

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, September 24, 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, September 24, 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. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited August 2025 Financials Exhibit 1
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 2
Regular Meeting Held August 27, 2025
 - C. Ratification of Proposals
 - Cooper Pools – Timer Switch Replacement - \$173.31 Exhibit 3
 - Cooper Pools – Pump Replacement and Repair - \$1,038.16 Exhibit 4
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - Regulatory Sign Assessment Report Exhibit 5
 - C. Kai Field Staff
 - Field Report Exhibit 6

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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- Floralawn – Landscaping Report Exhibit 7
- Solitude
 - Waterway Inspection Report Exhibit 8
 - Service Report Exhibit 9
 - Consideration of Shoreline Restoration Repair Proposal - \$14,588.00 Exhibit 10
- Cooper Pools – Service Completion Report Exhibit 11
- Consideration of Goddard Bridge Proposals
 - Florida Brothers Maintenance & Repair – Materials, Installation, & Painting - \$57,311.52 Exhibit 12
 - Florida Brothers Maintenance & Repair – Materials, Installation, & Painting (only repairs to most damaged areas) - \$31,736.54 Exhibit 13
 - Florida Commercial Care – Wooden Bridge Repair (only repairs to most damaged areas) - \$15,525.68 Exhibit 14
 - Florida Commercial Care – Wooden Bridge Painting - \$4,098.49 Exhibit 15
 - Florida Commercial Care – Sidewalk Repairs - \$5,571.96 Exhibit 16
 - Golf Coast Construction – Boardwalk Repair with Composite Decking and Rail Cap - \$165,500.00 Exhibit 17
- Consideration of Vehicle Bridge Repair Proposals
 - Timber Intentions (Single & Double Lane) - \$96,634.00 Exhibit 18
 - Timber Intentions (Boards Only) - \$4,828.82 Exhibit 19
 - Golf Coast Construction – Boardwalk Repair - \$133,500.00 Exhibit 20
- Consideration of Blue Wave Lighting – Permanent Track Lighting Proposal Exhibit 21

D. District Manager

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