Your Community.
Our Commitment.

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
November 17, 2026
6:00 p.m.

Location:
Union Park East CDD Clubhouse
1549 Bering Road,
Wesley Chapel, FL 33543

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

UNION PARK EAST

COMMUNITY DEVELOPMENT DISTRICT

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Union Park East Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Tuesday, November 17, 2026** at **6:00 p.m.** at **Union Park East CDD Clubhouse – 1549 Bering Road, Wesley Chapel, FL 33543**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records

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**

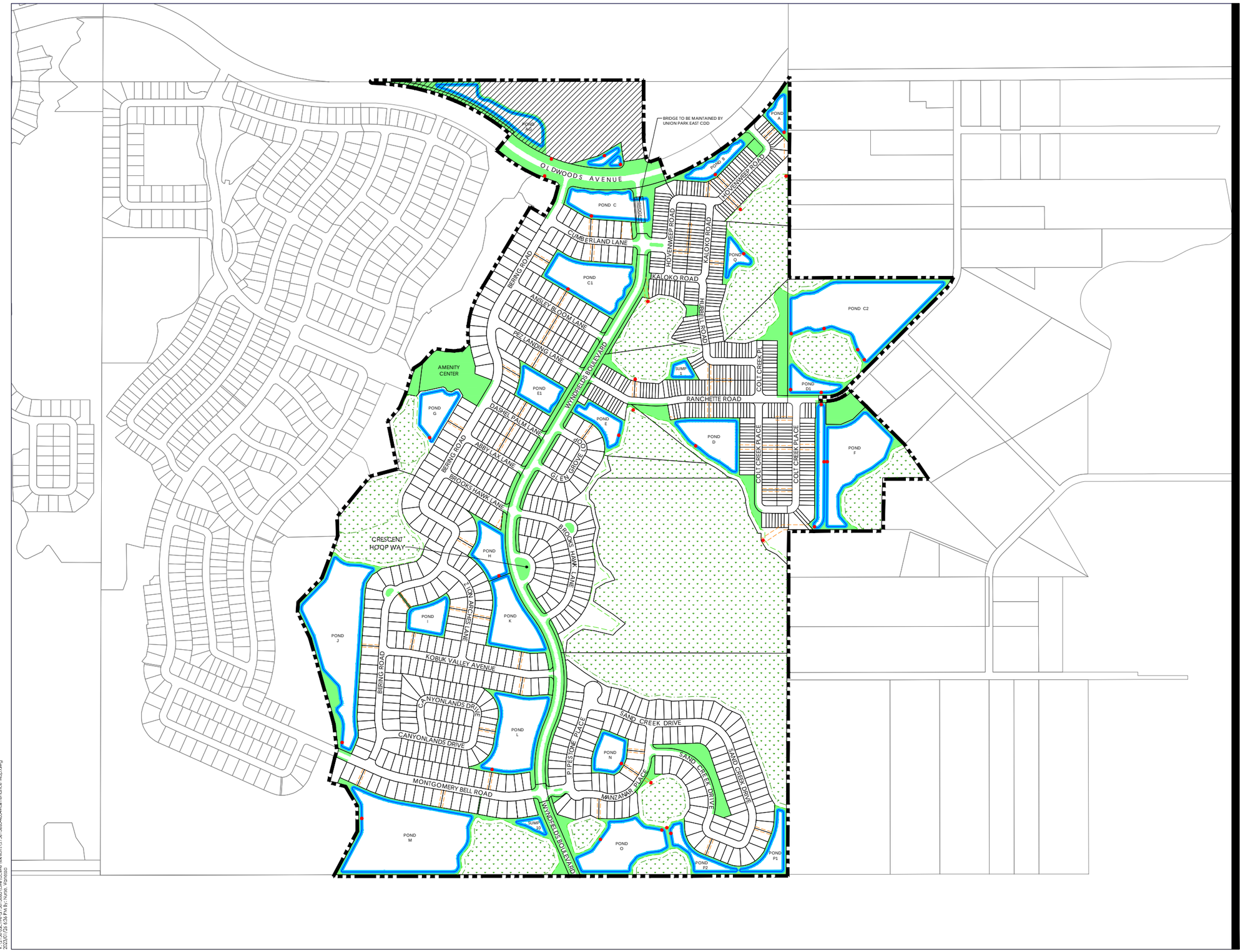
	Present	Virtual	Absent
Tara Stabile (1)			
Vincent Pacifico (2-C)			
Michelle Diman (3)			
Richard Ramirez (4)			
Gerard Bianchi (5-VC)			

