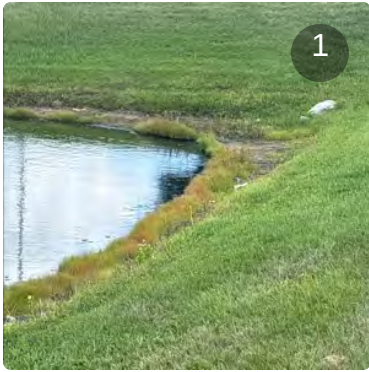
Dead hanging and downed fronds on the Bismarck Palms at the entrance and exit intersection of Epperson Boulevard and Overpass Road. Also, treat weeds in beds. It appears the Bismarck Palms may have a disease or insect infestation. Asking Fieldstone arborist to investigate and report findings.



Item 6

Assigned To: Steadfast

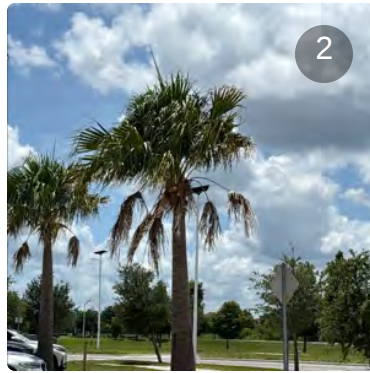
Treat sedge and submerged weeds starting to surface along water edge of pond 12.



Item 7

Assigned To: Fieldstone

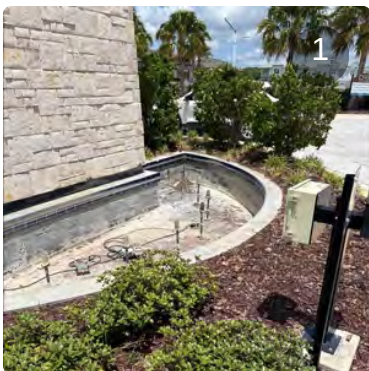
Ribbon palms throughout the district need to be pruned before hurricane season. Has a proposal been provided?



Item 8

Assigned To: Board Informaiton

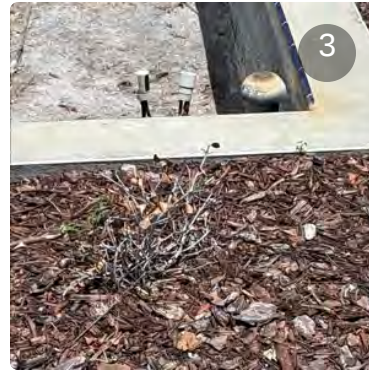
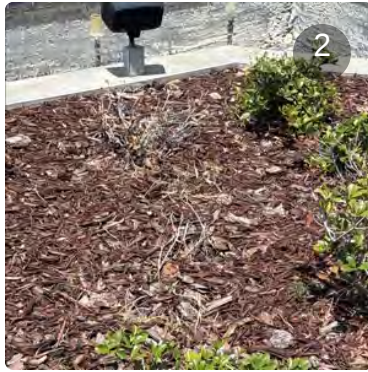
Noting no water in the Lagoon Residence median water feature. Asking on the latest status for repairs or is this not a CDD asset?



Item 9

Assigned To: Fieldstone

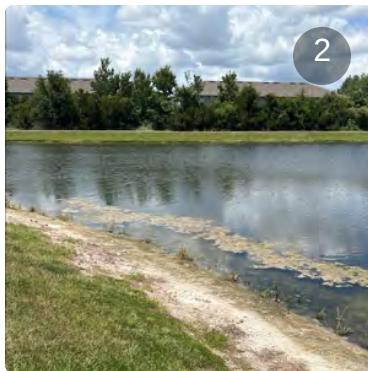
Dead plant material needs removal, treat weeds, repair cut drip line in median beds on Anchor Point Dr. before the guard gates.



Item 10

Assigned To: Steadfast

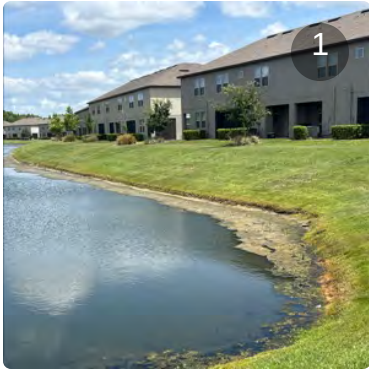
Treat the algae blooms along the water edge of pond 11.



Item 11

Assigned To: Steadfast

Treat algae blooms along water edge of pond 10.



Item 12

Assigned To: Steadfast

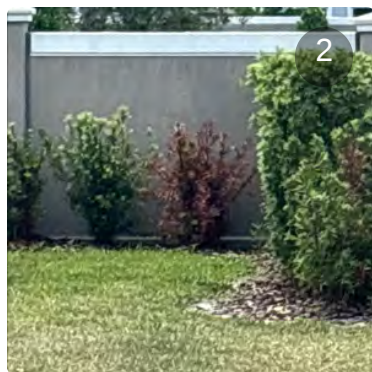
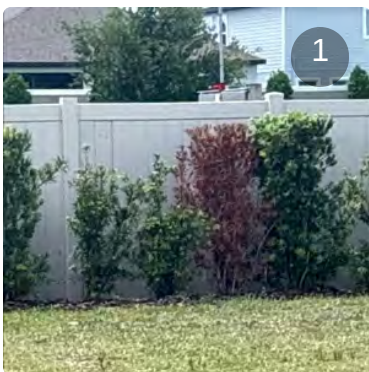
Treat undesirable weeds along pond bank 9. Also, there is an exposed broken PVC pipe along the West bank. Can this be removed or is it attached to an irrigation system?



Item 13

Assigned To: Fieldstone

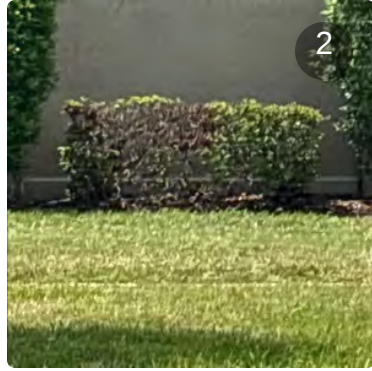
Noting a few dead Podcarpus along the perimeter fence behind the mailbox kiosk on Bower Bass Cir. All turf appears dry in this area as well. Check irrigation is working properly, including time and coverage.



Item 14

Assigned To: Fieldstone

Diagnose and treat a couple declining Viburnums along Epperson Blvd. right of ways. Also, treat weeds starting to show in the beds.



Item 15

Assigned To: Fieldstone

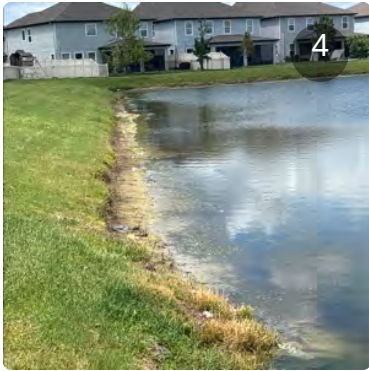
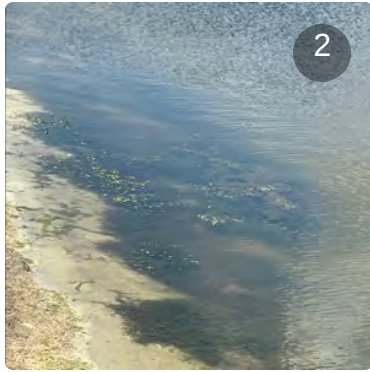
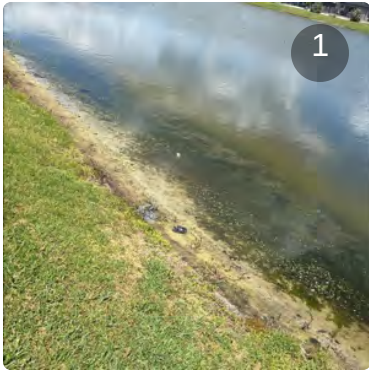
Diagnosing treat declining turf on Bower Bass Cir. located between Epperson Blvd. and Abby Brooks Cir.



Item 16

Assigned To: Steadfast

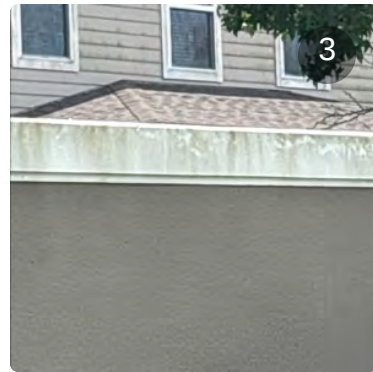
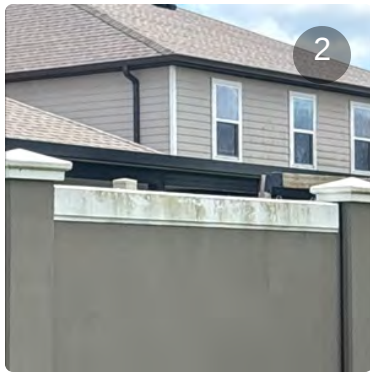
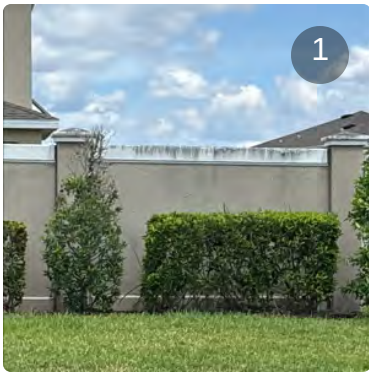
Treat submerged weeds surfacing along water edge of pond 2. Also, ensure trash is being removed each site visit.



