INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Epperson Ranch II Community Development District

December 3, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



Epperson Ranch II
Community Development District

Board of Supervisors
Joseph Murphy, Chairman
Miguel Casellas-Gil, Vice Chairperson
Michele Frank, Assistant Secretary
Shawna Antunes, 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, December 3, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **December 3, 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/224996858619980?p=f5KniB6lP9UoLaoulD

Meeting ID: 224 996 858 619 980 **Passcode:** pn69Nh2h

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**
   - **A.** Oath of Office……Page 4
   - **B.** Consideration of Resolution 2027-01; Designation of Officers……Page 5
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Regular Meeting Minutes from November 5, 2026……Page 6
   - **B.** Consideration of October 2026 Check Register……Page 11
6. **STAFF REPORTS**
   - **A.** District Accountant
     - **i.** Review of Financial Snapshot……Page 14
   - **B.** Field Inspections Report……Page 15
   - **C.** Landscape Report
     - **i.** Ratification of Sod Replacement Proposal……Page 28
   - **D.** Aquatic Maintenance Report……Page 32
   - **E.** District Counsel
   - **F.** District Engineer
     - **i.** Consideration of Stantec Change Order #2026-1 for General Consulting Services……Page 40
   - **G.** District Manager
     - **i.** Review of Action Items……Page 41

7. **BUSINESS ITEM**
8. **AUDIENCE COMMENTS**
9. **SUPERVISOR REQUESTS**
10. **ADJOURNMENT**

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Name of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.**]**

_____

Signature

(Affix Seal Below) *Sworn to and subscribed before me by means of ____ physical presence*

Or ___ online notarization this ____ day of _____, 20____.

_____

Signature of Officer Administering Oath or of Notary Public

_____

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ *or Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____ _____

Street or Post Office Box **Print Name**

_____ _____

City, State, Zip Code **Signature**

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Epperson Ranch II Community Development District at a regular business meeting desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

_____ Chairman
_____ Vice Chairman
_____ Secretary
_____ Assistant Secretary
_____ Treasurer
_____ Assistant Treasurer
_____ Assistant Secretary
_____ Assistant Secretary
_____ Assistant Secretary

PASSED AND ADOPTED THIS 3rd DAY OF DECEMBER 2026.

_____
Chairperson

_____
Assistant Secretary

MINUTES OF MEETING
EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Thursday, November 5, 2026 at 5:03 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Cole called the meeting to order at 5:03 p.m. and conducted a roll call.

Present and constituting a quorum were:

Joseph Murphy	Board Supervisor, Chairperson
Miguel Casellas-Gil	Board Supervisor, Vice Chairperson
Michele Frank	Board Supervisor, Assistant Secretary

Also present were:

Kristee Cole	Senior District Manager, Inframark
Mateo Soto	Representative, Fieldstone
Nikkolas Hamilton	Field Service, Inframark
Jere Earlywine & Kristen Mood	District Counsel, Kutak Rock
Greg Woodcock	District Engineer
Kevin Riemensperger	Representative, Steadfast Alliance

Members of the Public

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the August 6, 2026, Final Agenda, for the Epperson Ranch II Community Development District. 3-0

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Regular Meeting Minutes from August 6, 2026

On a MOTION by Mr. Casaellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved August 6, 2026, Regular Meeting Minutes, for the Epperson Ranch II Community Development District. 3-0

B. Consideration of August & September 2026 Check Register

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved August & September 2026 Check Register, for the Epperson Ranch II Community Development District. 3-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials Snapshots

There being no report, the next item followed.

B. Field Inspection Reports

Weeds need to be removed, and the lakes require attention. Declining trees and irrigation issues also need to be addressed. Landscaping maintenance should be refocused, and the areas should be cleaned up.

A new planting plan is needed for the Muhly grass area. A proposal for decorative plants in the medians should be submitted.

The installation of pressure gauges on the irrigation lines should be considered.

i. Consideration of Pressure Washing Proposal

On a MOTION by Mr. Murphy, SECONDED by Mr. Casaellas-Gil, WITH ALL IN FAVOR, the Board approved the Pressure Washing Proposal. 3-0

C. Landscape Report

i. Consideration of Sod Replacement Proposal

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Pressure Washing Proposal in an amount not to exceed $11,138.51. 3-0

ii. Consideration of Maintenance Enhancement Proposal

On a MOTION by Mr. Casaellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved the Maintenance Enhancement Proposal. 3-0

iii. Ratification of Landscape Cutting – Epperson Blvd & Curley Rd

On a MOTION by Mr. Murphy, SECONDED by Mr. Casaellas-Gil, WITH ALL IN FAVOR, the Board ratified the Landscape Cutting – Epperson Blvd & Curley Rd. 3-0

iv. Consideration of Fieldstone Landscape Update Contract

District Counsel was directed to investigate the monument and obtain an easement agreement granting the District the necessary easement rights.

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the landscaping matters. 3-0

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board discussed included hardscape, landscaping, and irrigation along Epperson Boulevard and Curley Road, excluding the roadways. 3-0

The Board directed that the request be denied unless sufficient funds are provided upfront.

The discussion also addressed construction permits and inspections by Stantec.

D. Aquatic Maintenance Report

Mr. Riemensperger presented the aquatics report to the Board.

i. Consideration of Pond 7 Fountian Lighting Replacement Proposal

On a MOTION by Ms. Frank, SECONDED by Mr. Casaellas-Gil, WITH ALL IN FAVOR, the Board approved the Pond 7 Fountian Lighting Replacement Proposal. 3-0

ii. Consideration of Fountain Maintenance Services Agreement

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Fountain Maintenance Services Agreement. 3-0

E. District Counsel

Introduction of Ms. Mood.

i. Discussion of Median Maintenance near the Lagoon on Overpass

The Board previously addressed this.

F. District Engineer

i. Consideration of Stantec Agreement

The Board tabled consideration of the Stantec Agreement pending clarification of questions regarding the ROW, landscape discovery, and ownership of the area.

G. District Manager

The Board authorized the Chair and District Manager to coordinate and establish the December meeting date.

SIXTH ORDER OF BUSINESS **Business Items**

A. Consideration of Fence Proposal

On a MOTION by Mr. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Fence Proposal. 3-0

B. Consideration of Mitigation Cost Proposal

On a MOTION by Ms. Frank, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Mitigation Cost Proposal 3-0

C. Ratification of Dog Park Fence & Gate Repairs Proposal

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board ratified the Dog Park Fence & Gate Repairs Proposal. 3-0

SEVENTH ORDER OF BUSINESS **Audience Comments**

None.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Frank requested that Ms. Cole prepare an action item list outlining pending tasks and their current status.

Mr. Murphy requested that the action item list be received and provided to the Board at the next meeting.

NINTH ORDER OF BUSINESS **Adjournment**

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:44 p.m**.,** for the Epperson Ranch II Community Development District.

