



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, July 23, 2025

Time: 6:30 p.m.

Location: Fairfield Inn & Suites

2650 Lajuana Blvd.

Wesley Chapel, FL 33543

[Join via Computer or Mobile App](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 684 257 747#

(Mute/Unmute: *6)

(Raise/Lower Hand: *5)

Regular Meeting Agenda

The full draft agenda packet will be posted to the CDD website under [District Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

I. Roll Call

Wendy Perez (1)

Vincent Pacifico (2-C)

Michelle Diman (3)

Richard Ramirez (4)

Gerard Bianchi (5-VC)

II. Audience Comments – Agenda Items (Limited to 3 Minutes Per Person)

III. Reports

A. District Engineer – [Lighthouse Engineering](#)

B. Aquatic Maintenance – [Blue Water Aquatics](#)

[Exhibit 1](#)

C. Landscape Maintenance – [Floralawn](#)

[Exhibit 2](#)

1. Consideration of Floralawn Proposals

D. Field Manager – [Michael Bush, Vesta District Services](#)

[Exhibit 3](#)

1. Consideration of Catherine ProCleaners LLC Proposal for Amenity Center Janitorial Services - \$20,800.00/yr

[Exhibit 4](#)

2. Consideration of American Illuminations Year 2 (2025) Holiday Lighting Deposit Invoice - \$7,500.00

[Exhibit 5](#)

E. District Counsel – [Savannah Hancock, Kilinski Van Wyk](#)

F. District Manager – [Heath Beckett, Vesta District Services](#)

1. Update on Street Sign Replacements

IV. Consent Agenda

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 25, 2025

[Exhibit 6](#)

B. Acceptance of the June 2025 Unaudited Financial Report

[Exhibit 7](#)

V. Supervisor Requests

VI. Audience Comments – Non-Agenda Items/New Business (Limited to 3 Minutes Per Person)



VII. Next Meeting Quorum Check

	In Person	Virtually	Not
Wendy Perez			
Vincent Pacifico			
Michelle Diman			
Richard Ramirez			
Gerard Bianchi			

Wednesday, August 27, 2025

Budget Workshop at 5:30 p.m.

Regular Meeting at 6:30 p.m. *(Includes
Budget/Assessment Public Hearings)*

Fairfield Inn & Suites Tampa Wesley Chapel
2650 Lajuana Boulevard
Wesley Chapel, FL 33543

VIII. Action Items Summary *(To be Included in the Meeting Minutes)*

IX. Adjournment