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**



V:\215\active\215613663\draft_archive\exhibits\215613663-X03-Maintenance Maps.dwg
2023.01.26 4:36 PM By: Nurse, Vanessa

Stantec

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009

Certificate of Authorization #27013
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Legend

- CDD BOUNDARY
- EASEMENT LINE
- CONTROL STRUCTURE
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- UNPLATTED
- WETLAND WITH 25' SETBACK

N

0 150' 300' 600'

SCALE: 1" = 300'

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name: 215613663-X03-MAINTENANCE MAP	VN	TLS	VN	23.01.26
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

Pasco County, Florida

Title

MAINTENANCE MAP

Project No.	Scale	
215613663	1" = 300'	
Drawing No.	Sheet	Revision
X03	1 of 1	0

EXHIBIT 1

Union Park East Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida, having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Union Park East Community Development District, located in Pasco County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is

☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Union Park East Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Union Park East CDD Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

RESOLUTION 2027-02

A RESOLUTION ELECTING THE OFFICERS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT, PASCO COUNTY, FLORIDA.

WHEREAS, the Union Park East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Heath Beckett
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Samantha Zanoni
Assistant Secretary	Shirley Conley
Treasurer	Chrissy Richie
Assistant Treasurer	Scott Smith
Assistant Treasurer	Patricia Kehr

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 3

Chris Thompson

Blue Water Aquatics, Inc.

26 Photos

Union Park East CDD

October 2026 – Monthly Aquatics Management Summary



October 2026 – Monthly Aquatics Management Summary

October 2026 – Monthly Aquatics Management Summary

How Stormwater Ponds Have Been Affected

• Low input volumes / pond levels dropping: Because rainfall is well below average, stormwater ponds are receiving less runoff. This means water levels are lower than usual, which can reduce their capacity to buffer sudden rain events. Some ponds may be nearing a point where inflow cannot replenish what's lost to evaporation, seepage, or intentional discharge.
• Water quality changes: Lower volumes of water mean less dilution of pollutants. Runoff that does enter ponds (especially after light rains) can bring in nutrients, sediments, and debris that concentrate more in smaller volumes. Also, lower water depths can lead to higher water temperatures, which can exacerbate algal growth and reduce dissolved oxygen.
• Sedimentation and exposure: Some pond bottoms that might normally be submerged are now exposed or more shallow, which can lead to more sediment drying, compaction, or even cracking. Shoreline plants may also experience stress (or die back) during these lower water levels, reducing shoreline stabilization and increasing vulnerability to erosion when heavy rain returns.

Animal Activity & Ecological Impacts

• As ponds get shallower and warmer, you're likely to see more activity from amphibians and reptiles such as frogs, toads, turtles, and perhaps snakes, especially near pond edges and shallow zones. These animals often take advantage of warmer, shallow water to feed and breed (if water remains).
• Fish stress: Fish in smaller, warmer, lower-oxygen ponds may show signs of stress; some species that are less tolerant of low dissolved oxygen may decline, while more tolerant species (e.g. carp, certain catfish) may dominate.
• Birds and other wildlife that depend on ponds—waterfowl, wading birds, and even some mammals—may have less reliable water availability, less food (if aquatic invertebrate populations decline due to poor water quality), or may need to travel further.
• Insects: Mosquitoes often lay eggs in standing shallow water; with more shallow margins and less flow, some ponds may become better breeding grounds unless managed or disturbed.

What Fall Will Bring, and How It Will Affect Stormwater Ponds

As fall progresses, several shifts are likely:

• Rain patterns changing: Fall in Hillsborough typically brings a decrease in daily thunderstorms and summer convection, with fewer, but sometimes heavier, rain events. There may be occasional tropical systems or remnants that bring intense rainfall. Overall, average rainfall declines.