Signature

Signature

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1285							
001	10/02/26	GIG FIBER, LLC	5754-2	SHORT PAID INVOICE BY .50CENTS	SOLAR EQ LEASE- SHORT PAID INVOICE BY .50CENTS	543041-53908	$0.50
						Check Total	*$0.50*
CHECK # 1286							
001	10/02/26	GIG FIBER, LLC	4411	EPPERSON RANCH II-MEADOW RIDGE POD A-MAY 2025	Utility - Electric	543041-53908	$1,339.00
						Check Total	*$1,339.00*
CHECK # 1287							
001	10/02/26	GIG FIBER, LLC	4410	EPPERSON RANCH II-CRYSTAL LAGOON PH 7-MAY 2025	Utility - Electric	543041-53908	$1,287.50
						Check Total	*$1,287.50*
CHECK # 1288							
001	10/02/26	GIG FIBER, LLC	4409	EPPERSON RANCH II-MEADOW RIDGE POD C-MAY 2025	Utility - Electric	543041-53908	$500.00
						Check Total	*$500.00*
CHECK # 1289							
001	10/02/26	GIG FIBER, LLC	4175	EPPERSON RANCH II-MEADOW RIDGE POD C-APRIL 2025	Utility - Electric	543041-53908	$500.00
						Check Total	*$500.00*
CHECK # 1290							
001	10/02/26	GIG FIBER, LLC	4176	EPPERSON RANCH II-CRYSTAL LAGOON PH 7-APRIL 2025	Utility - Electric	543041-53908	$1,250.00
						Check Total	*$1,250.00*
CHECK # 1291							
001	10/02/26	GIG FIBER, LLC	4177	EPPERSON RANCH II-MEADOW RIDGE POD A-APRIL 2025	Utility - Electric	543041-53908	$1,300.00
						Check Total	*$1,300.00*
CHECK # 1292							
001	10/02/26	MIGUEL A CASELLAS GIL	MG-040126	STALE CHECK REPLACEMENT 4/1/26	Other Current Liabilities	229000-51301	$184.70
						Check Total	*$184.70*
CHECK # 1293							
001	10/08/26	GIG FIBER, LLC	7425	Epperson Ranch II CDD - Meadow Ridge Pod C_July 2026	Utility - Electric	543041-53908	$528.00
						Check Total	*$528.00*
CHECK # 1294							
001	10/08/26	GIG FIBER, LLC	7424	Epperson Ranch II CDD -Crystal Lagoon PH7 JULY 2026	Utility - Electric	543041-53908	$1,326.00
						Check Total	*$1,326.00*
CHECK # 1295							
001	10/08/26	GIG FIBER, LLC	7423	EPPERSON RANCH II CDD-MEADOW RIDGE POD A JULY 2026	EPPERSON RANCH II CDD-MEADOW RIDGE POD A-JULY 2026	543041-53908	$1,379.04
						Check Total	*$1,379.04*
CHECK # 1296							
001	10/08/26	GIG FIBER, LLC	7422	EPPERSON RANCH II CDD-5-1 JULY 2026	Utility - Electric	543041-53908	$1,166.88
						Check Total	*$1,166.88*
CHECK # 1297							
001	10/08/26	GIG FIBER, LLC	7421	EPPERSON RANCH II CDD-6-1-JULY 2026	Utility - Electric	543041-53908	$901.68
						Check Total	*$901.68*
CHECK # 1299							
001	10/08/26	EGIS INSURANCE ADVISORS, LLC	34322	Insurance 10/01/2026-10/01/2027	Prepaid Insurance	155100	$31,950.00
						Check Total	*$31,950.00*
CHECK # 1300							
001	10/15/26	WITHLACOOCHEE RIVER ELECTRIC	100826-2219125-CK	SVC PRD 09/03/2026-10/05/26 31784 BISCAYNE LAGOON DR	Utility - Electric	543041-53908	$63.62
						Check Total	*$63.62*
CHECK # 1301							
001	10/15/26	WITHLACOOCHEE RIVER ELECTRIC	100826-2234992-CK	SVC PRD 09/03/2026-10/05/26 Public Lighting	streetlights	543062-53908	$3,028.00
						Check Total	*$3,028.00*
CHECK # 1302							
001	10/15/26	WITHLACOOCHEE RIVER ELECTRIC	100826-2350009-CK	SVC PRD 09/03/2026-10/05/26 8819 Bower Bass Circle	power	543041-53908	$44.22
						Check Total	*$44.22*
CHECK # 1303							
001	10/15/26	WITHLACOOCHEE RIVER ELECTRIC	100826-2350078-CK	SVC PRD 09/03/2026-10/05/26 8630 Bower Bass CIR	Utility - Electric	543041-53908	$697.93
						Check Total	*$697.93*
CHECK # 1304							
001	10/15/26	WITHLACOOCHEE RIVER ELECTRIC	100826-2350080-CK	SVC PRD 09/03/2026-10/05/26 8959 Bower Bass Circle	Utility - Electric	543041-53908	$214.65
						Check Total	*$214.65*

