MINUTES OF MEETING
UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District was held on Wednesday, August 26, 2026 at 6:00 p.m. at Fairfield Inn & Suites 2650 Lajuana Boulevard, Wesley Chapel, FL 33543. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Vincent Pacifico (S2)	Board Supervisor, Chairman
Michelle Diman (S3)	Board Supervisor, Assistant Secretary
Richard Ramirez (S4)	Board Supervisor, Assistant Secretary
Gerard Bianchi (S5)	Board Supervisor, Vice Chairman

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Savannah Hancock	District Counsel, Kilinski Van Wyk PLLC
Amy Palmer	District Engineer, Lighthouse Engineering *(virtually)*
Chris Thompson	President, Blue Water Aquatics
Casey Hallman	Account Manager, Floralawn

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

A. District Engineer – *Amy Palmer, Lighthouse Engineering*

Ms. Palmer provided an update on the pickleball court construction.

B. EXHIBIT 1: Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics*

Mr. Thompson provided an update on aquatic maintenance activities. The French drain installation is scheduled for the first week of September. Debris and vegetation under the bridge at pond C and the pod's water level were discussed. Mr. Thompson will review information on the SWFWMD permit regarding connections and water flow.

1. Consideration of Blue Water Aquatics Proposals

C. EXHIBIT 2: Landscape Maintenance – *Casey Hallman, Floralawn*

Mr. Hallman advised that pond mowing at Liberty Square has been impacted by ground saturation. Dead annuals have been removed and the next rotation will be installed in September. He provided an update on the irrigation repairs Tree trimming has been delayed due to the rain, but is schedule for September.

1. EXHIBIT 3: Consideration of Floralawn Proposal #21906 for Plant Replacement at Pool Perimeter - $28,200.02

   Consideration of this proposal was tabled. Mr. Hallman was asked to present other plant options.

D. EXHIBIT 4: Field Manager – *Michael Bush, Vesta District Services*

1. EXHIBIT 5: Presentation of Scoops Poop Reports
2. WALK-ON EXHIBIT A: Consideration of Tampa S.W.A.P. Proposal to Repair Decking on One Side of Wyndfields Bridge - $2,150.00

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Tampa S.W.A.P. proposal to repair decking on one side of Wyndfields Bridge, in the amount of $2,150.00, for Union Park East Community Development District.

3. EXHIBIT 6: Consideration of Proposals to Paint Clubhouse Interior and Pergolas
   a. Presto Painting Proposal #140381 - $4,850.00
   b. Tampa SWAP Proposals
      i. Clubhouse Interior Painting and Drywall Repairs - $11,950.00
      ii. Paint Pergolas Only - $1,500.00 (Add Pressure Washing/Prep - $600.00)

   Consideration of the proposals were deferred to the next meeting, pending Mr. Bush's confirmation of scope inclusions.

   c. EXHIBIT 7: Consideration of Tampa SWAP Proposal for Clubhouse Repairs - $1,775.00

E. District Counsel – *Savannah Hancock, Kilinski Van Wyk*

Ms. Hancock advised that the basketball court construction complaint against the Rodgers group for the basketball courts

1. Discussion on HOA Meetings

F. District Manager – *Heath Beckett, Vesta District Services*

1. EXHIBIT 8: Adoption of **Resolution 2026-12, Setting FY 2027 Meeting Schedule**

The Board moved the November meeting to November 17 and canceled the December meeting.

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-12, Setting FY 2027 Meeting Schedule** as amended, for Union Park East Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 22, 2026

B. EXHIBIT 10: Acceptance of the Unaudited July 2026 Financial Statement

C. EXHIBIT 11: Acceptance of Annual Arbitrage Report for Bond Series 2017 Calculating No Arbitrage Liability Incurred for Period Ending June 15, 2026

D. EXHIBIT 12: Ratification of Agreement with Tech Labs for Pickleball Court Site Geotech Survey - $3,000.00

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-D as presented, for Union Park East Community Development District.

FIFTH ORDER OF BUSINESS: FY 2026-2027 BUDGET

A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessments**

1. Open Public Hearing

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved opening the Public Hearing on Proposed FY 2026-2027 Budget and Assessments, for Union Park East Community Development District.

2. EXHBIT 13: Presentation of FY 2026-2027 Budget and Assessment Allocations

3. Public Comments

Comments were made on the budget.

4. Close Public Hearing

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on Proposed FY 2026-2027 Budget and Assessments, for Union Park East Community Development District.

B. EXHIBIT 14: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Bianchi, WITH ALL IN FAVOR, the Board adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** as presented, for Union Park East Community Development District.

C. EXHIBIT 15: Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for Union Park East Community Development District.

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

Supervisors discussed rust staining noted within the community.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS: SECURITY MATTERS

A. **Closed Session** *(No Action Will be Taken During the Closed Session)*

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved pausing the regular meeting to enter a closed session to discuss security matters, for Union Park East Community Development District.

1. Discussion on District Security Matters

Supervisors discussed security at the pool and speeding concerns.

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved adjourning the closed session and resuming the regular meeting, for Union Park East Community Development District.

B. Consideration of Action Relating to Security Matters

Mr. Beckett was asked to request a speed trailer from FTI.

NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on September 23, 2026 at Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

District Manager

- Determine who owns the pond across old woods(GoldenRanch LLC) Check with Floralawn regarding monthly maintenance
- Request Cooper Pools inspect the functioning of the ADA pool chair
- Report divot in street on Wyndfields, north of Abby Lax, to Pasco Public Works

District Engineer

- Inspect erosion on pond sump 10

ELEVENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:10 p.m., for Union Park East Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 23, 2026.

Heath Beckett
_____
Heath Beckett, Secretary

Vincent Pacifico (Oct 10, 2026 17:05:55 EDT)
_____
Vincent Pacifico, Chair