• Temperature drops: Nights will start to get cooler, daytime highs will moderate. Water temperatures in ponds will gradually decline, which can help with dissolved oxygen levels and reduce thermal stress on aquatic species.
• Lower evaporative loss: With less intense sun and lower temperatures, evaporation from pond surfaces will slow, helping to conserve water volumes in ponds.
• Vegetation changes: Aquatic and shoreline plants may slow growth; some species may die back. Leaves from surrounding trees will begin falling, which can introduce organic matter to ponds. This leaf litter can fuel microbial activity, possibly resulting in oxygen drawdown (as microbes decompose the organic matter), or contribute to nutrient loading if decomposition is rapid.
• Wildlife behavior shifts: Many species will begin preparing for winter (or the cooler season) – migration, hibernation, reduced activity. Some amphibians may lay final egg masses; others may seek wetter microhabitats. Birds may use ponds more for foraging as insects shift.
• Stormwater pond maintenance concerns: With lower flows, clogging of inlet/outlet structures from debris (fallen leaves, sediment) becomes more likely. Sediment that has built up during the wetter months could now be more exposed or compacted. If heavy rains come after dry spells, sudden runoff can produce flash events that erode pond banks or overtop structures if capacity hasn't been maintained.

1



Storm Water Pond Map
Fountains: F5, F3 lights not operating - awaiting diagnosis. F7 was shut off due to running continuously - likely a stuck/failed contactor.

Project: Union Park East CDD
Creator: Chris Thompson

2



O
Treated:
- **Grasses**
- **Brush**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

3



P1
Treated:
- **Grasses**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

4



P2

Treated:

- **Grasses**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

5



N

Treated:

- **Grasses**
- **Brush**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

6



SP10

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

7



L

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

8



M

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

9



J

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

10



I

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

11



K

Treated:

- **Grasses**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

12



H

Treated:

- **Grasses**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

13



G

Treated:

- **Grasses**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

14



Pedestrian Bridge

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

15



E1

Treated:

- **Grasses**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

16



C1
Treated:
- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

17



C, SP1B, SP1A
Treated:
- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

18



B
Treated:
- **Grasses**
- **Brush**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

19



Q1

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

20



Q

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

21



F7

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

22



D1

Treated:

- **Grasses**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

23



C2

Treated:

- **Grasses**
- **Brush**
- **Algae**
- **Floating**
- **Trash**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

24



D

Treated:

- **Grasses**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

25



SP1

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

26



E

Treated:

- **Grasses**
- **Brush**
- **Algae**

Routine spot spraying for nuisance and non-native vegetation will continue.

Project: Union Park East CDD
Creator: Chris Thompson

Aquatic Services Report

Technician
Randy Mitchell

Job Details

Service Date	10/9/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	SE 10mph
Temperature	83
Multiple Sites Treated	Yes

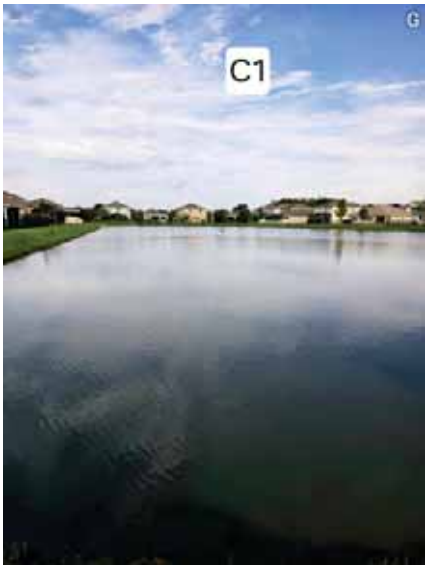
Ponds Treated Information — Repeatable - 1 Count

