Board of Supervisors:
Robert Smith - Chairman
Jesse Patch - Vice Chairman
Daniel Holloway - Assistant Secretary
Jonna DeSantis - Assistant Secretary
Aaron Thomas - Assistant Secretary

District Staff:
David Wenck - District Manager
Luis Martinez - Field Manager
Kathryn Hopkinson - District Counsel
Phil Chang - District Engineer

Union Park Community Development District

Regular Meeting Agenda

Wednesday, November 18, 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, November 18, 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 2027-02**, Designating Officers **Exhibit 1**
4. Consent Agenda
    A. Consideration for Acceptance – The Unaudited October 2026 Financials **Exhibit 2**
        - Operation and Maintenance Expenditures Report for October 2026 **Exhibit 3**
    B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held October 28, 2026 **Exhibit 4**
    C. Ratification of Floralawn – Main Line Repair Proposal - $1,300.00 **Exhibit 5**
5. Staff Reports
    A. District Counsel
        - Discussion of Events at the Landing
    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

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C. Kai Field Staff

- Floralawn
  - Landscaping Report **Exhibit 6**
  - Consideration of Plant Installation at the Pool - $10,913.72 **Exhibit 7**
- Solitude
  - Waterway Inspection Report **Exhibit 8**
  - Treatment Report **Exhibit 9**
- ECS Integrations – Gate Traffic Report for October 2026 **Exhibit 10**
  - Consideration of Proposals
    - Upgrade CCTV (14 8-MP cameras) - $7,760.00 **Exhibit 11**
    - Voice Down Speaker System - $1,734.00 **Exhibit 12**
- Consideration of North and South Bridges Repair
  - Golf Coast Construction - $133,500.00 **Exhibit 13**
  - Timber Intentions - $96,634.00 **Exhibit 14**
- Consideration of Pool Deck Shower Repair Proposals
  - Gega Handyman - $5,500.00 **Exhibit 15**
  - Florida Brothers Maintenance & Repair - $5,998.97 **Exhibit 16**
  - Florida Commercial Care - $6,627.00 **Exhibit 17**
- Consideration of Restroom Floor Painting Proposals
  - Gega Handyman - $3,200.00 **Exhibit 18**
  - Florida Brothers Maintenance & Repair - $2,986.87 **Exhibit 19**
  - Florida Commercial Care - $3,827.00 **Exhibit 20**

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,

David Wenck
District Manager

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Kai
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