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1305							
001	10/22/26	STEADFAST ALLIANCE	SA-28907	WETLAND MITIGATION	wetland	549900-53908	$387.50
						Check Total	*$387.50*
CHECK # 1306							
001	10/22/26	STEADFAST ALLIANCE	INV258345	Fountain Maintenance-OCT 2026	October -2026 Fountain Maintenance	534114-53908	$1,080.00
						Check Total	*$1,080.00*
CHECK # 1307							
001	10/22/26	GIG FIBER, LLC	8246	SVC PRD 10/01/26-10/30/26 Meadow Ridge Pod	SVC PRD 10/01/26-10/30/26 Meadow Ridge Pod	543041-53908	$528.00
						Check Total	*$528.00*
CHECK # 1308							
001	10/22/26	GIG FIBER, LLC	8245	SVC PRD 10/01/26-10/30/26 - Meadow Ridge Pod A_	Utility - Electric	543041-53908	$1,379.04
						Check Total	*$1,379.04*
CHECK # 1309							
001	10/22/26	GIG FIBER, LLC	8244	SVC PRD 10/01/26-10/30/26 Phase 7-Crystal Lagoon	Utility - Electric	543041-53908	$1,326.00
						Check Total	*$1,326.00*
CHECK # 1310							
001	10/22/26	GIG FIBER, LLC	8242	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	Utility - Electric	543041-53908	$901.68
						Check Total	*$901.68*
CHECK # 1311							
001	10/22/26	GIG FIBER, LLC	8243	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	Utility - Electric	543041-53908	$742.56
						Check Total	*$742.56*
CHECK # 1312							
001	10/22/26	GIG FIBER, LLC	8240	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	543041-53908	$1,166.88
						Check Total	*$1,166.88*
CHECK # 1313							
001	10/22/26	GIG FIBER, LLC	8239	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	Utility - Electric	543041-53908	$1,963.59
						Check Total	*$1,963.59*
CHECK # 1314							
001	10/22/26	GIG FIBER, LLC	8241	SVC PRD 10/01/26-10/30/26 Solar Equipment Lease	Utility - Electric	543041-53908	$795.60
						Check Total	*$795.60*
CHECK # 1315							
001	10/22/26	WATERGRASS CDD II	04877	October 2026 -Meeting Room Rental Watergrass CDD	Meeting Room Rental	544004-51301	$125.00
						Check Total	*$125.00*
CHECK # 1316							
001	10/22/26	FIELDSTONE LANDSCAPE SERVICES, LLC	28665	Remove Dead Plants and Irrigation Repairs	plants	546335-53908	$1,883.00
						Check Total	*$1,883.00*
CHECK # 1317							
001	10/22/26	FIELDSTONE LANDSCAPE SERVICES, LLC	28783	October 2026 - Landscape Maintenance	October 2026 -Landscape Maintenance	546300-53908	$16,866.00
						Check Total	*$16,866.00*
CHECK # 1318							
001	10/22/26	INFRAMARK LLC	1170539	August Dog Waste Station	pet waste	546169-53908	$380.00
						Check Total	*$380.00*
CHECK # 1319							
001	10/22/26	INFRAMARK LLC	1170711	October 2026 -Sign Repair	R&M-Contingency	546335-53908	$275.00
						Check Total	*$275.00*
CHECK # 1320							
001	10/22/26	KUTAK ROCK, LLP	3812268	District Counsel July 2, 2026 - July 28, 2026	counsel	531023-51301	$1,159.00
						Check Total	*$1,159.00*
CHECK # 1321							
001	10/22/26	KUTAK ROCK, LLP	3817073	District Counsel August 6, 2026 - August 25, 2026	district counsel	531023-51301	$2,104.50
						Check Total	*$2,104.50*
CHECK # 1322							
001	10/22/26	ARBITRAGE REBATE COUNSELORS, LLC -DBA	100226-400	Arbitrage Services Series 2020	Series 2020	531002-51700	$400.00
						Check Total	*$400.00*
CHECK # 1323							
001	10/22/26	SCHOOLSTATUS PARENT, INC.	INV-SN-1725	SERV PRD 10/26-09/30/27 Ada Website Provider	Website Development & Hosting	549913-51301	$1,605.45
						Check Total	*$1,605.45*
CHECK # 1324							
001	10/22/26	DISCLOSURE TECHNOLOGY SERVICES, LLC	1840	FY 2027 -Disclosure Reporting 1 Year Subscription	Dissemination Agent	531012-51700	$750.00

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$750.00*
CHECK # 1325							
001	10/27/26	INFRAMARK LLC	191646	October -2026 District Management, Field Services, Financial & Revenue Collection and Dissemination	October 2026-District Management	531027-51301	$5,950.00
001	10/27/26	INFRAMARK LLC	191646	October -2026 District Management, Field Services, Financial & Revenue Collection and Dissemination	October 2026-Field	534163-53908	$1,250.00
001	10/27/26	INFRAMARK LLC	191646	October -2026 District Management, Field Services, Financial & Revenue Collection and Dissemination	October -2026 Dissemination Agent	531012-51700	$666.67
001	10/27/26	INFRAMARK LLC	191646	October -2026 District Management, Field Services, Financial & Revenue Collection and Dissemination	October -2026 Assessment Roll	531012-51700	$416.66
						Check Total	*$8,283.33*
						Fund Total	**$91,763.85**
						Total Checks Paid	**$91,763.85**

EPPERSSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
November 25, 2026

- **Current Cash Balances:**
  - BankUnited Operating: $194,583.26
  - Valley Bank Saving National: $397,908.33
- **Assessment collections:**
  - We received a tax distribution of $111,846 on 11.06.2026
  - We are 6.84% collected on the tax roll
- **Expenses:**
  - Current expenses make up 14.60% of the annual budget through November 25, 2026 so far.
    Total expenses for the 2nd month of FY2027 are approximately $141,886. This figure will change as we finalize the November financials.



Epperson Ranch II CDD November 2026

Field Inspection Report

Thursday, November 12 2026

Prepared For Board Of Supervisors

20 Issues Identified

20 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

Assigned To: Board

Location: Outbound Side of Epperson Boulevard

Observation: Pothole repairs completed.



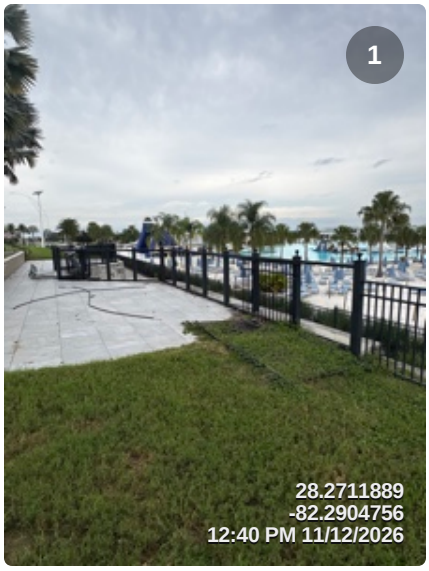


Issue 2

Assigned To: Board

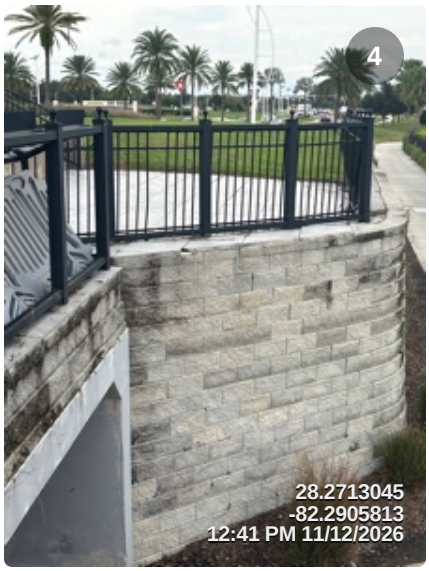
Location: Overlook on Overpass Road

Observation: Noting the missing railing and several tiles along the edge of the overlook are damaged.











