

**Board of Supervisors:**

Robert Smith - Chairman  
Jesse Patch - Vice Chairman  
Daniel Holloway - Assistant Secretary  
Jonna DeSantis - Assistant Secretary  
Aaron Thomas - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Jerry Edwards - Field Manager  
Kathryn Hopkinson - District Counsel

## Union Park Community Development District

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### Regular Meeting Agenda

Wednesday, July 23, 2025 at 6:00 P.M.

Residence Inn Wesley Chapel, 2867 Lajuana Blvd. Wesley Chapel, FL 33543

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 522 894 9253

Passcode: 12345

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, July 23, 2025, at 6:00 p.m.** at the **Residence Inn Wesley Chapel, 2867 Lajuana Blvd. Wesley Chapel, FL 33543**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
  - A. Board of Supervisor Seat 5 – Aaron Thomas
    - Compensation Allotment
  - B. Discussion on RFQ for District Engineering Services
    - Qualification Statements
      - BGE Inc. Exhibit 1
    - Affidavit of Publication – July 4, 2025 Exhibit 2
  - C. Discussion on Responsibilities of Pool Monitors & Pool Rules
    - Pool Rules Exhibit 3
    - Kai Pool Monitor Responsibility Policy Exhibit 4
    - HOA Pool Monitor Responsibility Policy Exhibit 5

**District Office:**

Kai  
2502 N. Rocky Point Dr.  
Suite 1000, Tampa, FL 33607

**Meeting Location:**

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2867 Lajuana Blvd.  
Wesley Chapel, FL 33543

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**4. Consent Agenda**

- |  |           |
|--|-----------|
| A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 25, 2025   | Exhibit 6 |
| B. Ratification of Floralawn – Irrigation Repair Proposal to Broken Main Line on the left side of 32305 Natural Bridge Rd. in front by the pump - \$1,000.00 | Exhibit 7 |

**5. Staff Reports**

- |  |            |
|--|------------|
| A. District Counsel  |            |
| B. District Engineer   |            |
| C. Kai Field Staff   |            |
| ➤ Field Report   | Exhibit 8  |
| ➤ Floralawn  |            |
| ➤ Solitude – Service Report  | Exhibit 9  |
| ➤ Cooper Pools – Service Completion Reports  | Exhibit 10 |
| ➤ Consideration of Goddard Bridge Proposals  |            |
| • Florida Brothers Maintenance & Repair – Materials, Installation, & Painting - \$57,311.52  | Exhibit 11 |
| • Florida Brothers Maintenance & Repair – Materials, Installation, & Painting (only repairs to the most damaged areas) - \$31,736.54 | Exhibit 12 |
| ➤ Consideration of Bridge Repair Proposals   |            |
| • Timber Intentions (Single & Double Lane) - \$96,634.00   | Exhibit 13 |
| • Timber Intentions (Boards Only) - \$4,828.82   | Exhibit 14 |
| ➤ Consideration of Paver Repair, & Concrete Stamping   |            |
| • Florida Brothers Maintenance & Repair - \$13,421.68 (including painting)   | Exhibit 15 |
| • Parking Lot Services - Stamped \$23,070.00, without Stamp \$21,356.00  | Exhibit 16 |
| D. District Manager  |            |

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6. Supervisors Requests
7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
District Manager

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