Item 17

Assigned To: Board Information

Noting the dirty white trim of the perimeter fence on Epperson Blvd., Elam Rd. and Curly Rd.



Item 18

Assigned To: Fieldstone

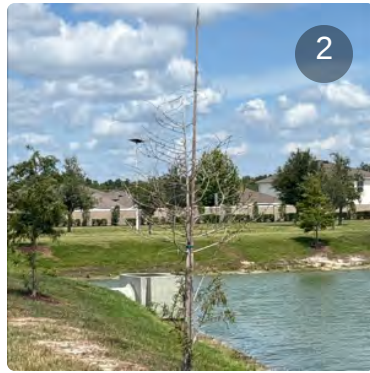
Beds are overran with large weeds in the beds on Elam Rd. by pond 4.



Item 19

Assigned To: Fieldstone

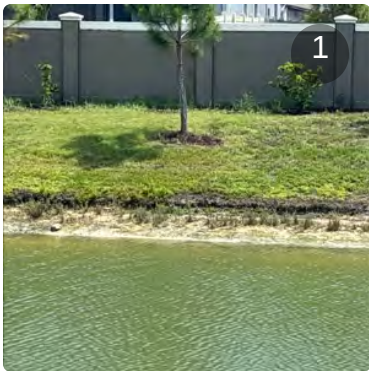
Remove sucker growth off the base of any trees in need throughout the district. Diagnose and treat a declining Bald Cypress at pond 4.



Item 20

Assigned To: Steadfast

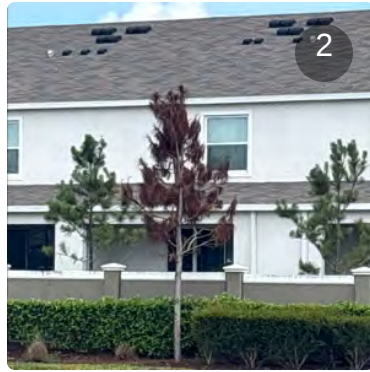
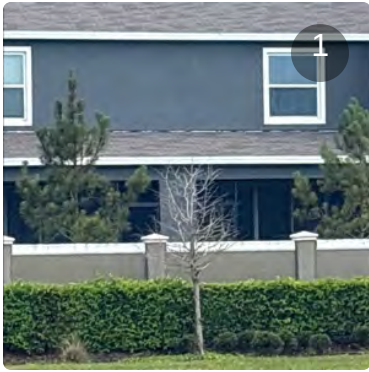
Noting a washout that may need repair for pond 4. Also, need to treat undesirable weeds along the pond bank.



Item 21

Assigned To: Fieldstone

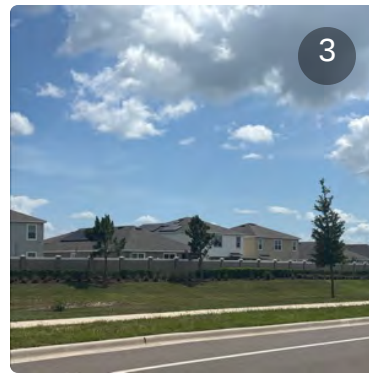
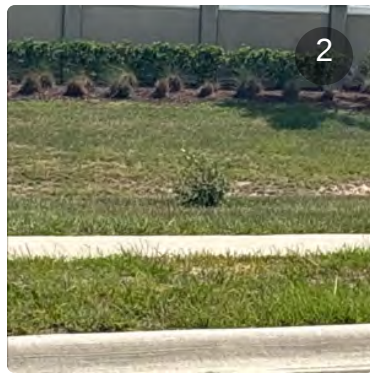
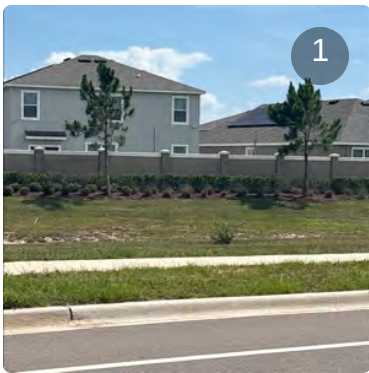
Noting a couple of dead trees on Elam Rd. across the street from Callow Frd. Dr. Has a proposal been provided to remove and possibly replace?



Item 22

Assigned To: Fieldstone

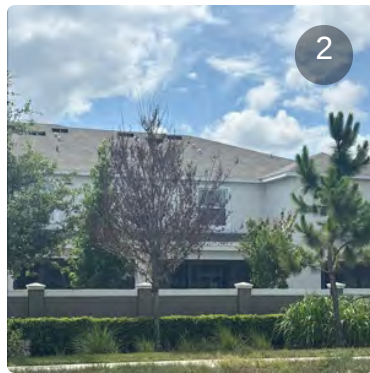
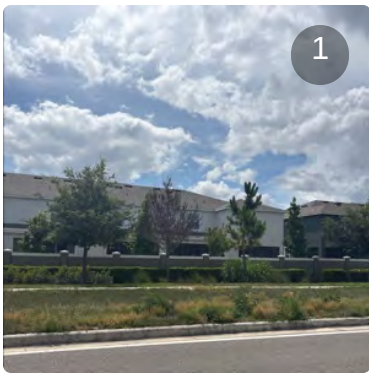
Noting a tree that was cut down where a stump is still visible approximately 6 inches above ground. This is on Elam Rd. by pond 6. Provide a proposal to replace for consideration from the board.



Item 23

Assigned To: Fieldstone

Investigate a possible dead tree on Curly Rd. right of way near Turtle Grace Loop. Report your findings and provide a proposal for removal if it will not recover.



Item 24

Assigned To: Fieldstone

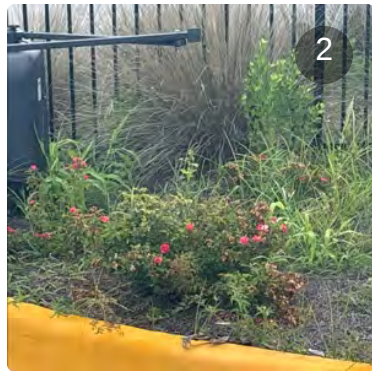
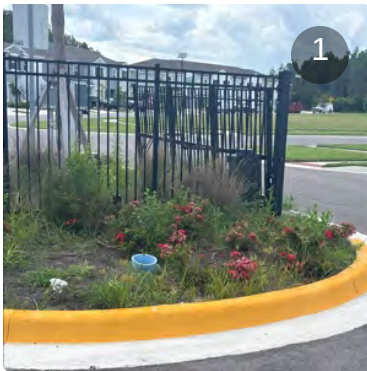
Diagnose and treat the declining turf in the median of Turtle Grace Loop before the guard gate.



Item 25

Assigned To: Fieldstone

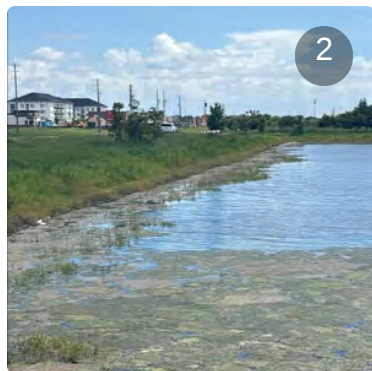
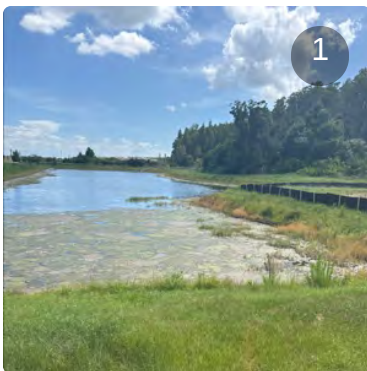
Noting the weeds in the median beds of Welling Blade Loop before guard gate.



Item 26

Assigned To: Steadfast

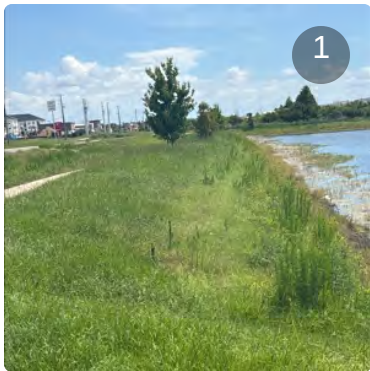
A couple months ago Pond 16 was treated and looking better. It has since become in worse condition and needs treatment.



Item 27

Assigned To: Fieldstone

Noting CDD area on the map is not being maintained on Curly Rd. from preserve at Turtle Grace Loop to Southend of the district.





Epperson II CDD

Field Inspection Report - May 2026

Thursday, May 21 2026

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Fieldstone

It has been noted in the past inspection about dead hanging palm fronds on the entrance and exit corner of Epperson Boulevard and Overpass Road. It appears these palms may be in decline due to a disease or insect. Asking Fieldstone arborist to investigate and report findings.



Item 2

Assigned To: Maintenance

Noting areas of small holes in the chain-link fence for the dog parks. Bottom poles will help resolve this issue.



Item 3

Assigned To: Fieldstone

Ensure the fence line for the dog park is being weedeated or treated each service as the weeds were tall during this inspection.



