

**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, July 22, 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, July 22, 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. Consent Agenda
  - A. Consideration for Acceptance – The Unaudited April 2026 Financials Exhibit 1
  - B. Consideration for Acceptance – The Unaudited May 2026 Financials Exhibit 2
  - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 24, 2026 Exhibit 3
  - D. Ratification of Cooper Pools – Stenner Pump Proposal - \$754.29 Exhibit 4
4. Staff Reports
  - A. District Counsel
    - Discussion of Security Services
  - B. District Engineer
    - Pond Assessment Report – Phases 1A, 1B, 2A, and 2B Exhibit 5
    - Pond Assessment Report – Phases 3A & 3B 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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C. Kai Field Staff

- Field Report (*Separate Under Cover*)
- Floralawn
- Solitude
  - Waterway Inspection Report
  - Service Report

Exhibit 7

Exhibit 8

D. District Manager

5. Supervisors Requests

A. Discussion of Pool Monitors

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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