

**Board of Supervisors:**

Robert Smith - Chairman  
Jesse Patch - Vice Chairman  
Daniel Holloway - Assistant Secretary  
Jonna DeSantis - Assistant Secretary  
Aaron Thomas - Assistant Secretary

**District Staff:**

Andy Mendenhall - District Manager  
Angie Morris - Field Manager  
Kathryn Hopkinson - District Counsel  
Phil Chang - District Engineer

## Union Park Community Development District

---

### Regular Meeting Agenda

Wednesday, September 23, 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, September 23, 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 July 2026 Financials Exhibit 1
  - B. Consideration for Acceptance – The Unaudited August 2026 Financials Exhibit 2
  - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held August 26, 2026 Exhibit 3
  - D. Ratification of Solitude – One Time Shoreline Repair and Vegetation Removal Services Agreement - \$5,500.00 Exhibit 4
  - E. Ratification of Cooper Pools – Black Algae Treatment Proposal - \$755.60 Exhibit 5
4. Staff Reports
  - A. District Counsel
  - B. District Engineer

**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:**

Andy Mendenhall - District Manager  
Angie Morris - Field Manager  
Kathryn Hopkinson - District Counsel  
Phil Chang - District Engineer

**C. Kai Field Staff**

- Field Report Exhibit 6
- Floralawn
- Solitude – Waterway Inspection Report Exhibit 7
- ECS Integrations – Gate Traffic Report for August 2026 Exhibit 8
- Consideration of Security Monitoring Proposals
  - Weiser Security Service –\$6,280.00 and \$2.25 monthly Exhibit 9
  - ECS Integrations
    - Equipment - \$4,860.00 Exhibit 10
    - Management - \$85 monthly Exhibit 11
    - Memo Exhibit 12
- Consideration of Amenity Center Proposals
  - Florida Brothers Maintenance & Repair – Plumbing Repair - \$983.66 Exhibit 13
  - Florida Brothers Maintenance & Repair – Exterior Pressure Washing & Safety Cleaning - \$500.00 Exhibit 14
- Consideration of Proposals
  - Florida Brothers Maintenance & Repair – Pool Shower Tile & Wall Repair - \$5,994.81 Exhibit 15
  - Florida Brothers Maintenance & Repair – Paver Removal, Root Removal, & Paver Re-Leveling under the pergolas beyond the pool area - \$6,675.00 Exhibit 16
  - Florida Brothers Maintenance & Repair – Protruding Metal Removal at the corner of Talimina and Montgomery Bell - \$295.00 Exhibit 17
  - Cooper Pools – Splash Pad Filter Replacement - \$2,991.31 Exhibit 18

**D. 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

**Board of Supervisors:**

Robert Smith - Chairman  
Jesse Patch - Vice Chairman  
Daniel Holloway - Assistant Secretary  
Jonna DeSantis - Assistant Secretary  
Aaron Thomas - Assistant Secretary

**District Staff:**

Andy Mendenhall - District Manager  
Angie Morris - Field Manager  
Kathryn Hopkinson - District Counsel  
Phil Chang - District Engineer

5. Supervisors Requests
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,

Andy Mendenhall  
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