

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, December 17, 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

Phone ID: 105 605 292#

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, December 17, 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 November 2025 Financials Exhibit 1
 - Variance Report for November 2025 Exhibit 2
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 19, 2025 Exhibit 3
 - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Ethics Workshop Held November 20, 2025 Exhibit 4
 - D. Ratification of Proposals
 - Cooper Pools – Activator Button Replacement for Splash Pad - \$1,414.00 Exhibit 5
 - Floralawn – Irrigation Repair on Oldwoods Ave. and Pinson Ln. - \$3,500.00 Exhibit 6
 - Mike’s Signs Graphics & Printing – Stop Sign Installation - \$125.00 Exhibit 7
 - E. Ratification of Mike’s Signs – Sign Post Adjustment Services Agreement - \$6,750.00 Exhibit 8

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

C. Kai Field Staff

- Field Report Exhibit 9
- Floralawn – Landscaping Report Exhibit 10
- Solitude – Service Report Exhibit 11
- Cooper Pools – Service Completion Report Exhibit 12

D. District Manager

- Discussion of Meadow Pointe 4 Tree Removal and Replacement Project Exhibit 13
 - Pond Mowing and Pond Maintenance Exhibit
 - Tree Planting Location

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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