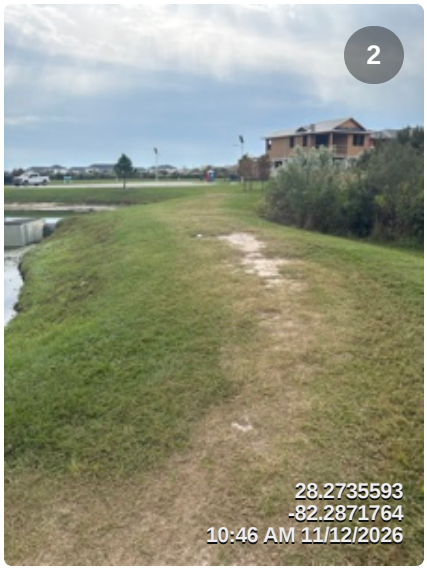
Issue 3

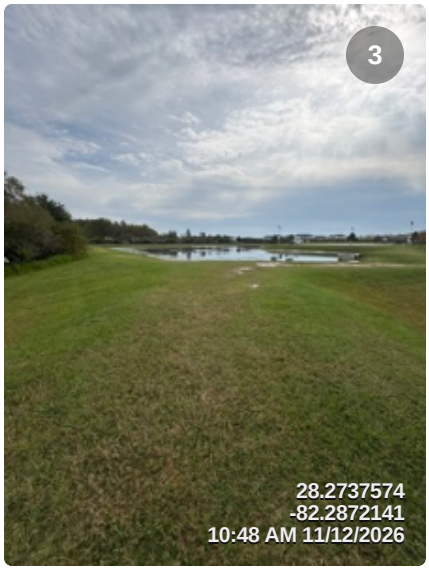
Assigned To: Board

Location: Pond 11

Observation: Inquiring whether the area is intended to be a maintained path around the pond.









Issue 4

Assigned To: Board/ Maintenance

Location: Bridge near Pond 11

Observation: Inquiring about bridge ownership. Three boards are in need of replacement pending ownership confirmation.





Issue 5

Assigned To: Board/ Fieldstone

Location: Construction Sites and Pond 11

Observation: Noting debris has accumulated near the construction sites and Pond 11. Requesting Fieldstone to remove the debris.





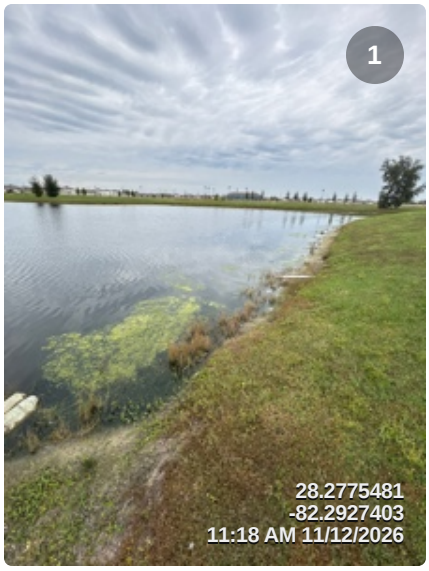


Issue 6

Assigned To: Fieldstone

Location: Northeast Corner of Pond 1

Observation: Noting discarded stump found at the northeast corner of the pond. Requesting Fieldstone remove debris.







Issue 7

Assigned To: Fieldstone

Location: Blue Passing Loop

Observation: Requesting proposal for median beds.





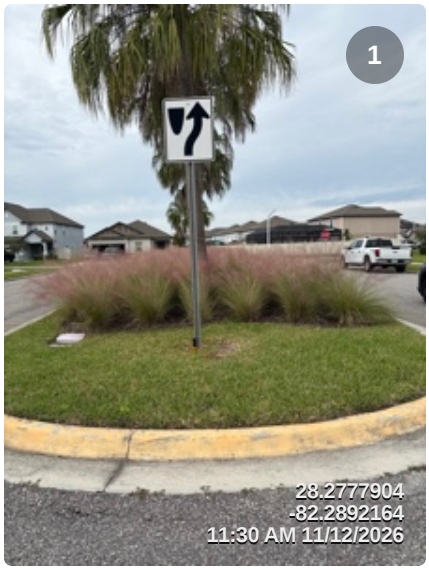


Issue 8

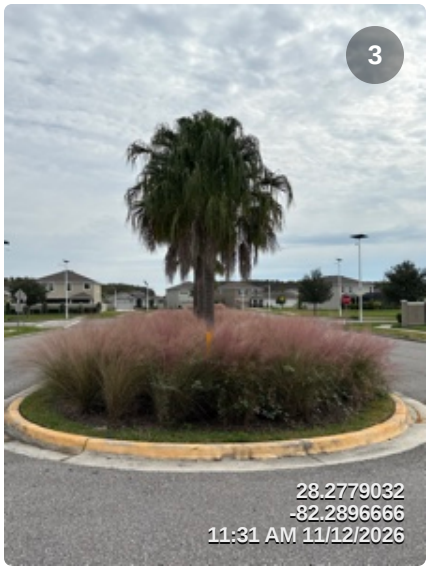
Assigned To: Fieldstone

Location: Abby Brooks Circle

Observation: Requesting proposal for median beds.







Issue 9

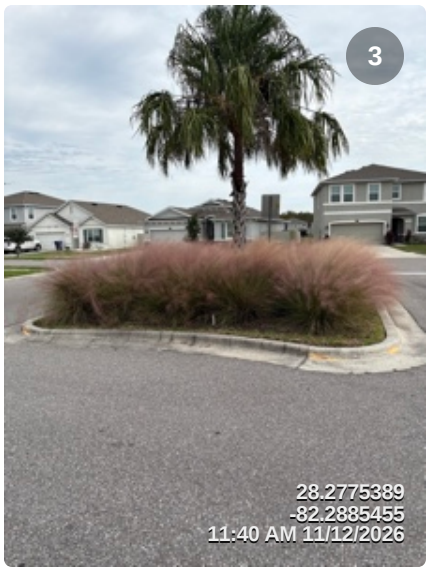
Assigned To: Fieldstone

Location: Bower Bass Cir

Observation: Requesting proposal for median beds.







Issue 10

Assigned To: Fieldstone

Location: Along Elam and Curly Road

Observation: Treat weeds in the landscape beds.



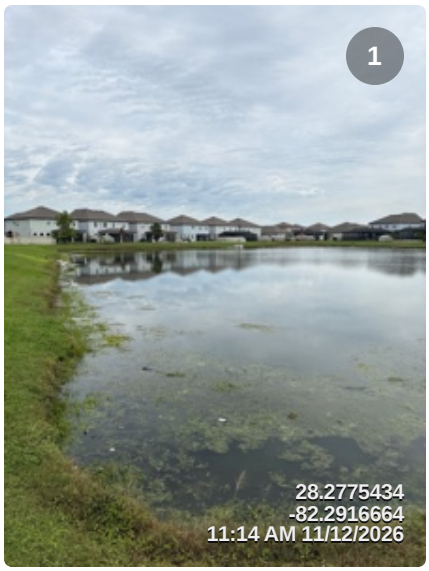


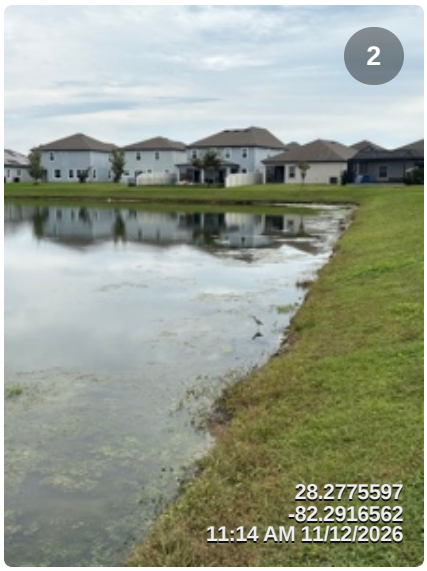
Issue 11

Assigned To: Steadfast

Location: Pond 2

Observation: Continue treatment for algae or submerged vegetation.



