

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
Luis Martinez - Field Manager
Kathryn Hopkinson - District Counsel
Phil Chang - District Engineer

Union Park Community Development District

Regular Meeting Agenda

Wednesday, October 28, 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: 293 586 907 318 079

Passcode: Rn2pL6NN

Phone ID: 295 175 743#

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, October 28, 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 September 2026 Financials (*Separate Under Cover*) Exhibit 1
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held September 23, 2026 (*Separate Under Cover*) Exhibit 2
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff
 - Field Report (*Separate Under Cover*) Exhibit 3
 - Floralawn
 - Landscaping Report Exhibit 4

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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- Consideration of Proposals
 - Annual Change Out - \$3,125.00 Exhibit 5
 - Plant Installation at the Pool - \$2,384.46 Exhibit 6
 - Winter Rye Installation at the Landing Area - \$1,435.00 Exhibit 7
 - Pine Bark Mulch Installation (Front Wall) - \$8,536.65 Exhibit 8
 - Pine Bark Mulch Installation (Bridge to the Clubhouse) - \$8,536.65 Exhibit 9
- Solitude – Waterway Inspection Report Exhibit 10
- ECS Integrations – Gate Traffic Report for September 2026 Exhibit 11
- Consideration of Pool Monitor Staffing Proposals
 - Neptune Exhibit 12
 - Signal Exhibit 13
- Consideration of North and South Bridges Repair
 - Golf Coast Construction - \$133,500.00 Exhibit 14
 - Timber Intentions - \$96,634.00 Exhibit 15
- Consideration of Security Monitoring Proposals
 - Weiser Security Service –\$6,280.00 Exhibit 16
 - ECS Integrations
 - Equipment - \$4,860.00 Exhibit 17
 - Management - \$85 monthly Exhibit 18
 - Memo Exhibit 19
 - Prosegur Security
 - Option 1: Reusing Poolhouse Cameras - \$5,723.99 and \$800.29 monthly Exhibit 20
 - Option 2: New Cameras at the Pool - \$15,149.08 and \$914.04 monthly Exhibit 21
 - Tot Lot and Bridge Cameras - \$12,729.42 and \$39.33 monthly Exhibit 22

D. District Manager

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 2502 N. Rocky Point Dr.
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5. Supervisors Requests

A. Discussion of Events at the Landing

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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