Item 4

Assigned To: Maintenance

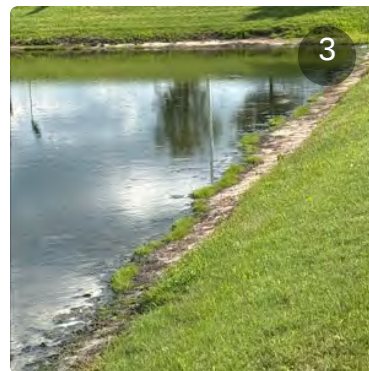
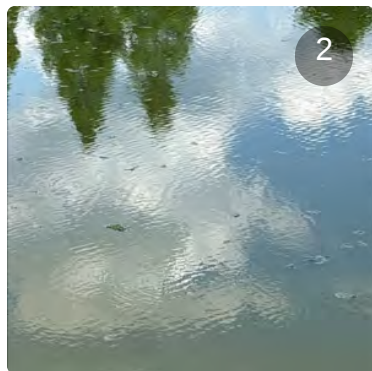
Noting a proposal is being generated to replace the broken bench at the large dog park.



Item 5

Assigned To: Steadfast

Treat small algae blooms, submerged weeds starting to surface, and grassy weeds along waters edge of pond 12.



Item 6

Assigned To: Fieldstone

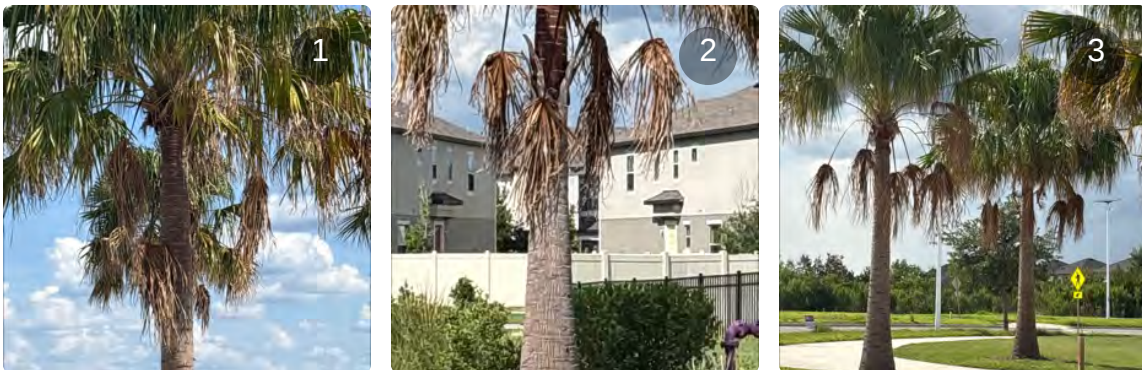
Diagnose and treat declining Indian Hawthorne in median bed of Anchor Point Dr. Remove any diseased or dead material. Noting a couple Variegated Arbutus that had rejuvenation cutbacks may need to be replaced that are not showing any new growth. There is a cut drip line over hanging the sidewalk. This is all for the entrance median of Anchor Point Drive.



Item 7

Assigned To: Fieldstone

Requesting a proposal to prune all dead fronds and fruiting structures for any palms in need throughout the district for board consideration. Recommend this be completed before the hurricane season.



Item 8

Assigned To: Steadfast

Treat small algae blooms and submersed weeds starting to surface for pond 11.



Item 9

Assigned To: Fieldstone

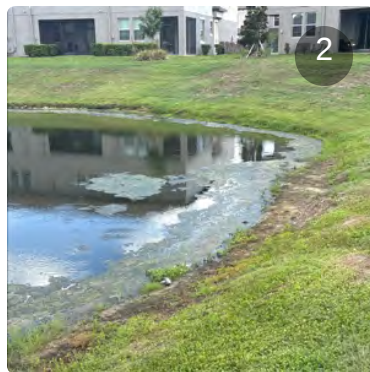
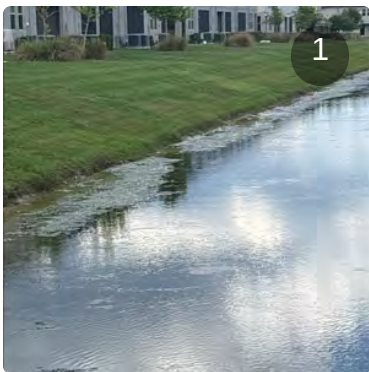
Ensure valve boxes are cleared of any vegetation on Blue Passing Loop near mailbox kiosk and pond 10. There is also a missing lid that should be replaced.



Item 10

Assigned To: Steadfast

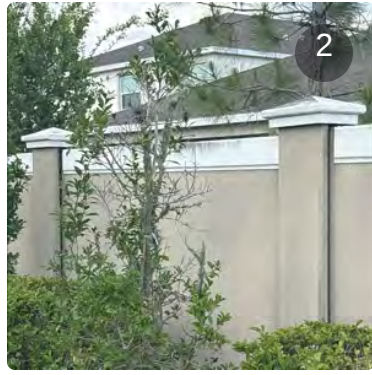
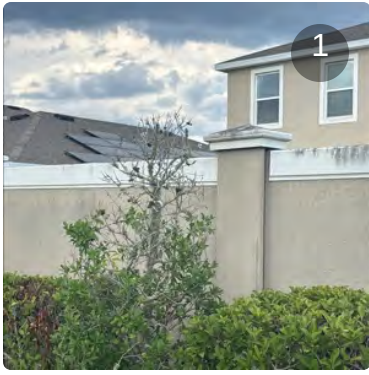
Treat submersed weeds and algae blooms starting to form along waters edge of pond 10.



Item 11

Assigned To: Fieldstone

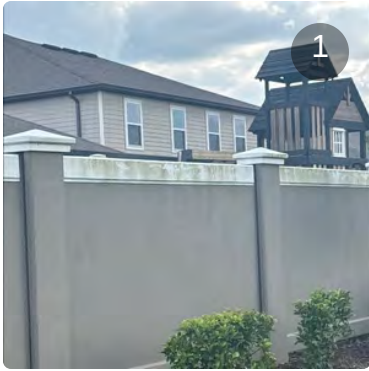
Diagnose and treat a couple declining Holly trees on the exit corner of Bower Bass Circle and Epperson Boulevard.



Item 12

Assigned To: Maintenance

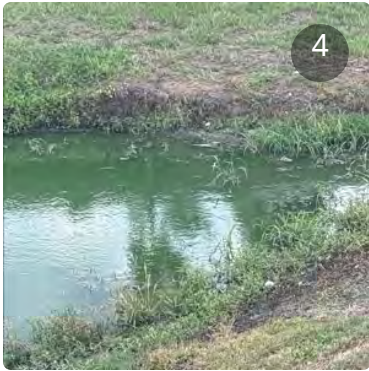
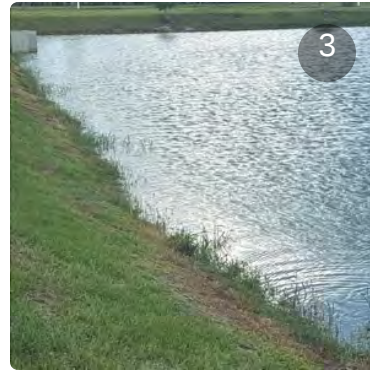
Noting many areas the white trim on the perimeter stucco fence is showing dirt and could be considered for cleaning.



Item 13

Assigned To: Steadfast and Fieldstone

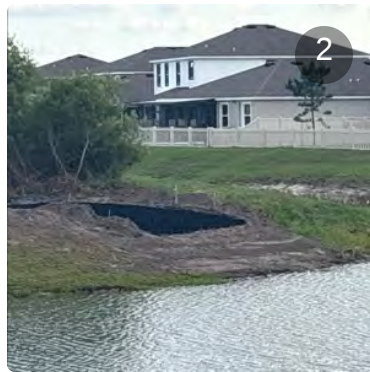
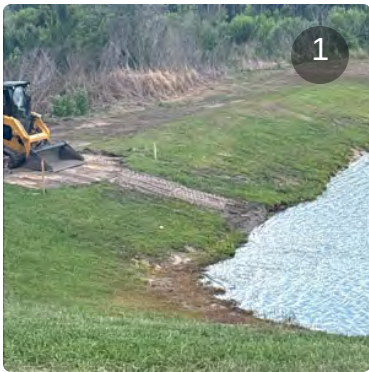
Treat weeds in the tree ring beds and remove any sucker growth off base of trunks. Treat non-desirable grassy weeds along waters edge. This is all for pond 4.



Item 14

Assigned To: Board Information

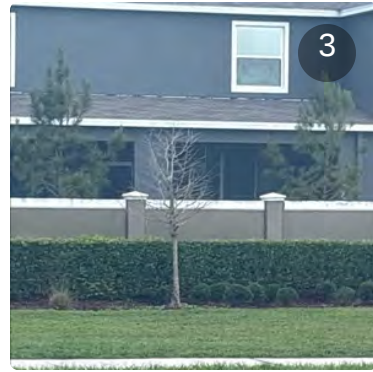
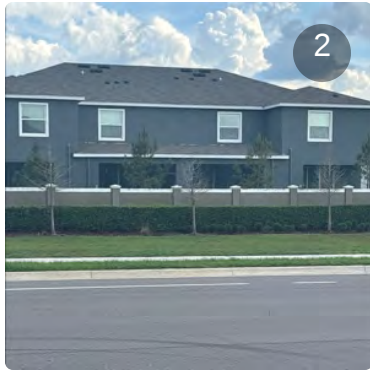
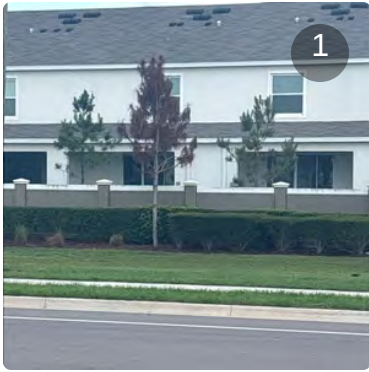
Noting during this inspection, the repairs are in progress for pond bank washouts on pond 5



Item 15

Assigned To: Fieldstone

Noting the dead Pine tree and 3 dead Bald Cypress along the perimeter wall on Elam Road across the street from Callow Frd Dr. I would recommend at least removing and then consideration for replacements.