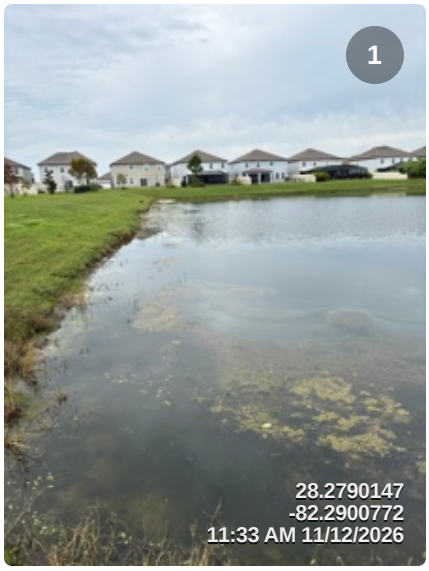


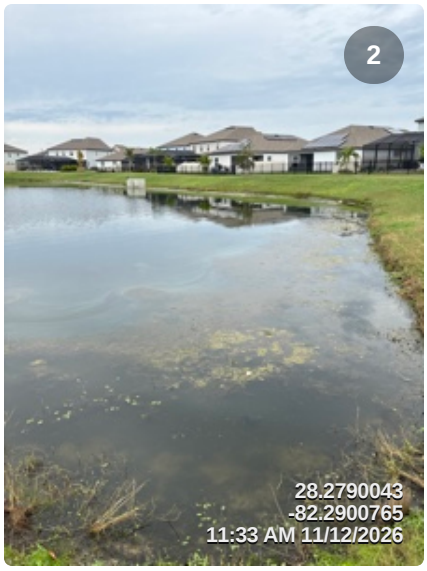
Issue 12

Assigned To: Steadfast

Location: Pond 3

Observation: Treat pond for algae or submerged vegetation.





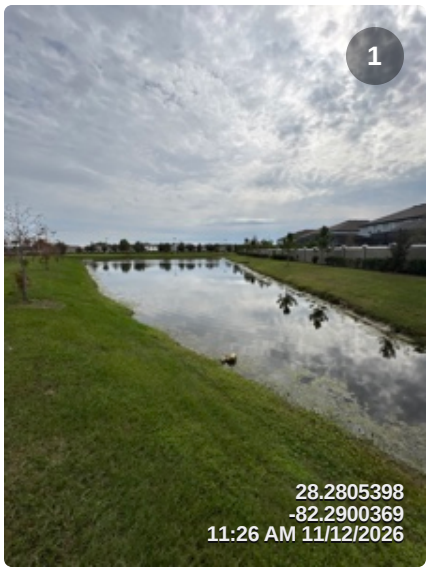


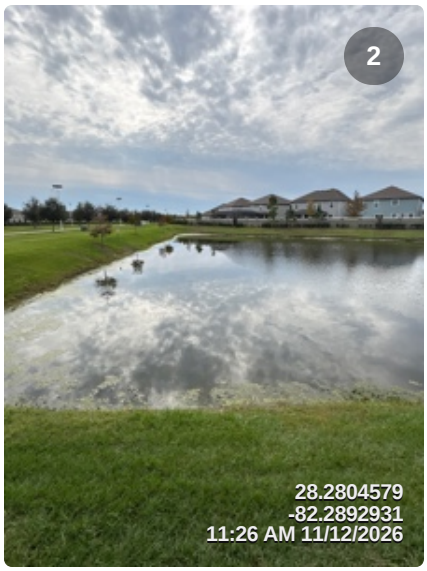
Issue 13

Assigned To: Steadfast

Location: Pond 4

Observation: Treat pond for minor algae bloom.





Issue 14

Assigned To: Steadfast

Location: Pond 6

Observation: Noting duckweed growth at pond 6.





Issue 15

Assigned To: Steadfast

Location: Pond 7

Observation: Noting perimeter weeds yellowing from treatment.





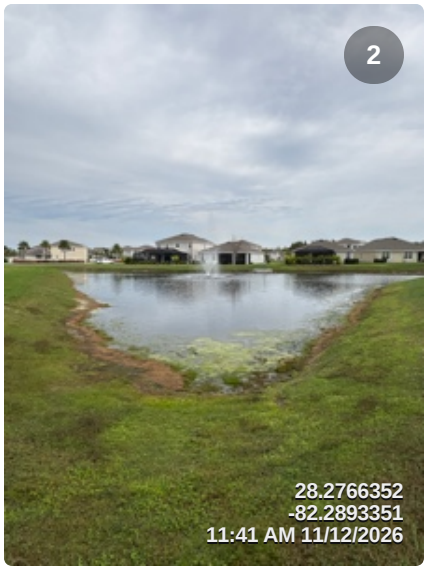
Issue 16

Assigned To: Steadfast

Location: Pond 8

Observation: Continue treatment for algae or submerged vegetation.



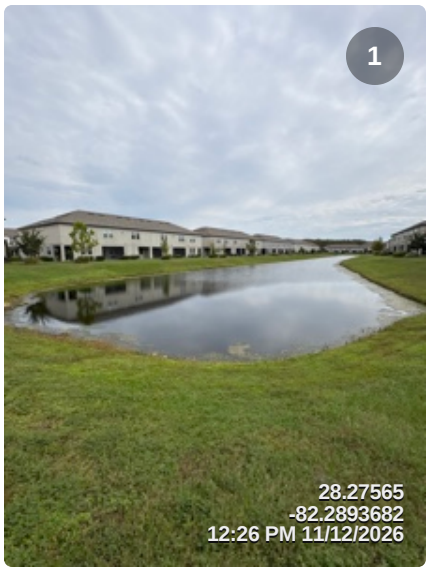


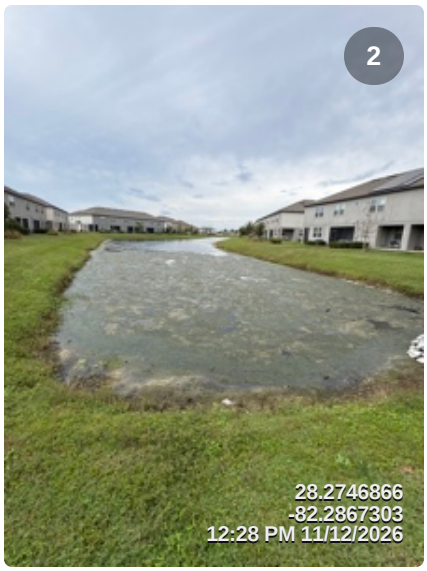
Issue 17

Assigned To: Steadfast

Location: Pond 10

Observation: Continue treatment for algae or submerged vegetation.