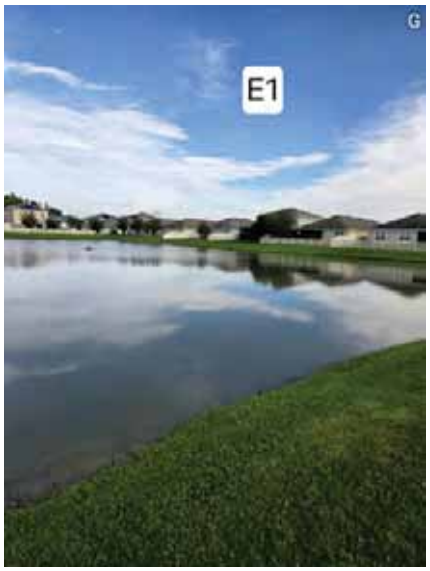
1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose) as needed.
Pictures	

Aquatic Services Report









Aquatic Services Report









Aquatic Services Report





Aquatic Services Report

Technician
Randy Mitchell

Job Details

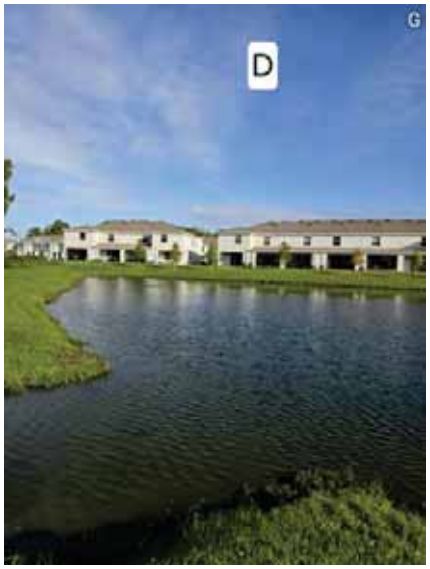
Service Date	10/19/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	NNE 11mph
Temperature	67
Multiple Sites Treated	Yes

Ponds Treated Information — Repeatable - 1 Count

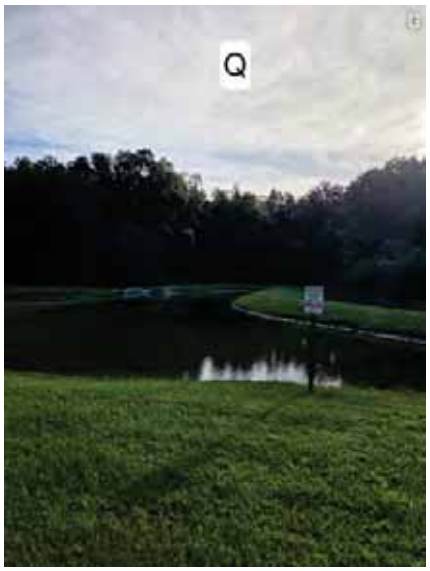
1 of 1

Pond Numbers	All
Service Performed	Treatment
Work Performed	☑ Grasses
Equipment Used	☑ ATV/UTV
Water Level	Normal
Restrictions	None
Observations/Recommendations	Treated sites for invasive vegetation growth (torpedo grass, pennywort, alligatorweed, primrose) as needed.
Pictures	

