UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Wednesday, October 28, 2026
Time: 6:00 p.m.
Location: Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, Florida 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: **OPERATIONS & MAINTENANCE**

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

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

1. Aquatic Reports
2. Fountain Report

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

1. Consideration of Floralawn Proposal #23146 for Common Area Mulch - $11,676.80 **EXHIBIT 3**
2. Consideration of Floralawn Proposal #23164 to Remove Grass at Gates - $1,210.65 **EXHIBIT 4**

THIRD ORDER OF BUSINESS: **OPERATIONS & MAINTENANCE**

D. Field Manager – *Michael Bush, Vesta District Services* **EXHIBIT 5**

1. Presentation of Scoops Poop Reports **EXHIBIT 6**

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

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

1. Adoption of Resolution 2027-01 Re-scheduling Public Hearing on Parking Policy to January 27, 2027 **EXHIBIT 7**

2. Approval of FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 8**

FOURTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 23, 2026 **EXHIBIT 9**

B. Acceptance of the Unaudited September 2026 Financial Statement **EXHIBIT 10**

C. Ratification of Approval of Element Environmental Sox Repair Pricing of $6,600.00 *(previously approved $6,000)* **EXHIBIT 11**

FIFTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

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

SEVENTH 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

EIGHTH 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)			

Tuesday, November 17, 2026
at 6:00 p.m.
Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE
Noon - November 9, 2026

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY** *(To be Included in the Meeting Minutes)*

TENTH ORDER OF BUSINESS: **ADJOURNMENT**