

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
Phil Chang - District Engineer

Union Park Community Development District

Regular Meeting Agenda

Wednesday, October 22, 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, October 22, 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. Consideration for Adoption – **Resolution 2026-01**, District Objectives and Goals Exhibit 1
 - Performance Measures/Standards & Annual Reporting Form Exhibit 2
 - B. Discussion on Vending Machine Installation Exhibit 3
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited September 2025 Financials Exhibit 4
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 5
Continued Meeting Held September 17, 2025
 - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 6
Regular Meeting Held September 24, 2025
 - D. Ratification of Proposals
 - JCS Investigations – Officer for the Halloween Event - \$180.00 Exhibit 7
 - JCS Investigations – Officer for the Oktoberfest Event - \$180.00 Exhibit 8

District Office:

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

Meeting Location:

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

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- Signarama – Meeting Banner - \$437.23 Exhibit 9
- Kai – Splash Pad Pressure Washing and Repainting - \$2,877.51 Exhibit 10
- Kai – Bridge Pressure Washing and Repainting - \$4,574.89 Exhibit 11
- Decorative Concrete Specialties – Underlying Concrete Slab - \$925.00 Exhibit 12
- Home Depot – Poles and Zip Ties for the Community Meeting Signs - \$67.43 Exhibit 13

5. Staff Reports**A. District Counsel****B. District Engineer**

- Discussion on Community Signage

C. Kai Field Staff

- Field Report Exhibit 14
- Floralawn
 - Landscaping Report Exhibit 15
 - Consideration of Proposals
 - Bermuda Program for Landing - \$2,797.00 monthly, \$33,555.00 yearly Exhibit 16
 - Comand Treatment for Landing - \$12,672.00 Exhibit 17
 - Sod Replacement for Landing - \$18,188.20 Exhibit 18
 - Cypress Tree Replacement at the Pool Area - \$1,403.64 Exhibit 19
 - Cypress Tree Replacement at the Pool Area - \$1,238.19 Exhibit 20
 - Guard Rail Cleanup - \$3,250.00 Exhibit 21
 - Hedge Line Replacement next to Watoga - \$5,008.05 Exhibit 22
 - Sand for Sand Box - \$310.29 Exhibit 23
 - Tot Park Mulch - \$3,275.73 Exhibit 24
- Solitude – Service Report Exhibit 25
- Cooper Pools – Service Report Exhibit 26

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➤ Consideration of Goddard Bridge Proposals

- Florida Brothers Maintenance & Repair – Materials, Installation, & Painting - \$57,311.52 Exhibit 27
- Florida Brothers Maintenance & Repair – Materials, Installation, & Painting (only repairs to most damaged areas) - \$31,736.54 Exhibit 28
- Florida Commercial Care – Wooden Bridge Repair (only repairs to most damaged areas) - \$15,525.68 Exhibit 29
- Florida Commercial Care – Wooden Bridge Painting - \$4,098.49 Exhibit 30
- Florida Commercial Care – Sidewalk Repairs - \$5,571.96 Exhibit 31
- Golf Coast Construction – Boardwalk Repair with Composite Decking and Rail Cap - \$165,500.00 Exhibit 32

➤ Consideration of Internet Proposals

- ECS Integrations - \$125.00 monthly Exhibit 33
- Spectrum Business - \$170.00 monthly Exhibit 34

D. District Manager

- Discussion on Ethics Training
- Discussion of CDD contributing to HOA Events

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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2502 N. Rocky Point Dr.
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