



UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, May 27, 2026
 Time: 5:00 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:

FY 2027 BUDGET WORKSHOP

- A. Discussion on FY 2027 Budget Draft [EXHIBIT 1](#)
 - Presentation of Supplemental Review Materials:
 - Current Financial Statement [\[See EXHIBIT 14\]](#)
 - Sept FY 2025 General Fund Balance [EXHIBIT 2](#)
 - Reserve Study [EXHIBIT 3](#)
- B. Discussion on Capital Improvement Projects



FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. District Engineer – *Amy Palmer, Lighthouse Engineering*
- B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*
 - 1. Presentation of Aquatic Services Report [EXHIBIT 4](#)
 - 2. Presentation of Fountain Service Reports [EXHIBIT 5](#)
 - 3. Consideration of Blue Water Aquatics Proposals [EXHIBIT 6](#)
- C. Landscape Maintenance – *Casey Hallman, Floralawn* [EXHIBIT 7](#)
 - 1. Consideration of Floralawn Proposals:
 - a. Address Leaning 2 Pines at Hovenweep Entry [EXHIBIT 8](#)
 - i. #20990 – Remove - \$1,469.54
 - ii. #20850 – Replace - \$2,336.58
 - b. Pre-authorized 2026 Storm Clean-up Services [EXHIBIT 9](#)
- D. Field Manager – *Michael Bush, Vesta District Services* [EXHIBIT 10](#)
 - 1. Presentation of Scoops Poop Reports [EXHIBIT 11](#)
- E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-08, Approving Preliminary FY 2027 Budget and Setting Public Hearing** [EXHIBIT 12](#)
 - Proposed FY 2027 Budget [\[See EXHIBIT 1\]](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 22, 2026 [EXHIBIT 13](#)
- B. Acceptance of the April 2026 Unaudited Financial Statement [EXHIBIT 14](#)
- C. Ratification of DMHB FY 2025 Audit Services Engagement Letter (Renewal) [EXHIBIT 15](#)
- D. Acceptance of Pasco County Supervisor of Elector Qualified Elector Count as of April 15, 2026 – 1,274 [EXHIBIT 16](#)



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

- A. **Closed Session** *(No Action Will be Taken During the Closed Session)*
 - 1. Discussion on District Security Matters
- 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, June 24, 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