

Epperson Ranch II Community Development District

Board of Supervisors

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

District Staff

Kristee Cole, 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, September 24, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **September 24, 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/meet/2713489563487?p=vK6LjXFFmCRhbwRrGy>

Meeting ID: 271 348 956 348 7 **Passcode:** Ae94Hw6G

Dial-in by Phone: 646-838-1601 **Pin:** 324 134 230#

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. **SPECIAL BUSINESS ITEM**
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Regular Meeting Minutes from August 6, 2026
6. **STAFF REPORTS**
 - A. District Accountant
 - i. Review of Financials Snapshots
 - B. Field Inspections Report
 - i. Consideration of Pressure Washing Proposal
 - C. Landscape Report
 - i. Consideration of Sod Replacement Proposal
 - ii. Consideration of Maintenance Enhancement Proposal
 - iii. Ratification of Landscape Cutting – Epperson Blvd & Curley Rd
 - D. Aquatic Maintenance Report
 - i. Consideration of Pond 7 Fountain Lighting Replacement Proposal
 - E. District Counsel
 - F. District Engineer
 - G. District Manager

7. BUSINESS ITEM

- A. Consideration of Stantec Agreement
- B. Consideration of Fence Proposals

8. AUDIENCE COMMENTS

9. SUPERVISOR REQUESTS

10. ADJOURNMENT