Item 16

Assigned To: Fieldstone

Noting Firebush are starting to push out new growth on Curley Road ROW. May want to consider fertilizing before the Nitrogen ban for the quickest recovery from the frost damage.



Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1117
Date: 5/7/2026
Valid until: 6/7/2026

Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Epperson Ranch II CDD

Full remove and replacement for Dog Park Bench. Too damaged to repair.

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$1,305.00	\$1,305.00
		Subtotal:	\$1,305.00
		Total:	\$1,305.00

Customer signature

Date

Images



Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

- Provide Access to Premises
- Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1116
Date: 5/7/2026
Valid until: 6/7/2026

Epperson Ranch II CDD
2005 Pan Am Cir 300
Tampa, FL 33607

Epperson Ranch II CDD

Provide and install 1-3/8" black top rail along the bottom of the entire dog park fence, including the divider fence between the large and small dog sections. Total footage to be installed is approximately 640 linear feet.

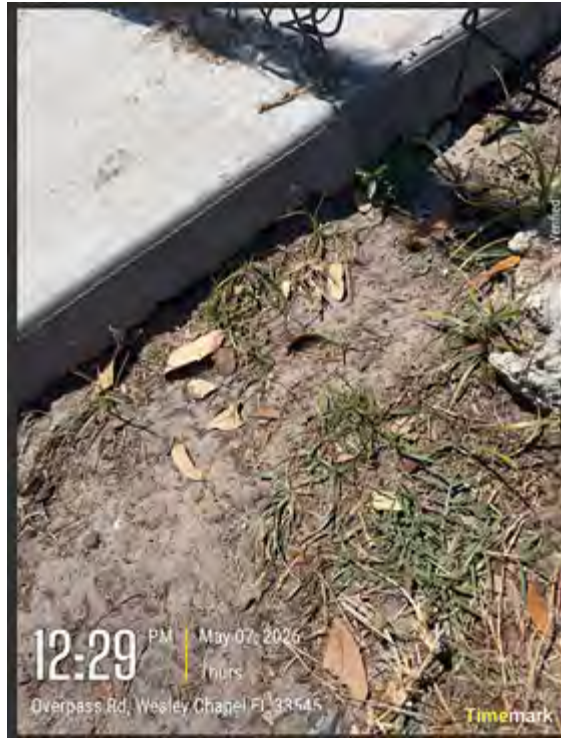
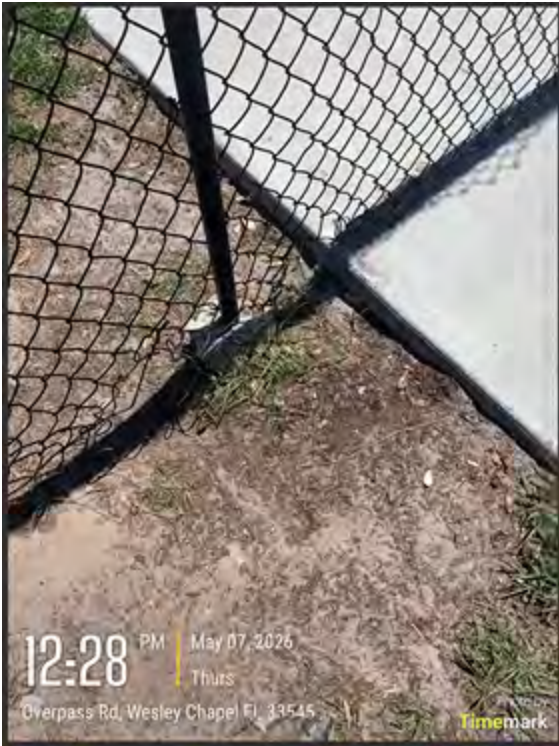
Repair the small washout located between the two dog park sections at the gate to restore proper grade and stability.

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$3,450.00	\$3,450.00
		Subtotal:	\$3,450.00
		Total:	\$3,450.00

Customer signature

Date

Images



Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

- Provide Access to Premises
- Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.



ESTIMATE

EST-002281

Estimate Date: Jun 01, 2026

Expiry Date: Aug 31, 2026

FROM:

Tactical Pressure Washing & Paver Sealing

License: 113533
33501 Prospect Road
Dade City, FL, 33525
Email: david@tacticalpressurewashing.com
Phone: (813) 551-0966

TO:

Epperson Ranch 2 CDD
Attn: Alize Aninipot
313 Campus Street
Kissimmee, FL, 34747
Phone: (656) 207-2410

JOB LOCATION:

Epperson Lagoon
Wesley Chapel, FL, 33545

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Stucco Wall Power Wash (Curley Road and Epperson Blvd)	7950.00	\$0.25	\$0.00	No Tax	\$1,987.50

2300 liner feet on Curley, 3650 on N side of Epperson, 2000 on S side of Epperson. 7950 total linear feet.

Low Pressure Softwash to remove organic stains and debris. Pre and post rinse hedge row to ensure no plant damage occurs.

Supply own water source.

Subtotal \$1,987.50

Grand Total (\$) \$1,987.50

Accepted payment methods

Credit Card, Check, Cash, Venmo, Zelle

Message

We would be happy to have an opportunity to work with you.

Terms

Payment is due upon completion. Inclement weather may cause a scheduling delay and work will resume once weather clears. Project will be completed in one day.



signed on 01-Jun-2026
by Tactical Pressure Washing & Paver Sealing

Business powered by [Markate.com](https://markate.com)

ESTIMATE

The Pasco Pressure Washing

27351 Golf Course Loop Wesley Chapel, FL 33544

Thepascopepressurewashing@gmail.com

(813) 997 1460



Bill To

Alize Aninipot

32136 Epperson Boulevard
Wesley Chapel South, FL, USA
Aaninipot@inframark.com
(656) 207 2410

Estimate details

Estimate no.: 579
Estimate date: 05/27/2026
Status: Pending

Product or service	Amount
--------------------	--------

Perimeter Wall Softwash Cleaning

\$5,100.00

Scope of Work – Perimeter Wall Soft Wash Cleaning
The Pasco Pressure Washing | Epperson Ranch Community

The Pasco Pressure Washing will perform a single soft wash cleaning of the designated road-facing perimeter wall sections along Epperson Boulevard and Curley Road as specified by community management. Total scope covers approximately 2,500 linear feet across three identified wall sections.

All designated wall surfaces – including the textured stucco body, white cap, and base trim – will be treated with a professional-grade soft wash solution to remove algae growth, mildew, oxidation, and biological buildup. Low-pressure application protects painted and textured surfaces from damage while delivering a deeper, longer-lasting clean than pressure washing alone.

Water will be supplied via permitted fire hydrant access. All necessary permits and logistics are included in the scope.

This service is limited strictly to the three wall sections identified by community management. All other community wall surfaces are excluded from this scope. Interior wall surfaces are excluded from this scope.

Includes:

- Soft wash treatment of designated road-facing wall sections only
- Algae, mildew, and oxidation removal
- Pre-wet and post-rinse of all treated surfaces
- Hydrant permit and water logistics
- Three-location mobilization along Epperson Blvd and Curley Rd

Subtotal	\$5,100.00
Total	\$5,100.00
Estimate Total	\$5,100.00

Pending Approval

View Online

Access your estimate anytime online

[Click Here to View Estimate Online](#)

Client Message

Due to the overall project size, commercial setup requirements, and water access coordination, this project may be scheduled across multiple service days to ensure proper completion and quality control.

