

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. Business Items
 - A. Consideration for Adoption – **Resolution 2027-01**, District Objectives and Goals [Exhibit 1](#)
4. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited September 2026 Financials [Exhibit 2](#)
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held September 23, 2026 [Exhibit 3](#)
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Kai Field Staff
 - Field Report [Exhibit 4](#)
 - Floralawn
 - Landscaping Report [Exhibit 5](#)

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 6](#)
 - Plant Installation at the Pool - \$2,384.46 [Exhibit 7](#)
 - Winter Rye Installation at the Landing Area - \$1,435.00 [Exhibit 8](#)
 - Pine Bark Mulch Installation (Front Wall) - \$8,536.65 [Exhibit 9](#)
 - Pine Bark Mulch Installation (Bridge to the Clubhouse) - \$8,536.65 [Exhibit 10](#)
- Solitude – Waterway Inspection Report [Exhibit 11](#)
- ECS Integrations – Gate Traffic Report for September 2026 [Exhibit 12](#)
- Consideration of Pool Monitor Staffing Proposals
 - Neptune [Exhibit 13](#)
 - Signal [Exhibit 14](#)
- Consideration of North and South Bridges Repair
 - Golf Coast Construction - \$133,500.00 [Exhibit 15](#)
 - Timber Intentions - \$96,634.00 [Exhibit 16](#)
- Consideration of Security Monitoring Proposals
 - Weiser Security Service –\$6,280.00 [Exhibit 17](#)
 - ECS Integrations
 - Equipment - \$4,860.00 [Exhibit 18](#)
 - Management - \$85 monthly [Exhibit 19](#)
 - Memo [Exhibit 20](#)
 - Prosegur Security
 - Option 1: Reusing Poolhouse Cameras - \$5,723.99 and \$800.29 monthly [Exhibit 21](#)
 - Option 2: New Cameras at the Pool - \$15,149.08 and \$914.04 monthly [Exhibit 22](#)
 - Tot Lot and Bridge Cameras - \$12,729.42 and \$39.33 monthly [Exhibit 23](#)
- Consideration of the Large Pergola Paver Repair Proposals
 - Gega Handyman - \$5,900.00 [Exhibit 24](#)

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- Florida Commercial Care - \$6,012.00

[Exhibit 25](#)

- Florida Brothers Maintenance & Repair - \$6,985.88

[Exhibit 26](#)

➤ Consideration of Pool Deck Shower Repair Proposals

- Gega Handyman - \$5,500.00

[Exhibit 27](#)

- Florida Brothers Maintenance & Repair - \$5,998.97

[Exhibit 28](#)

➤ Consideration of Restroom Floor Painting Proposals

- Gega Handyman - \$3,200.00

[Exhibit 29](#)

- Florida Brothers Maintenance & Repair - \$2,986.87

[Exhibit 30](#)

D. District Manager

6. Supervisors Requests

A. Discussion of Events at the Landing

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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