



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, September 24, 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. Aquatic Maintenance – [Blue Water Aquatics](#)

[Exhibit 1](#)

B. Landscape Maintenance – [Casey Hallman, Floralawn](#)

[Exhibit 2](#)

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

[Exhibit 3](#)

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

E. District Engineer – [Amy Palmer, Lighthouse Engineering](#)

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

IV. Business Items

A. Adoption of **Resolution 2025-19, Ratifying Actions Taken to Designate Date, Time and Place of Public Hearings and Publication of Notice of Hearings on Adoption of Amended and Restated Rules of Procedure (Reflecting Legislative Updates)**

[Exhibit 4](#)

B. Discussion on District's Performance Measures and Standards

C. Consideration of FY 2025 Achieved Goals and Objectives

[Exhibit 5](#)

D. Adoption of FY 2026 Performance Measures/Standards and Annual Reporting Form

[Exhibit 6](#)



V. Consent Agenda

- A. Acceptance of the Minutes of the Board of Supervisors Budget Workshop [Exhibit 7](#)
Held August 27, 2025
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held [Exhibit 18](#)
August 27, 2025

VI. Supervisor Requests

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

VIII. Next Meeting Quorum Check

**Wednesday, October 22, 2025
at 6:30 p.m.**

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

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

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

X. Adjournment