Estimate viewed on May 27, 2026, 8:14 PM UTC



FIELDSTONE

Epperson Ranch II - Timer 1 (Elam Blvd) - May 2026

Date: May 26, 2026 7:32 am
 Inspector: John Hendricks

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson Ranch II Clock #1 (Epperson Blvd - Elam Rd)
Location	West of Epperson Blvd & southside of Overpass Rd - westside of pole
Model	
Modules	49
Controller ID	124979

Water Days as of May 26, 2026	
Program A	Mon , Tue , Thur , Fri , Sat
Program B	Mon , Tue , Thur , Fri , Sat
Program C	Mon , Tue , Thur , Fri , Sat
Program D	

Notes
Timer has no power need electrician to look at issue, breakers are all on and still have no power

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone 1- entrance side epperson blvd- along curb at round a bout	Pass									
2	Zone 2- entrance side of Epperson Blvd- inside sidewalk at roundabout	Pass									
3	Entrance side Epperson blvd along curb at round a bout	Pass									
4	Entrance side epperson blvd along curb	Pass									
5	Epperson blvd median at round a bout	Pass									
6	Epperson median at round a bout	Pass									
7	Exit side of epperson and curb-(N) of overpass	Pass									
8	Exit side Epperson curb at round a bout	Pass									
9	Exit side Epperson along sidewalk at round a bout	Pass									
10	Exit side Epperson inside sidewalk at pond	Pass									
11	Round a bout curb-	Pass									
12	Round a bout- center	Pass									
13	Center bed of roundabout	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Median beds, Epperson, North round a bout	Pass									
15	Epperson median North roundabout	Pass									
16	Epperson median North around about	Pass									
17	East Epperson inside sidewalk at lagoon parking	Pass									
18	Lagoon parking at Epperson	Pass									
19	East Epperson curb at lagoon parking	Pass									
20	East Epperson curb North around about	Pass									
21	East Epperson South Sea air	Pass									
22	Exit side of lagoon parking along Epperson Blvd and fence	Pass									
23	West Epperson curb, south sea air, 2-zones	Pass									
24	West Epperson inside sidewalk north of roundabout	Pass									
25	West Epperson curb North roundabout	Pass									
26	West a Epperson along the sidewalk North roundabout	Pass									
27	West Epperson inside sidewalk south end of wall south of Abby Brooks	Pass									
28	West a Epperson curb South Abby in Brooks, to the roundabout	Pass									
29	West Epperson wall South Abby Brooke	Pass									
30	West Epperson inside sidewalk south, end of wall south of Abby Brooks	Pass									
31	West a Epperson curb at sea air intersection	Pass									
32	West Epperson sidewalk at sea air intersection	Pass									
33	West Epperson inside sidewalk, South Abby Brooks	Pass									
34	West Epperson curb South Abby Brooke	Pass									
35	West Epperson along sidewalk South Abby Brooke	Pass									
36	West Epperson inside sidewalk, South Abby Brooke	Pass									
37	Epperson median north end between sea air and Bower bass	Pass									
38	Epperson median south end teen, sea air and Bower bass	Pass									
39	Epperson Median in marriage between sea air, and Bower bass	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	East Epperson curb north of sea air	Pass									
41	East Epperson along sidewalk north sea air	Pass									
42	East Epperson curb north of sea air?	Pass									
43	East Epperson inside sidewalk north of sea air	Pass									
44	East Epperson inside sidewalk south bower bass	Pass									
45	East Epperson curb south bower bass	Pass									
46	East side Epperson sidewalk - (N) of bower bass	Pass									
47	Epperson median north of bower bass	Pass									
48	Epperson median north bower bass south end	Pass									
49	Epperson median is beds north of bower bass	Pass									
50	Epperson median north of bower bass east side north end	Pass									
51	Epperson median north of bower bass west side north end	Pass									
52	Epperson median north of bower bass	Pass									
53	Along fence-east epperson-north bower bass	Pass									
54	Along epperson east curb- north bower bass	Pass									
55	East side Epperson- north bower bass	Pass									
56	East side Epperson along sidewalk- north bower bass	Pass									
57	East Epperson curb- north bower bass	Pass									
58	East Epperson curve north of lift station north of bower bass	Pass									
59	East Epperson how long sidewalk north of Liftstation North Bower bass	Pass									
60	East Epperson, wall north of the station north of Bower bass	Pass									
61	East Epperson inside sidewalk north of lift station north of bower bass	Pass									
62	West Epperson curb North Abby Brooks	Pass									
63	West epperson sidewalk North Abby in Brooks	Pass									
64	West side Epperson inside sidewalk North Abby Brooks	Pass									
65	West Epperson curb South elam Road	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
66	West Epperson along the sidewalk south of a Elam Road	Pass									
67	West Epperson inside sidewalk, South of Elam Rd.	Pass									
68	West Epperson curb south of Elam Rd.	Pass									
69	West Epperson wall south of Elam Road	Pass									
70	West Epperson along curb south of elam road	Pass									
71	West Epperson curb south of Elam Road	Pass									
72	West Epperson inside sidewalk south of Elam Road	Pass									
73	East Epperson how long sidewalk south of Elam Road	Pass									
74	(E) Epperson Blvd curb- (S) Elam rd	Pass									
75	East Epperson inside sidewalk south east corner at Elam Road	Pass									
76	Entrance side of bower bass	Pass									
77	Median island at bower bass	Pass									
78	Exit side bower bass	Pass									
79	Entry bower bass and median island	Pass									
80	Both sides and median at Abby brooks	Pass									
81	Median Abby Brook	Pass									
82	Entrance side of sea air inside sidewalk	Pass									
83	Epperson and sea air entryboth sides and median	Pass									
84	Median sea air entry	Pass									
85	Exit side, sea air entry inside sidewalk	Pass									
86	Mailboxes at bower bass Circle, West of entry	Pass									
87	Mailboxes Bower, Bass Circle west of entry	Pass									
88	Mailboxes bower bass circle west of entry	Pass									
89	Sea air entry and mailboxes	Pass									
90	Sea air entry, at pond	Pass									
91	Sea air entry at pond	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
92	Sea air entry curb at pond	Pass									
93	Entrance side Abby Brook at Epperson	Pass									
94	Exit side, Abby brooks, Epperson	Pass									
95	Exit side Lagoon parking east Epperson	Pass									
96	South end of parking lot north of biscayne entry east of Epperson	Pass									
97	North east corner Epperson, and anchor point	Pass									
98	Outside (N) perimeter wall- (E) side epperson (W) end	Pass									
99	Outside (N) perimeter wall- (E) side epperson (W) end	Pass									



FIELDSTONE

Epperson Ranch II - Timer 3 (Turtle Grace Loop) - May 2026

Date: May 26, 2026 7:43 am
 Inspector: John Hendricks

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson Ranch II clock #3- Turtle Grace loop
Location	Inside entrance wall- NEED GATE CODE
Model	
Modules	17
Controller ID	128675

Water Days as of May 26, 2026	
Program A	Mon , Wed , Fri , Sat
Program B	Mon , Wed , Fri , Sat
Program C	
Program D	

Notes
Irrigation repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	North perimeter wall at Elam in Curley	Pass									
2	North perimeter wall	Pass									
3	North east perimeter wall	Pass									
4	East perimeter wall north end	Pass									
5	East perimeter wall north end	Pass									
6	East perimeter wall and entrance side	Pass									
7	East perimeter wall north of entrance	Pass									
8	East Perimeter wall north of entrance	Pass									
9	Entrance side at gate	Pass									
10	Entrance side curb at gate	Pass			1						
(1) 6" spray broken											
11	Median island at entry	Pass									
12	Median Island at entry	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	At entry gate- exit side	Pass									
14	Exit side curb at gate	Pass									
15	Exit side at gate	Pass									
16	(S) curb of Elam rd- from Curley to epperson Blvd	Pass									
17	Outside perimeter wall, far north end	Pass									
18	Inside sidewalk far north end	Pass									
19	Stubbed up, future	Pass									
Need to replace broken square valve box with purple lid											
20	Inside sidewalk north of entrance	Pass			1						
(1) rotor not turning											
21	All trees outside gate- north and south of entrance	Pass									
22	Outside wall north of entrance	Pass									
23	Entrance side curb at gate	Pass									
24	Entrance median islands	Pass									
25	Exit side curb	Pass									
26	Exit side inside sidewalk	Pass									
27	South end of field inside swan mist roundabout	Pass									
28	(SE) curb of swan mist inside gate	Pass									
29	North end of the field at mailboxes on swan mist	Pass									
30	(SW)curb on swan mist loop at field	Pass									
31	all tree inside swan mist roundabout	Pass									
32	North perimeter, inside sidewalk on Swan mist Loop	Pass									
33	North perimeter curb	Pass									
34	Tree on North perimeter	Pass									
35		Pass									

Zone #10 - 05-26-26 12:40 pm CDT



Zone #19 - 05-26-26 1:09 pm CDT





FIELDSTONE

Epperson Ranch II - Timer 5 Elam Blvd across from lagoon) - May 2026

Date: May 26, 2026 8:44 am
 Inspector: John Hendricks

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson ranch II clock #5 south of lagoon
Location	
Model	
Modules	37
Controller ID	154366

Water Days as of May 26, 2026	
Program A	Tue , Thur , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									
3		Pass									
4		Pass									
5		Pass									
6		Pass									
7		Pass									
8		Pass									
9		Pass									
10		Pass									
11		Pass									
12		Pass									
13		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32	Zone #32	Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38	Inside sidewalk at outlook parking, north side overpass rd	Pass									
39		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46	Along beds- (N) overpass rd, (E) Epperson Blvd	Pass									
47	Along lagoon parking and sidewalk	Pass									
48	Zone #48	Pass									
49		Pass									
50		Pass									
51	Along sidewalk at street	Pass									
52	Inside sidewalk, (N) overpass rd, (E) Epperson Blvd	Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59	Along sidewalk and fence at lagoon entry	Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									
64		Pass									
65	Along sidewalk and fence at lagoon entry	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
66	Along sidewalk at lagoon entry	Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71	Median island at Epperson Blvd and overpass rd	Pass									
72	Entrance side curb, Epperson Blvd and overpass rd	Pass									
73	Trees on median island and on entrance side at Epperson Blvd and overpass	Pass									
74	Entrance side, inside sidewalk along shrubs at Epperson Blvd and overpass	Pass									
75	Entrance side, inside sidewalk at Epperson Blvd and overpass rd	Pass									



FIELDSTONE

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Epperson Ranch II - Timer 6 - May 2026

Date: May 26, 2026 7:49 am

Inspector: John Hendricks

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson ranch II clock #6- south of overpass road outside community gate
Location	South of overpass road - east side of epperson Blvd- outside community gate
Model	
Modules	5
SLW	SLW1