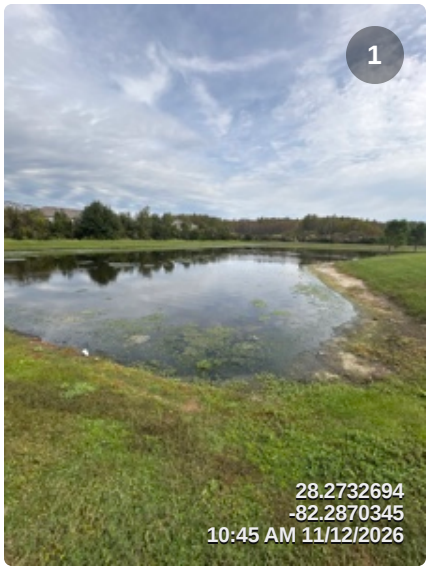


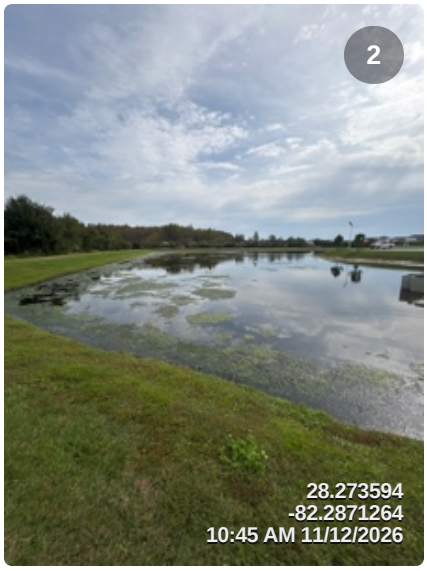
Issue 18

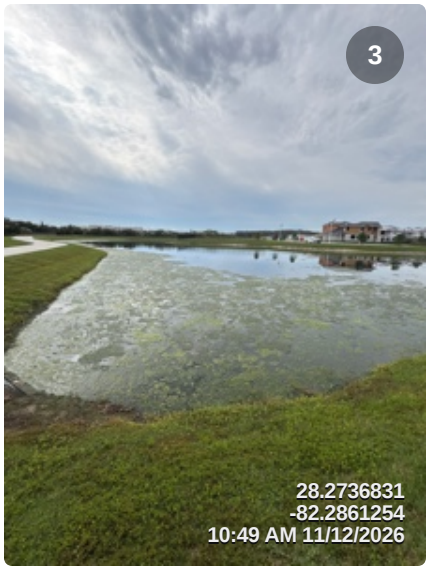
Assigned To: Steadfast

Location: Pond 11

Observation: Continue treatment for algae and submerged vegetation. Noting perimeter weeds yellowing from treatment.











Issue 19

Assigned To: Steadfast

Location: Pond 13

Observation: Continue treatment for algae or submerged vegetation.



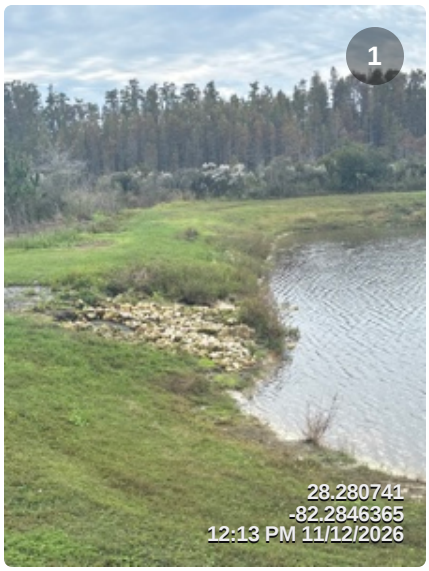


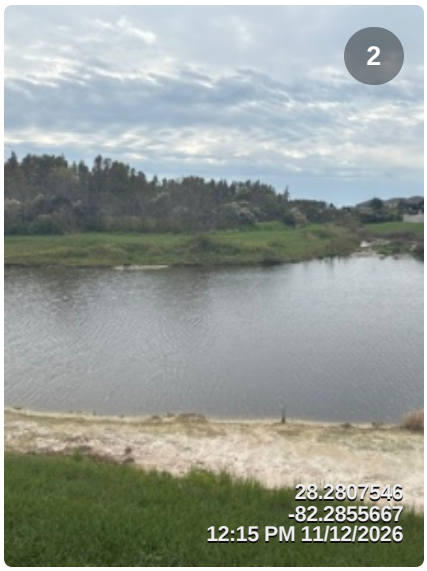
Issue 20

Assigned To: Fieldstone/ Steadfast

Location: Pond 5

Observation: Inquiring about the current condition of this area.





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FIELDSTONE
LANDSCAPE

Proposal

Proposal Number	23347
Date	11/09/26
Sales Rep	Mateo Soto

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

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

Enhancement Proposal Sod replacement

Scope of Work:

Scope of Work

Fieldstone Landscape proposes to remove and replace the existing declining/damaged sod in the designated areas identified by the CDD.

The proposed work includes:

- Remove and dispose of existing damaged or declining turf from the designated areas.
- Prepare the existing soil by removing debris and performing necessary grading to provide a suitable surface for new sod.
- Supply and install approximately **3,873 square feet of new sod** in the identified areas.
- Properly install and secure the new sod to promote good soil contact and establishment.
- Adjust the surrounding area as needed to provide a clean transition between the new sod and existing landscape.
- Irrigate and water the newly installed sod as needed during installation to promote proper establishment.
- Clean up and remove all excess materials and debris upon completion.

Approximate Replacement Areas

- Area 1: 30' × 10' – approximately 300 sq. ft.
- Area 2: 33' × 11' – approximately 363 sq. ft.
- Area 3: 30' × 7' – approximately 210 sq. ft.
- Area 4: 120' × 25' – approximately 3,000 sq. ft.

Total Estimated Sod Replacement: 3,873 sq. ft.

Objective

The objective of this project is to restore the identified turf areas and provide a uniform, healthy appearance throughout the Epperson CDD property.

Docusign Envelope ID: F5D714A0-47AF-8739-800A-3C9118BCF6FD

Subtotal:	$8,064.93
Total:	**$8,064.93**

Docusign Envelope ID: F5D714A0-47AF-8739-800A-3C9118BCF6FD

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Property Name (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.

