UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Tuesday, November 17, 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: **ADMINISTRATIVE MATTERS**

A. Administration of Oaths of Office for Newly Elected Supervisors **EXHIBIT 1**
- Seat 2: Vincent Pacifico (Unopposed)
- Seat 5: Gerard Bianchi, Jr. (Unopposed)

B. Consideration of Seat 1 Supervisor Candidate(s) *Under Separate Cover*

C. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

D. Consideration and Adoption of **Resolution 2027-02, Designating Officers** **EXHIBIT 2**

FOURTH ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

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

B. Aquatic Maintenance – *Chris Thompson, Blue Water Aquatics* **EXHIBIT 3**

1. Aquatic Reports
2. Fountain Report

C. Landscape Maintenance – *Casey Hallman, Floralawn* **EXHIBIT 4**

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 2027-03, Amending FY 2025-2026 Budget** **EXHIBIT 7**

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 28, 2026 **EXHIBIT 8**

B. Acceptance of the Unaudited October 2026 Financial Statement **EXHIBIT 9**

C. Ratification of Approval of Blue Water Aquatics Proposals: **EXHIBIT 10**

1. #FA-2026-1207 Photocell Replacement on Fountain F-7 - $350.88
2. # FA-2026-1209 Light Cable Replacement on Fountain F-7 - $1,178.50
3. # FA-2026-1210 Photocell Replacement on Fountains F-2 & F-4 - $523.70

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, January 27, 2027
at 6:00 p.m.
Union Park East CDD Clubhouse
1549 Bering Road
Wesley Chapel, FL 33543

NEXT AGENDA DEADLINE
Noon – January 19, 2027

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

ELEVENTH ORDER OF BUSINESS: **ADJOURNMENT**