Controller ID	165171
---------------	--------

Water Days as of May 26, 2026	
Program A	
Program B	
Program C	
Program D	Sun , Tue , Thur , Fri

Notes
Irrigation repairs completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone #45- drip- dog park parking-(S) end	Pass									
2	Zone #46- spays- exit side curb- epperson Blvd and overpass road	Pass							1		
PVC lateral break											
3	Zone #47- sprays- monument sign (NW) corner	Pass			1						
(1) 6" spray broken											
4	Zone #48- drip- dog park parking (N) end	Pass						3			
(3) drip breaks											
5	Zone #49- inside sidewalk (w) epperson Blvd (n) overpass road	Pass									
6	Zone #50- drip- trees around pond at dog park parking	Pass						4			
(4) drip breaks											
7	Zone #51- sprays- along (N) parking lot curb at dog park	Pass									
8	Zone #52- along sidewalk (n) overpass road (w) Epperson Blvd	Pass									
9		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
10		Pass									

Zone #2 - 05-26-26 2:00 pm CDT



Zone #3 - 05-26-26 2:01 pm CDT



Zone #4 - 05-26-26 2:03 pm CDT



Zone #4 - 05-26-26 2:03 pm CDT



Zone #6 - 05-26-26 2:05 pm CDT



Zone #6 - 05-26-26 2:05 pm CDT



Zone #6 - 05-26-26 2:06 pm CDT



Zone #6 - 05-26-26 2:06 pm CDT





FIELDSTONE

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Epperson Ranch - Timer 1B (Elam Blvd) - May 2026

Date: May 26, 2026 7:34 am
 Inspector: John Hendricks

Site	
Name	Epperson Ranch II
Address	31885 Overpass Road
City	Wesley Chapel
ST	Florida
Zip	33545

Controller	
Name	Epperson ranch II clock #1B (epperson Blvd and Elam rd)
Location	(NW) corner parking- overpass rd and epperson Blvd
Model	
Modules	10
Controller ID	155550

Water Days as of May 26, 2026	
Program A	Mon , Tue , Thur , Fri , Sat
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone #100- outside perimeter wall-(SW) corner, epperson Blvd and Elam rd	Pass									
2	Zone #101- median (N) of bower bass.	Pass									
3	Zone #102	Pass									
4	Zone #103	Pass									
5	Zone #104	Pass									
6	Zone #105	Pass									
7		Pass									
8		Pass									
9		Pass									
10		Pass									
11		Pass									
12		Pass									
13		Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									

(1)

tion growing through



Item 2 on report

Created: Fri, 6/19/2026

Vegetation has been push back from fence



(2)



Item 13

Created: Fri, 6/19/2026

Dead plants have been removed
Irrigation team will check coverage and time next inspection



Company: Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Fri, 6/19/2026

Contact: Mateo Soto **Title:** Epperson **No. Items:** 4
Phone: 8135917310

(3)



Item 5

Created: Fri, 6/19/2026

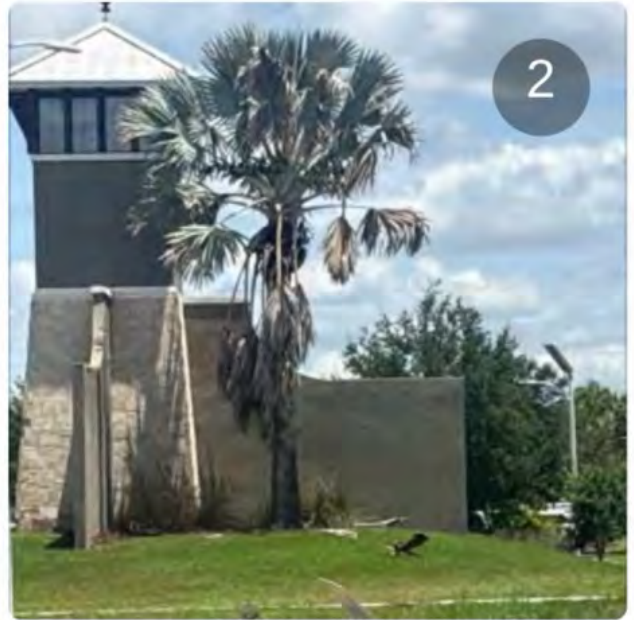
Palm trimming is schedule for June 24



Company: Fieldstone Landscape **Email:** msoto@fieldstonels.com **Created:** Fri, 6/19/2026

Contact: Mateo Soto **Title:** Epperson **No. Items:** 4
Phone: 8135917310

(4)



Item 5

Created: Fri, 6/19/2026

Palms are schedule for June 25
Recommend to do a fert treatment



Date: June 19, 2026

Proposal #: 23107

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

Job Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Business Phone:

Job Summary:

Scope of Work

Fieldstone Landscape Services will provide the following services:

- Inspect and evaluate two designated palm trees prior to treatment.
- Supply all necessary Oxytetracycline (OTC) materials and injection equipment.
- Perform trunk injections in accordance with industry standards and manufacturer recommendations.
- Monitor treatment locations for proper uptake of the product.
- Clean the work area upon completion.

Benefits of Treatment

- Helps suppress the progression of lethal bronzing disease.
- Protects valuable landscape assets.
- May extend the life of affected palms.
- Reduces the likelihood of premature palm removal and replacement costs.
- Supports the overall appearance and value of the community landscape.

Important Notes

- OTC treatments are a management tool and are not considered a cure.
- Multiple treatments may be required annually to maintain effectiveness.
- Palm response to treatment varies depending on the severity of infection and overall health of the tree.
- No guarantee can be made regarding long-term survival of infected palms.

8-2-12 Fertilizer contains macro-nutrients, such as nitrogen (N), potassium (K) and magnesium (Mg), in slow release form.

Bifenthrin Insecticide that will trans-locate upward with new frond growth, helping to protect against Insect feeding.

Subdue Maxx Fungicide has broad spectrum disease control that contains systemic activity providing even distribution throughout the plant

High Mag Fertilizer Improves photosynthesis and energy production, aids in formation of fats, sugars, and oils, and Improves vigor.

Horticulture Service

\$984.16

Quantity	Description	Unit
10.00	Palm & Ornamental Fertilizer 8-2-12	lb
5.00	Bifenthrin Insecticide	oz
3.00	Subdue Maxx Fungicide	oz
10.00	High Mag Micro Nutrients Fertilizer	oz
100.00	Arborjet OTC Injectable Antibiotic	gram

Quote Total: \$984.16

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Epperson Ranch II Community Development District (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

FIELDSTONE

LANDSCAPE

QUOTATION

Date: June 19, 2026
Proposal #: 23106

Mailing Address

Inframark

313 Campus Street
Celebration, FL 34747

Home Phone:

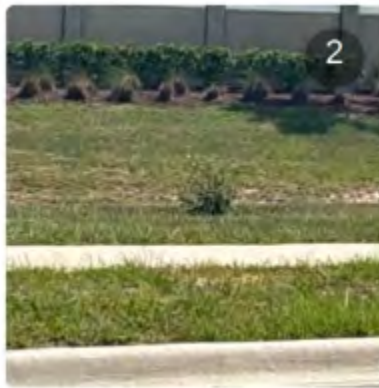
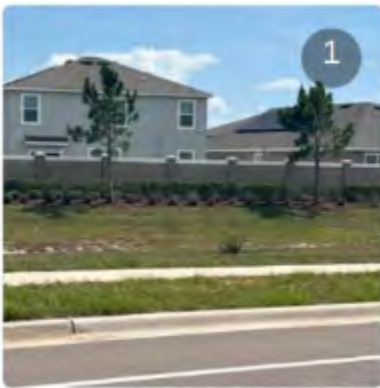
Job Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Business Phone:

Job Summary:

Proposal to replace the oak tree on Elam Rd that was flush cut.



Irrigation Enhancement & Repairs

\$259.00

Quantity	Description	Unit
1.00	Irrigation Parts & Materials	ea

MT - Maintenance Landscape Enhancement

\$1,854.83

Quantity	Description	Unit
1.00	Live Oak	10'-12'

Quote Total: \$2,113.83

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Epperson Ranch II Community Development District (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

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- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
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- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
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 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com



Epperson Ranch II CDD Aquatics

Inspection Date:

5/26/2026 11:44 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth on sections of the perimeter. A technician will address these during service later this week. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Possible early signs of a planktonic algae bloom. A technician will inspect and treat if needed. Any patches of nuisance grass present will also be treated at that time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar conditions to pond 2 as usual; possible planktonic algae bloom and mild nuisance grass. Both will be addressed during service this week.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

It appears most of the perimeter growth is terrestrial grasses recently submerged by rain over the weekend. A technician will inspect and treat if needed. No algae observed.

Water is flowing freely through the ditch.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses present along the water's edge. These will be treated before water levels rise and they become submersed. No algae observed.

Weir repairs are underway.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Recent efforts to reduce invasive growth within the wetland are much clearer now that it is holding water. Much of the decayed growth is underwater or detached and floating. A little more rain will help clear this further.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. It appears fresh, likely from a nutrient influx after the weekend rains. A technician will treat for this and any patches of nuisance grasses during service this week.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One patch of decayed algae present and headed for the outflow to be flushed. Nuisance grasses present at the water's edge. A technician will address these later this week.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds submerged by rain present near the shoreline. Otherwise the pond is in excellent condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial	

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds present on exposed and recently submerged shoreline. treatment will be applied if they do not decay on their own from drowning. No algae observed.