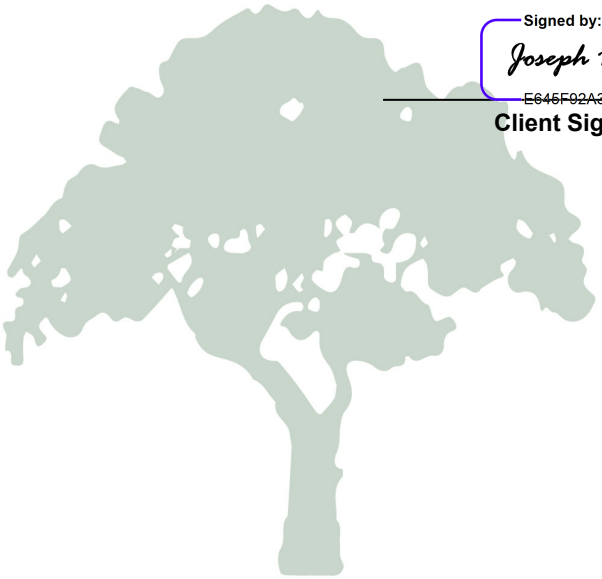
Warranty and Tolerances

- 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.

Docusign Envelope ID: F5D714A0-47AF-8739-800A-3C9118BCF6FD

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.



Signed by:
Joseph Murphy
E645F92A3A004DA...

11/10/2026

Client Signature **Date**



Epperson Ranch II CDD Aquatics

Inspection Date:

11/24/2026 1:51 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very mild nuisance grass growth on the exposed shoreline. A technician will address next visit.
No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mixed algal growth on the perimeter. Algaecide treatments are set for next visit.
No nuisance grass observed.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic ✕Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Any growth present appears to be uprooted submersed vegetation. A technician will inspect and treat accordingly.
Algal growth is possible with conditions like this and will be addressed if present.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild filamentous algal growth on the perimeter. A technician will address next visit.
Any nuisance grasses in the ditch will also be treated at that time.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 5

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





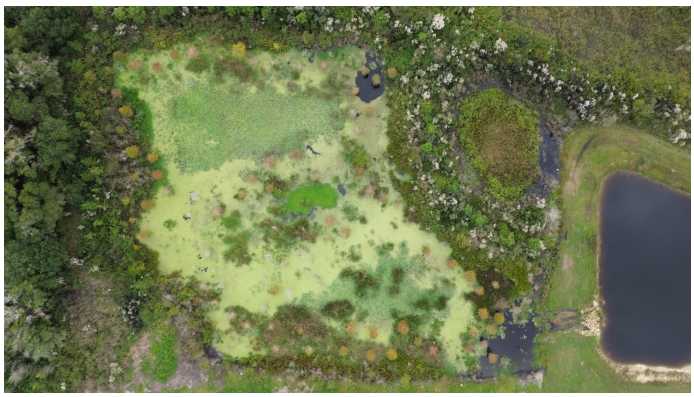
Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Aside from the duckweed, the wetland is in excellent condition. Duckweed has been particularly bad this year in wetlands. Technicians are treating if it gets too close to the weir so it does not enter pond 5.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal Moderate ✕Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush ✕Other: Duckweed

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth on the perimeter. A technician will address next visit.
No algae observed.

WATER: Clear ✕Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 19

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

Notable filamentous algal coverage. Unmaintained banks have made treatment difficult. Some of these weeds are 5 feet tall and prevent access to the pond. We are looking into treatment by boat in the meantime.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A Minimal ✕Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla ✕Slender Spikerush Other:

SITE: 20

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild algal and vegetative growths on the perimeter. Both will be addressed by a technician next visit.
Turbidity present.

WATER: Clear ✕Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 21

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Nuisance grasses are growing amid decayed vegetation. Technicians will continue to treat until cleared.
No algae observed.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY



Winter may be setting in, but be ready for some unusual pond conditions for the next few months. "Super El Niño" is likely going to bring much more rain than we typically receive which comes with some side effects. Water levels will stay above average, vegetative growth rates will be higher, and more trash will be washed into ponds. We're preparing technicians to shift from their typical preventative mindset this time of year to remain reactive and prepared for whatever the season brings. Air and water temperatures will likely be too low for large algal blooms to form so techs have more time to address the other issues that may arise while servicing communities. No matter the conditions, Steadfast stands ready to handle anything that comes our way.

Typical end-of-season conditions today. Grasses are well under control and algal blooms are on their way out. A few more treatments for each and some extra attention on pond 19 will set us up for a great winter. At that point, techs can preventative measures as we head into spring.

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!

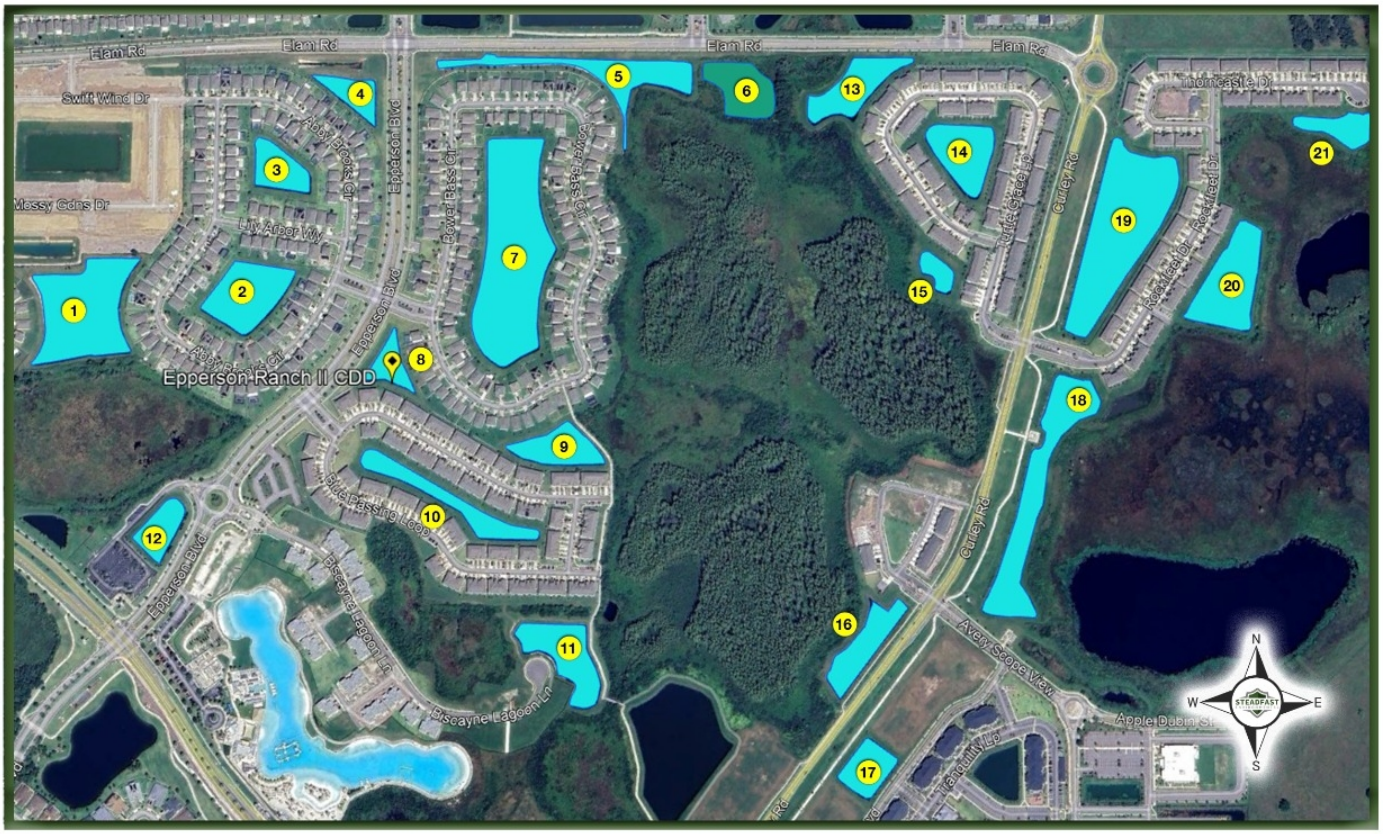
MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	Change Order No. 2026-1	Date	17 November 2026

