

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, February 25, 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
Phone ID: 105 605 292#

Passcode: go3ZK3Ly

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, February 25, 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. Consideration for Adoption – **Resolution 2026-03**, Adopting Amended Budget for FY 2025-2026 Exhibit 1

➤ Exhibit A – 2025/2026 Amended Budget

4. Consent Agenda

A. Consideration for Acceptance – The Unaudited January 2026 Financials Exhibit 2

➤ Variance Report for January 2026 Exhibit 3

B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held January 28, 2026 Exhibit 4

C. Ratification of Proposals

➤ Cooper Pools – Struts Safety and Locking - \$290.63 Exhibit 5

➤ Mike's Signs Graphics – Street Signs Installation (Odiorne Point Ln & Natural Bridge Rd) - \$550.00 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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- Tampa Bay Poo Patrol – 2 New Pet Waste Stations and 1 Trash Can - \$1,098.97 Exhibit 7

D. Ratification of Contracts

- Floralawn – One Time Additional Services Agreement for Drainage in Rock Bed - \$8,869.02 Exhibit 8
- Castro's Property Maintenance – Paver Adjustment and Reset Services Agreement - \$5,250.00 Exhibit 9

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

- E-Bike Policy (*Separate Under Cover*) Exhibit 10

B. District Engineer

- Pond 4 Erosion Photos Exhibit 11

C. Kai Field Staff

- Field Report (*Separate Under Cover*) Exhibit 12

- Floralawn

- Landscaping Report Exhibit 13
- Consideration of the Landscaping Proposal for Union Park Blvd Median Bed - \$7,748.33 Exhibit 14

- Solitude

- Waterway Inspection Report Exhibit 15
- Service Report Exhibit 16
- Consideration of One Time Services Agreement for the Rip Rap Erosion Repair on Site 4 - \$16,670.00 Exhibit 17

- Cooper Pools

- Consideration of the Foaming Geyser Nozzle Parts Installation Proposal - \$4,565.32 Exhibit 18

- Consideration of Outdoor Pool Shower Replacement Proposals

- Florida Commercial Care - \$3,258.78 Exhibit 19
- Castro's Property Maintenance - \$3,100.23 Exhibit 20

- Consideration of Concrete Stamping Proposals at the Splash Pad Entrance

- Garage Heroes - \$6,534.00 Exhibit 21

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D. District Manager

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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