Decayed vegetation surrounding the pond should be removed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial	

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree. More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Great pond conditions overall today. Significantly better than this time last year even with drought conditions. Any algal blooms are in very early stages and likely being fed by nutrients brought from rains last week. These will be easy fixes when a technician is on-site in a few days. Nuisance grasses are still minimal which is a great start as we head into rainy season. Much of what is currently growing in/around ponds is terrestrial which will clear on its own as water levels rise.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

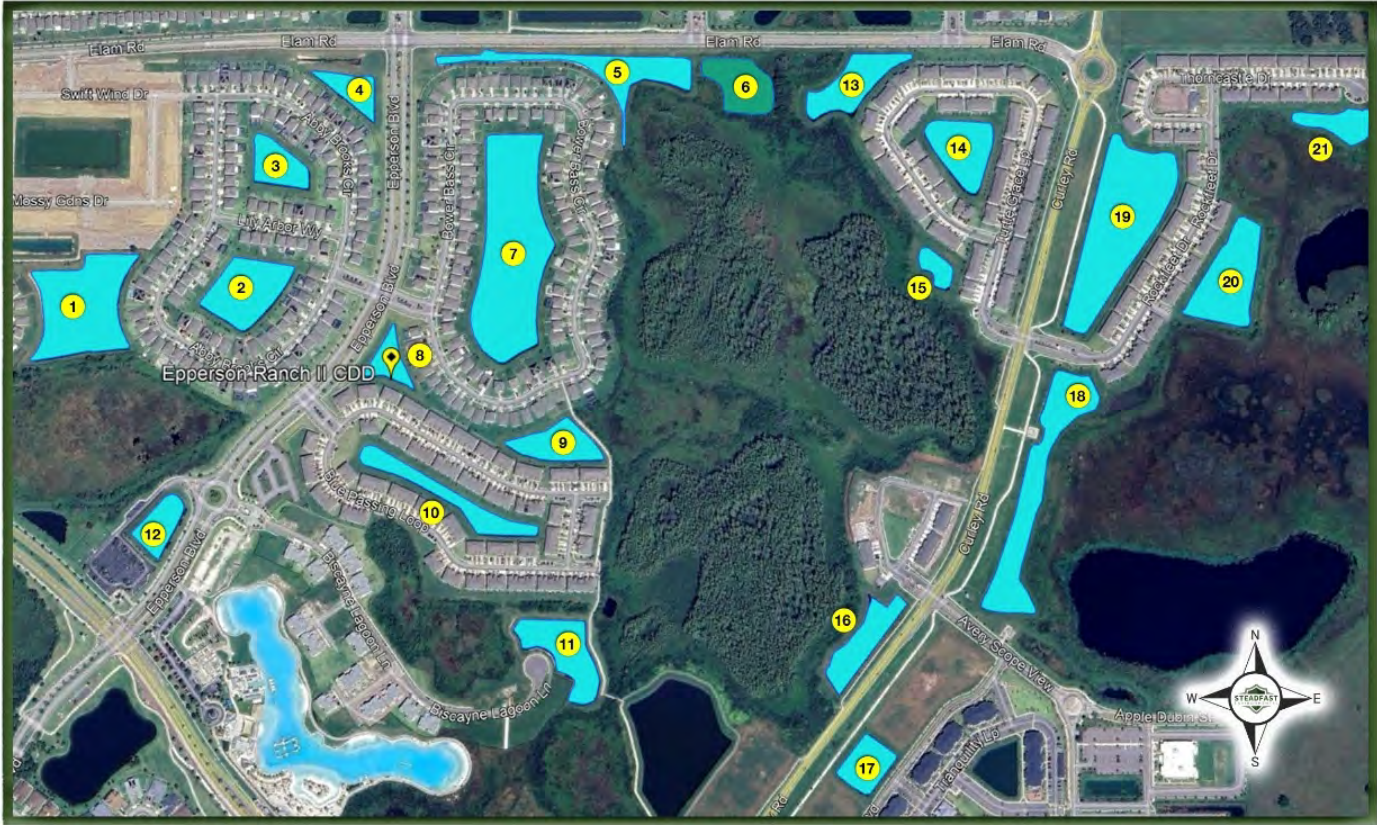
MAINTENANCE AREA



EPPELSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:





Epperson Ranch II CDD Aquatics

Inspection Date:

6/23/2026 12:26 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

As we'll see on most ponds today, algae blooms have appeared. I have informed the technician set to treat later this week about conditions so he can prepare accordingly.
 This pond has a tendency to bloom around the perimeter so it can be easily treated from the shore.
 No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae bloom present. This will be hit preemptively this week to prevent a larger bloom.
 Any nuisance grasses present are decaying.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any algae present is decaying. Another round of algaecide will be applied if needed.
Any nuisance grasses present are decaying.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The algae is contained to the shallow areas and shoreline where water is warmest. The perimeter growth is thin which will allow for better coverage when treated. No nuisance grasses observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 14

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Perimeter and offshore algae present. If shoreline treatments do not clear the growth in the middle, an amphibious vehicle can be deployed to address it. No nuisance grasses observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 15

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

This pond is small and shallow, making it more susceptible to algal blooms. Any mats present appear close enough to the edge to be treated from shore later this week. Nuisance grasses present will be addressed at that time as well.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

There is a pipe discharging water from the construction site into the pond. This is likely flooding the pond with nutrients which are feeding algal growth. We will treat with everything we have to slow down the growth, but it won't truly improve until the discharge stops. I have a closer photo of the pipe attached at the end of this report. Nuisance grasses will benefit from the nutrient influx as well, but will be treated nonetheless.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Perimeter algal growth present. This will receive the same algaecide treatments as all other ponds listed. No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surprisingly good conditions given the state of every other pond. Any nuisance growth present is terrestrial weed which will drown once water levels return. No algae observed. Turbidity present.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae bloom present. Algaecide treatments will be done from shore, though this pond will likely benefit more from an amphib treatment. There appears to be submersed growth in the center that will need treatment from the XTV. Offshore grasses will also be addressed during that service.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Submersed

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

I've been waiting for the conditions I'm seeing today. They're a bit delayed, but most of these ponds have histories of algal blooms this time of year. Because of this, technicians are familiar with what products and methods work best at clearing growth. The addition of alum to our mixes has been a great benefit thus far and will continue through growing season.

Fortunately grasses are still minimal and very manageable for the time being. This will leave more time to address the algae blooms.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

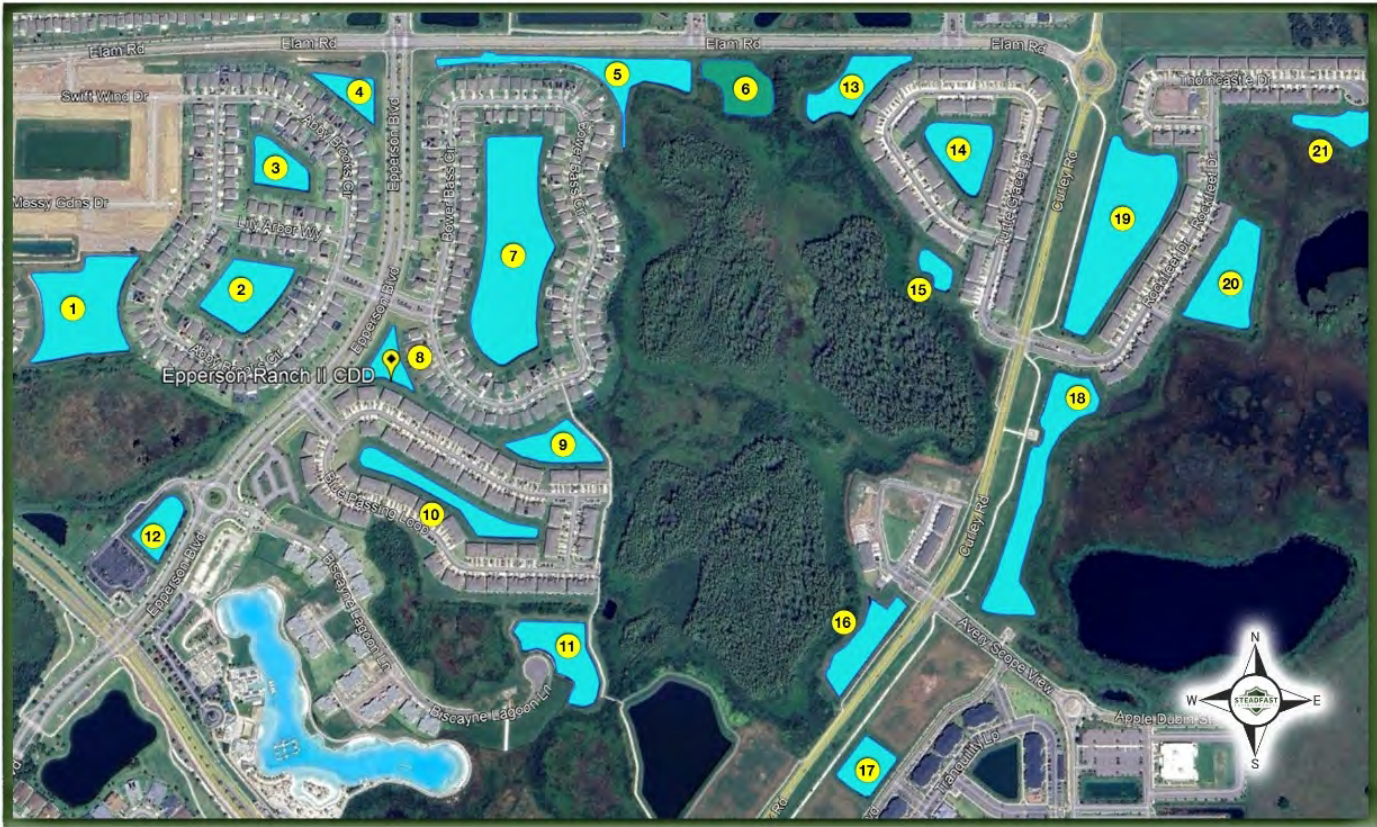
MAINTENANCE AREA



EPPELSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



Pond 16 discharge pipe





Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE 5/26/2026 **DUE** 6/25/2026 **ESTIMATE #** EST-SCA4096

BILL TO
 Epperson Ranch II CDD
 313 Campus St
 Celebration FL 34747

SHIP TO
 Epperson Blvd
 Wesley Chapel FL 33545

DESCRIPTION	QTY	RATE	AMOUNT
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Pond cleanout on pond 21 at Epperson Ranch II CDD.