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202072

380 Park Place Blvd., Suite 300
Clearwater, FL 33760

Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" Epperson Ranch II Community Development District c/o Inframark

Client Project # 238202072

313 Campus Street
Celebration, FL 34747

Ph: (813) 382-7355
email: Kristee.Cole@inframark.com

Project Name and Location: Epperson Ranch II Community Development District

In accordance with the original Professional Services Agreement dated 17 May 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

For General Consulting Services.

Total fees this Change Order	$	5,632.36
Original agreement amount	$	8,000.00
Total Agreement	**$**	**13,632.36**

Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.	**Epperson Ranch II Community Development District c/o Inframark**
Greg Woodcock, Project Manager Print Name and Title	Print Name and Title
Signature _____	Signature _____
Date Signed: _____	Date Signed: _____

EPPERSON II CDD – ACTION ITEM TRACKER

Project / Item	Status	Updates / History	Outstanding Action Items
Field Stone – Sod Replacement Proposal	**PENDING**	November 9, 2026 – Field Stone revised the sod replacement proposal in the amount of $8,064. November 10, 2026 – Joe confirmed he was comfortable with the proposal and executed it. November 20, 2026 – Kristee followed up with Field Stone regarding the project status. November 22, 2026 - Mateo responded that this work would be completed the second week of December 2026.	Second week of December 2026
Tactical – Pressure Washing	**PENDING**	November 8, 2026 – Kirsten completed the pressure washing contract through Tactical. November 9, 2026 – Diana forwarded the contract to Tactical for review. November 20, 2026 – Diana followed up with Tactical regarding the contract.	Await Tactical's review and execution of the contract.
Field Stone – Contract	**PENDING**	November 8, 2026 – Kirsten requested a copy of the original Field Stone contract. November 9, 2026 – Kristee provided the original contract to Kirsten. November 16, 2026 – Kirsten provided the proposed contract to Kristee. November 17, 2026 – Diana forwarded the contract to Field Stone for review.	Await Field Stone's review and response regarding the proposed contract.
Steadfast – Fountain Maintenance and Replacement Lighting	**COMPLETED**	November 8, 2026 – Kirsten forwarded the contract to Kristee for review. November 10, 2026 – Kristee forwarded the contract to Kevin for review, and Kevin executed the contracts. November 20, 2026 – Kristee followed up with Kevin regarding the status of the replacement lighting.	Obtain an update from Kevin regarding the replacement lighting and anticipated installation timeline.
Meadow Ridge – Discussion Regarding Takeover	**PENDING**	November 6, 2026 – Kristee notified Metro of the deficiencies and advised that the District would not accept the takeover until all outstanding items were corrected. Anthony requested a copy of the Engineer's report. November 10, 2026 – Kristee provided Anthony with the Engineer's report.	Await Metro's response and confirmation that the identified deficiencies will be addressed. District takeover remains pending until all deficiencies are corrected and the improvements are acceptable.
Stantec Agreement	**PENDING**	November 16, 2026 – The Engineer provided supporting documentation for the invoice. Upon review, it appeared the District had been overcharged. The revised amount due is $5,802.98.	Bring the invoice and revised amount of $5,802.98 back before the Board for discussion and consideration at the next meeting.
Mitigation Area	**PENDING**	November 9, 2026 – Jennifer with Metro followed up regarding the requested documentation. November 10, 2026 – Kristee responded and included Kirsten in the correspondence. November 13, 2026 – Kirsten responded to Jennifer regarding the certificate only. November 16, 2026 – Kirsten advised Kristee and Joe that Joe should sign the Certificate only at this time. November 17, 2026 – Kristee provided Kirsten with a copy of the certificate for review prior to Joe's signature. Kirsten confirmed the document was acceptable for signature. November 18, 2026 – Joe executed the Certificate, and a copy was provided to Metro for SWFWMD records.	Await confirmation from Metro regarding any additional documentation or requirements associated with the mitigation area.
Fence Proposal	**PENDING**	November 6, 2026 – Kristee followed up with the vendor regarding the Board's requested revisions. November 9, 2026 – The vendor provided a mock-up. November 10, 2026 – Joe requested color options, and the vendor advised they would work on providing them. November 19, 2026 – Kristee attempted to connect with the fencing vendor and played phone tag. November 23, 2026 - Joe approved the color of the fencing. November 24, 2026 - DDD Fencing is checking with the supplier on timing and costs with color option.	Obtain the requested color options from the vendor. Follow up with the vendor regarding the revised proposal and Board-requested items. Provide the updated information to the Board for review.
Epperson Boulevard – Ownership Update	**PENDING**	November 20, 2026 – Kirsten spoke with the County regarding ownership of Epperson Boulevard. Kirsten advised that the County confirmed it owns and maintains Epperson Boulevard. Kirsten will schedule a follow-up call with the County regarding the landscaping along Epperson Boulevard. Kristee will provide Kirsten with the costs incurred by the District for the previous road repairs so reimbursement can be requested from the County.	Kirsten to schedule a follow-up call with the County regarding landscaping responsibilities along Epperson Boulevard. Kristee to provide Kirsten with the costs associated with the road repairs previously completed and paid for by the District. Follow up with the County regarding reimbursement for the District's road repair expenses.
DRB Townhomes - fountain/planter bed	**PENDING**	November 24, 2026 - Kristee followed up with Mateo regarding status of the fountain renovation.	The work is projected to be completed the second week of December 2026.