

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, August 26, 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, August 26, 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. FY 2026-2027 Budget Public Hearing
 - Open Public Hearing
 - Presentation of the FY 2026-2027 Budget Exhibit 1
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2026-09**, Adopting Final Budget for FY 2026-2027 Exhibit 2
 - Exhibit A – FY 2026-2027 Budget
 - C. FY 2026-2027 Levying O&M Assessment Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing

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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- D. Consideration for Adoption – **Resolution 2026-10**, Levying O&M Assessment for FY 2026-2027 Exhibit 3

➤ Exhibit A – FY 2026-2027 Budget

- E. Consideration for Adoption – **Resolution 2026-11**, Adopting Meeting Schedule for FY 2026-2027 Exhibit 4

4. Consent Agenda

- A. Consideration for Acceptance – The Unaudited April 2026 Financials Exhibit 5
 B. Consideration for Acceptance – The Unaudited May 2026 Financials Exhibit 6
 C. Consideration for Acceptance – The Unaudited June 2026 Financials Exhibit 7
 D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 22, 2026 Exhibit 8
 E. Ratification of Floralawn – Main Line Repair at Oldwoods Ave - \$1,500.00 Exhibit 9

5. Staff Reports

A. District Counsel

B. District Engineer

- Consideration of Tierra – County Approved Testing for Timber Bridge Proposal - \$6,000.00 Exhibit 10

C. Kai Field Staff

- Field Report Exhibit 11

- Floralawn – Landscaping Report Exhibit 12

- Solitude

- Waterway Inspection Report Exhibit 13

- Service Report Exhibit 14

- Consideration of One-Time Shoreline Erosion Repair and Vegetation Removal Services Agreement - \$5,500.00 Exhibit 15

- Consideration of Security Monitoring Proposals

- Weiser Security Service –\$6,280.00 Exhibit 16

- ECS Integrations (*Separate Under Cover*) Exhibit 17

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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