Aquatic Services Report

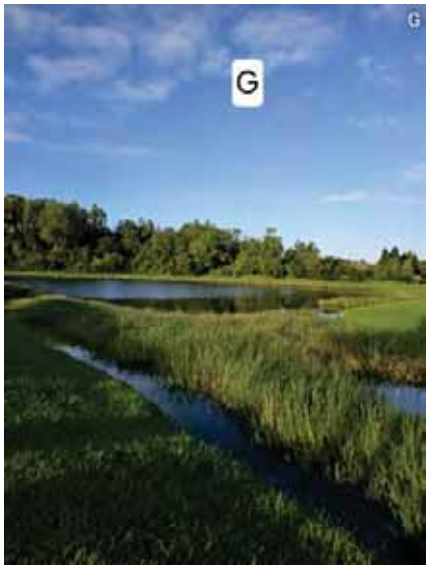






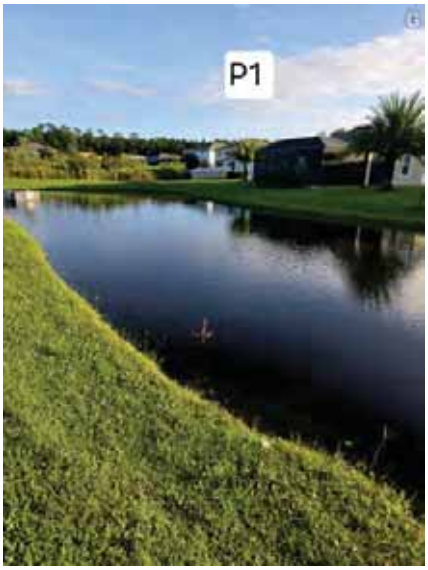


Aquatic Services Report

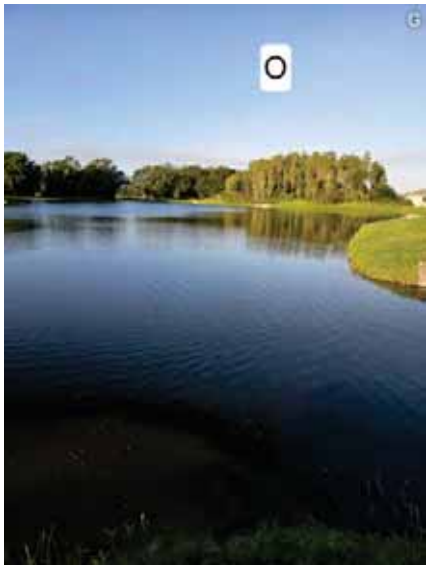








Aquatic Services Report





Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details

Technician:	**Client:**
Pete Dennis	**Union Park East CDD**

Service Date	11/3/2026
Request Warranted	Yes
Action Taken	I tested the lights on fountain 2, and 4. The lights are functioning properly and drawing correct Amperage when the photo cell is bypassed. I tested the photo cells, and determined, both photo cells have failed.
Service Date	11/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	9mph
Temperature	78°
Multiple Sites Treated	No
Pond Number	Fountains 2 & 4
Service Performed	Troubleshooting
Work Performed	☑ Fountains / Aeration
Equipment Used	☑ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	I tested the lights on fountains 2 and 4, and determined the lights function properly and are using the correct amount of Amperage when hooking directly to power. I tested the photo cells on both fountains, and found them to be faulty.

Blue Water Aquatics, Inc.
Aquatic & Environmental Services
5119 State Road 54 New Port Richey, FL 34652
(727)842-2100 www.BluewaterAquaticsinc.com

Order report

Service details

Technician:	**Client:**
Randy Mitchell	**Union Park East CDD**

Service Date	11/3/2026
Request Warranted	Yes
Action Taken	When we arrived onsite we found that one of the run capacitors was unplugged not allowing fountain to run. We hooked the capacitor back up and fountain runs good. We did some further testing on lights and found that the cable is bad for lights. We walked the cable hand over hand from shoreline to fountain with boat and found some bad spots in cable. Usually caused by lightning or power surge. We will need to replace cable.
Service Date	11/3/2026
Customer	Union Park East CDD
Weather Conditions	Cloudy
Wind	ESE 11mph
Temperature	79
Multiple Sites Treated	No
Pond Number	Fountain 7
Service Performed	Troubleshooting
Work Performed	☑ Fountains / Aeration
Equipment Used	☑ Bass Boat
Water Level	Normal
Restrictions	None
Observations/Recommendations	Need to replace cable along with photocell.

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4
PENDING

EXHIBIT 5
PENDING

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

Skoops Poop

skoopspoop@Gmail.com

RECIPIENT:

Mike Bush
1549 Bering Road
Wesley Chapel, Florida 33543

Job #155

Scheduled	Oct 25, 2026

HOA Maintenance

Materials Used

Roll Bags	0.0
Can Liners	19.0
Garbage Bags	0.0

Service Photos (1 - 10)








Skoops Poop

skoopspoop@Gmail.com









Service Photos (11 - 20)

Skoops Poop

skoopspoop@Gmail.com










UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Union Park East Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget ("**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as **Exhibit A** and incorporated by reference, as amended by the Board ("**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Union Park East Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND (SERIES 2017A-1)	$_____
DEBT SERVICE FUND (SERIES 2019A-1)	$_____
DEBT SERVICE FUND (SERIES 2019A-2)	$_____
DEBT SERVICE FUND (SERIES 2021)	$_____
CAPITAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026

