



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, December 16, 2025

Time: 6:00 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

FIRST ORDER OF BUSINESS:

ROLL CALL

	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

Staff/Vendors

Heath Beckett, Vesta District Services

Michael Bush, Vesta District Services

Savannah Hancock, Kilinski Van Wyk

Amy Palmer, Lighthouse Engineering

Chris Thompson, Blue Water Aquatics

Casey Hallman, Floralawn

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

SEAT 1 SUPERVISOR APPOINTMENT

- A. Administration of Oaths of Office
- B. Adoption of **Resolution 2026-01, Designating Officers**
- C. Overview of Sunshine and Public Record Laws

[EXHIBIT 1](#)

[EXHIBIT 2](#)

References:

[Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

[Government in the Sunshine Training](#)

[Free Resources for Required Ethics Training](#)



FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics* [EXHIBIT 3](#)
 - 1. Aquatic Services Report
 - 2. Fountain Service Reports
 - 3. Consideration of Blue Water Aquatics Proposals [EXHIBIT 4](#)
- B. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 5](#)
 - 1. Consideration of Floralawn Proposals: [EXHIBIT 6](#)
- C. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 7](#)
 - 1. Consideration of Field Operation Proposals: [EXHIBIT 8](#)
- D. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
 - 1. Update on Request for Tract A Conveyance (Gibson)
 - 2. Consideration of First Amendment to Landscape & Irrigation Services Agreement (*Updating Pricing and Incorporating Annuals Rotation*) [EXHIBIT 9](#)
- E. District Engineer – *Amy Palmer, Lighthouse Engineering*
 - 1. Consideration of Proposals to Construct Double Pickleball Court [EXHIBIT 10](#)
 - a. Coastal Courts Proposal #323 - \$100,000.00 – Previously Presented
 - b. Top Notch Grading #1578 - \$119,705.03
 - c. Welch Tennis Courts - \$91,115.00
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of Scheduling of Audit Committee Meeting for January 28, 2026 [EXHIBIT 11](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 17, 2025 [EXHIBIT 12](#)
- B. Acceptance of the November 2025 Unaudited Financial Statement [EXHIBIT 13](#)

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(Limited to 3 Minutes Per Person)



EIGHTH ORDER OF BUSINESS:

**SHADE ITEMS: SECURITY &/OR ACTIVE
LITIGATION**

- A. **Closed Session** *(No Action Will be Taken During the Closed Session)*
1. Discussion on District Security Matters
 2. Update on Active Litigation
- B. Consideration of Action Relating to Security Matters

NINTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

**Wednesday, January 28, 2026
at 6:00 p.m.**

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

TENTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY *(To be Included in the
Meeting Minutes)*

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT