

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, November 19, 2025 at 6:00 P.M.

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

Microsoft Teams:

Dial In: +1 312-667-7136

Meeting ID: 259 265 980 215 6

Passcode: go3ZK3Ly

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, November 19, 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 October 2025 Financials Exhibit 1
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 22, 2025 Exhibit 2
 - C. Ratification of Floralawn – Decoder and Gate Valve Repair Proposal - \$2,176.88 Exhibit 3
 - D. Ratification of District Insurance Policies
 - Union Park CDD Insurance Policy (October 1, 2025 to October 1, 2026) Exhibit 4
 - Union Park CDD Insurance Policy Invoice - \$47,053.00 Exhibit 5
 - Union Park CDD Workers Compensation Insurance Policy (October 1, 2025 to October 1, 2026) Exhibit 6
 - Union Park CDD Workers Compensation Insurance Policy Invoice - \$850.00 Exhibit 7

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. Staff Reports**A. District Counsel****B. District Engineer****➤ Consideration of Community Sign Adjustment Proposals**

- Mike's Signs - \$6,750.00 (90 signs) Exhibit 8
- Parking Lot Services - \$9,964.00 (80 signs) Exhibit 9

C. Kai Field Staff**➤ Field Report Exhibit 10****➤ Floralawn**

- Landscaping Report Exhibit 11
- Consideration of Proposals
 - Winter Rye Installation for the Landing Field - \$1,500.00 Exhibit 12
 - Pine Bark Mulch Installation on the Front Wall - \$6,000.00 Exhibit 13
 - Pine Bark Mulch Installation from Natural Bridge Rd. to the Clubhouse - \$22,500.00 Exhibit 14

➤ Solitude – Service Report Exhibit 15**➤ Cooper Pools – Service Report Exhibit 16****D. District Manager****➤ Discussion on Halloween Event's Safety Concern****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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