Scope of work to include the following:

- Flush-cut living and decayed vegetation from the pond banks.
- Remove and load into a trailer for disposal off-site.

1.00 3,150.00 3,150.00

Estimated timeframe: 1 day



I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 3,150.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 6/17/2026 7/17/2026 EST-SCA4276

BILL TO
 Epperson Ranch II CDD
 313 Campus St
 Celebration FL 34747

SHIP TO
 Epperson Blvd
 Wesley Chapel FL 33545

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair on pond 4 at Epperson Ranch II CDD.			
Scope of work to include: - Partially fill two washouts with dirt then tamp to compact and level. - Install a staked Geoweb system and fill cells with more dirt. - Cover the system and tamp further. - Lay C350 erosion mat over the repair. - Install Bahia sod	1.00	3,300.00	3,300.00



I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **3,300.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Date: April 17, 2026
 Proposal #: 22879

Mailing Address

Inframark
 313 Campus Street
 Celebration, FL 34747
 Home Phone:

Job Address

Epperson Ranch II Community
 Development District
 31885 Overpass Road
 Wesley Chapel , FL 33545
 Business Phone:

Job Summary:

the non-working water fountain with dirt and flowers at the entrance to the lagoon residents' neighborhood.

Includes:

Fill dirt

irrigation

350 season flowers

Irrigation Enhancement & Repairs	\$1,121.00
---	-------------------

Quantity	Description	Unit
5.00	Irrigation Parts & Materials	ea

MT - Maintenance Landscape Enhancement	\$8,273.57
---	-------------------

Quantity	Description	Unit
8.00	Fill Dirt (Bulk)	yd
350.00	Seasonal Annuals	1 gal

Quote Total: \$9,394.57

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Epperson Ranch II Community Development District (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - **Hardwood & Palm Trees:** (6) Months
 - **Plants/Shrubs/Ornamentals/Groundcover:** (3) Months
 - **Sod:** (30) Days
 - **Seasonal Annual Flowers:** (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com



Pond Bank Erosion Repair and Stabilization

Prepared For: Epperson Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 05/26/2026

Proposal No. : 1261

Project Location: Epperson

Project Overview

This project involves repairing an approximately 20-linear-foot section of eroded pond bank. Work includes regrading and compacting the affected slope, installing Mirafi stabilization fabric for reinforcement, and placing 9”-12” riprap stone over the fabric. The improvements will stabilize the shoreline and provide long-term protection against future erosion.

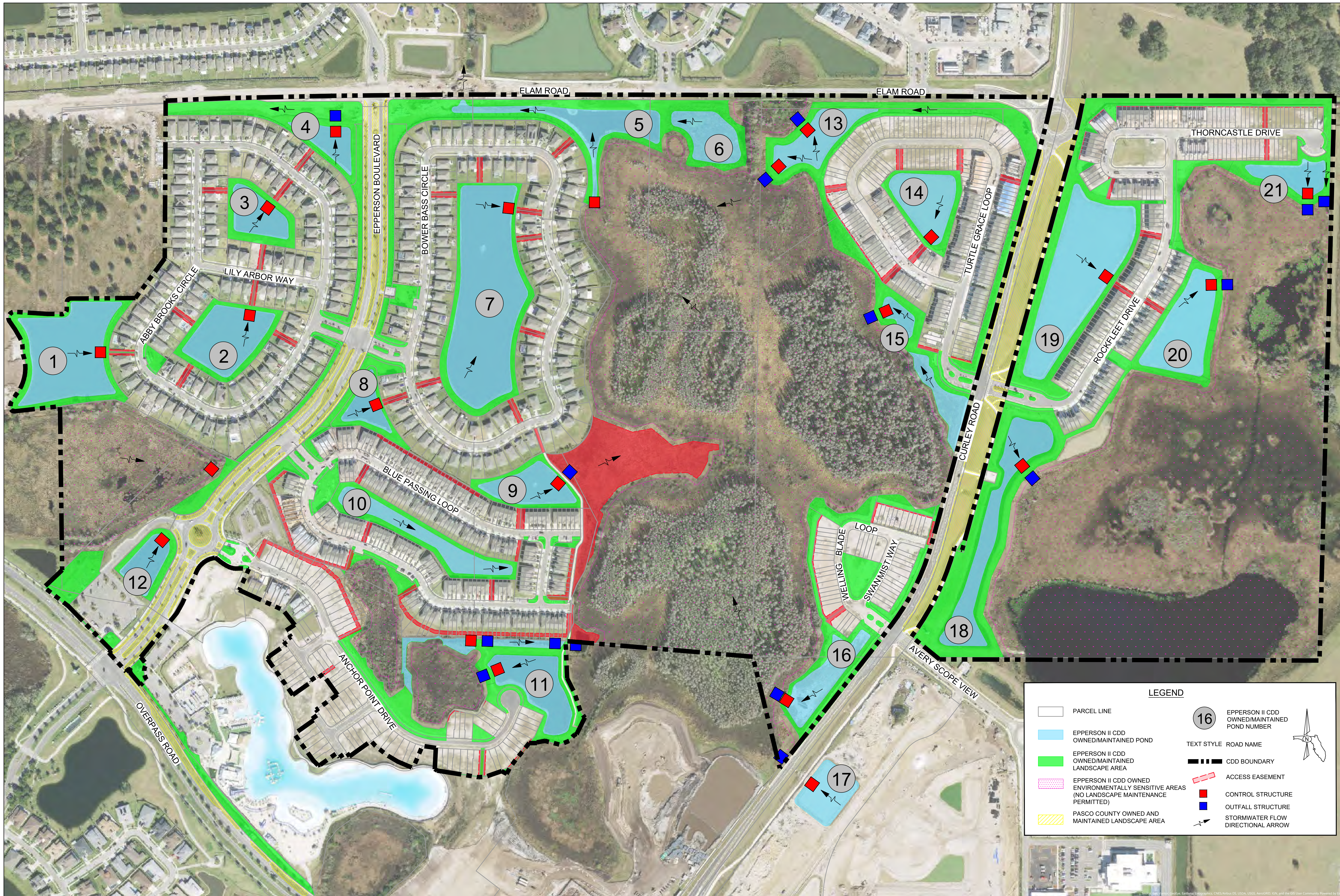
Scope of Work

1. Repairing the eroded pond bank area approximately 20 linear feet in length
2. Grading and compacting the affected bank
3. Installing Mirafi stabilization fabric
4. Placing 9”-12” riprap stone over the fabric to armor and stabilize the pond bank against
5. future erosion

Total Project Cost
\$2,000.00

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.



LEGEND

	PARCEL LINE		EPPERSON II CDD OWNED/MAINTAINED POND NUMBER
	EPPERSON II CDD OWNED/MAINTAINED POND		TEXT STYLE ROAD NAME
	EPPERSON II CDD OWNED/MAINTAINED LANDSCAPE AREA		CDD BOUNDARY
	EPPERSON II CDD OWNED ENVIRONMENTALLY SENSITIVE AREAS (NO LANDSCAPE MAINTENANCE PERMITTED)		ACCESS EASEMENT
	PASCO COUNTY OWNED AND MAINTAINED LANDSCAPE AREA		CONTROL STRUCTURE
			OUTFALL STRUCTURE
			STORMWATER FLOW DIRECTIONAL ARROW

DATE: 5/27/2026
 SCALE: AS SHOWN
 DRAWING No.

Maintenance Area Exhibit
 EPPERSON II
 PASCO COUNTY

EPPERSON II
 COMMUNITY DEVELOPMENT DISTRICT

Prepared By: Stantec

92

Wed, 27 May 2026 - 3:30pm C:\Users\fnolte\OneDrive - Stantec\Desktop\New folder\23820272\civil\exhibits\Maintenance Map\Ownership and Maintenance Map.dwg fnoite

**EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT**

District Manager Report – July 2026

➤ **Upcoming Meeting Dates**

- August 6th Public Hearing
- September 3rd

➤ **Seats up for Elections**

- 1: Michael Lawson and 2: Jennifer Goldyn
- Seat 1: Unopposed Shawna Antunes
General Election Date November 3rd

➤ **Meeting update with Metro**

- Had 2 meetings so far on 5-29-26 and 6-12-26
- Next Follow up meeting is scheduled for July 10th

➤ **Form 1**

- Please ensure this was completed by July 1 a \$25 fee will begin to accrue per day if not completed already

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT