

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
District Engineer - Phil Chang

Union Park Community Development District

Regular Meeting Agenda

Wednesday, August 27, 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: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, August 27, 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. FY 2025-2026 Budget Public Hearing
 - Open Public Hearing
 - Presentation of the FY 2025-2026 Budget Exhibit 1
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2025-09**, Adopting the FY 2025-2026 Budget Exhibit 2
 - Exhibit A - FY 2025-2026 Adopted Budget
 - C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing

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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- D. Consideration for Adoption – **Resolution 2025-10**, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget Exhibit 3
- Exhibit A - FY 2025-2026 Adopted Budget
- E. Consideration for Adoption – **Resolution 2025-11**, Adopting the FY 2025-2026 Meeting Schedule Exhibit 4

4. Consent Agenda

- A. Consideration of Acceptance – The Unaudited July 2025 Financials Exhibit 5
- B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 23, 2025 Exhibit 6
- C. Ratification of Proposals
- Florida Brothers Maintenance & Repair – One-Time Trash Removal from the Waste Container Area- \$595.00 Exhibit 7
- Florida Brothers Maintenance & Repair – Trash Removal from the Fencing Area at Dumpster Area - \$895.90 Exhibit 8
- Kai – Splash Pad Shower Repair - \$995.00 Exhibit 9
- Floralawn – Main Irrigation Line Leak - \$1,200.00 Exhibit 10
- ECS Integrations – Access Panel Replacement & Surge Unit Battery Installation - \$2,510.00 Exhibit 11
- D. Ratification of the Notice of Termination of District Engineer Agreement to Johnson Engineering Exhibit 12
- E. Ratification of the Professional Engineering Services Agreement between Union Park Community Development District and BGE, Inc. Exhibit 13
- F. Ratification of BGE – Work Authorization for Existing Regulatory Sign Assessment for Union Park Community Development District Exhibit 14

5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
- Field Report Exhibit 15
- Floralawn
- Landscaping Report Exhibit 16

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- Consideration of Tree Removal at Montgomery Bell Proposal - \$1,681.00 Exhibit 17
 - Solitude
 - Pond Erosion Site 4 Report Exhibit 18
 - Waterway Inspection Report Exhibit 19
 - Service Report Exhibit 20
 - Cooper Pools – Service Completion Report Exhibit 21
 - Consideration of Goddard Bridge Proposals
 - Florida Brothers Maintenance & Repair – Materials, Installation, & Painting - \$57,311.52 Exhibit 22
 - Florida Brothers Maintenance & Repair – Materials, Installation, & Painting (only repairs to most damaged areas) - \$31,736.54 Exhibit 23
 - Florida Commercial Care – Wooden Bridge Repair (only repairs to most damaged areas) - \$15,525.68 Exhibit 24
 - Florida Commercial Care – Wooden Bridge Painting - \$4,098.49 Exhibit 25
 - Florida Commercial Care – Sidewalk Repairs - \$5,571.96 Exhibit 26
 - Consideration of Paver Repair & Concrete Stamping Proposals
 - Florida Brothers Maintenance & Repair – \$13,421.68 (including painting) Exhibit 27
 - Parking Lot Services – Stamped \$23,070.00, without Stamp \$21,356.00 Exhibit 28
 - Decorative Concrete Specialties - \$18,671.25 Exhibit 29
 - Consideration of Blue Wave Lighting – Track Lighting Proposal Exhibit 30
- 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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