

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:

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

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

C. Kai Field Staff

- Field Report
- Floralawn
- Solitude

Exhibit 7

- Waterway Inspection Report
- Service Report

Exhibit 8

Exhibit 9

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

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

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