

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, January 28, 2026 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, January 28, 2026, 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. Presentation of the Amended FY 2025-2026 Budget Exhibit 1
 - B. Consideration for Adoption – **Resolution 2026-02**, Election of Board Members in the Upcoming General Election Exhibit 2
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited December 2025 Financials Exhibit 3
 - Variance Report for December 2025 Exhibit 4
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held December 17, 2025 Exhibit 5
 - C. Ratification of Proposals
 - Signarama – Reflective Vinyl Decals - \$222.17 Exhibit 6
 - Tampa Bay Poo Patrol – Pet Waste Station Maintenance (6 stations, weekly) - \$225.00 monthly 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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- Floralawn – Irrigation Repair in the corner of UP Blvd. and UP Trill - \$1,500.00 Exhibit 8
- Mike's Signs Graphics – Additional Community Signs - \$1,400.00 Exhibit 9
- D. Ratification of Board Renovations with Composite Decking Service Agreement between Golf Coast Construction and Union Park Community Development District Exhibit 10

5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
 - Field Report Exhibit 11
 - Floralawn
 - Landscaping Report Exhibit 12
 - Presentation of Union Park Bridge Bed Enhancement Rendering Exhibit 13
 - Consideration of Rock Bed Drainage - \$8,869.02 Exhibit 14
 - Solitude – Service Report Exhibit 15
 - Cooper Pools – Service Completion Report Exhibit 16
 - NaturZone – Service Inspection Report Exhibit 17
 - Consideration of Paver Repair Proposals
 - Florida Commercial Care - \$5,432.50 Exhibit 18
 - Castro's Property Maintenance - \$5,250.00 Exhibit 19
 - Consideration of Outdoor Pool Shower Replacement Proposals
 - Florida Commercial Care - \$3,258.78 Exhibit 20
 - Castro's Property Maintenance - \$3,100.23 Exhibit 21
- 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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