ATTEST:	**UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

	Union Park East CDD General Fund	FY2026 Adopted Budget	FY2026 Actual Year-to-Date
1	**REVENUES**		
2	General Fund Revenue	$ 1,210,561	$ 1,220,835
3	Interest	-	38,954
4	Miscellaneous	-	2,250
5	**TOTAL REVENUES**	**$ 1,210,561**	**$ 1,262,039**
6	**EXPENDITURES**		
7	**GENERAL ADMINISTRATIVE**		
8	Supervisor Compensation	14,000	7,388
9	Payroll Taxes	1,071	1,224
10	Payroll Processing	770	550
11	Management Consulting Services	42,000	42,000
12	Bank Fees	300	-
13	Auditing Services	4,200	6,900
14	Travel Per Diem	100	-
15	Insurance	35,000	31,500
16	Regulatory & Permit Fees	175	175
17	Legal Advertisements	2,500	1,273
18	Engineering Services	25,000	12,793
19	Legal Services (General)	50,000	73,972
20	Legal Services (Litigation)	30,000	10,905
21	Website Hosting	2,015	1,515
22	Administrative Contingency	5,000	2,563
23	**TOTAL GENERAL ADMINSTRATIVE**	**212,131**	**192,759**
24	**DEBT ADMINSTRATION**		
25	Dissemination Agent	6,500	5,000
26	Trustee Fees	19,055	16,570
27	Arbitrage	1,900	1,900
28	**TOTAL DEBT ADMINSTRATION**	**27,455**	**23,470**
29	**PHYSICAL ENVIRONMENT**		
30	Comprehensive Field Tech Service	16,000	16,000
31	Streetpole Lighting	105,000	86,709
32	Electricity (Irrigation & Pond Pumps)	32,000	24,230
33	Landscape Maintenance	186,974	175,030
34	Landscape Enhancements	40,272	25,679
35	Irrigation Maintenance	18,000	9,608
36	Pond Maintenance	23,580	21,615
37	Fountain Maintenance	7,000	22,968
38	Pet Waste Removal	14,000	10,260
39	Rust Control	19,200	19,276
40	Physical Environment Contingency	85,000	83,257
41	Increase in Operating Reserves	50,000	-
42	Increase in Asset Reserves	106,605	-
43	**TOTAL PHYSICAL ENVIRONMENT**	**703,631**	**494,633**
44	**AMENITY CENTER OPERATIONS**		
45	Pool Service Contract	48,000	42,915
46	Pool Maintenance & Repair	5,000	10,888
47	Pool Permit	275	280
48	Amenity Management	7,000	7,000
49	Amenity Center Cleaning & Maintenance	19,500	33,564
50	Amenity Center Internet	4,508	4,407
51	Amenity Center Electricity	19,200	16,778
52	Amenity Center Water	10,000	4,615

Union Park East CDD General Fund			
		FY2026 Adopted Budget	FY2026 Actual Year-to-Date
53	Amenity Center Pest Control	975	1,330
54	Refuse Service	3,706	4,129
55	Landscape Maintenance - Infill	4,000	8,960
56	Security Monitoring	34,420	66,695
57	Pool Monitors	45,760	33,048
58	Community Events & Decorations	25,000	22,500
59	Misc Amenity Center Repairs & Contingency	40,000	31,603
60	**TOTAL AMENITY CENTER OPERATIONS**	**267,344**	**288,712**
61	**TOTAL EXPENDITURES**	**$ 1,210,561**	**$ 999,573**
62	**EXCESS OF REVENUE OVER(UNDER) EXPENDITURES**	**-**	**262,466**
63	**NET CHANGE IN FUND BALANCE**	**-**	**262,466**
64	Fund Balance Beginning	563,832	729,005
65	Increase in Fund Balance for Operating Reserves	50,000	
66	Increase in Fund Balance for Asset Reserves	106,605	
67	**FUND BALANCE - ENDING**	**$ 720,437**	**$ 991,471**

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

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, October 28, 2026 at 6:00 p.m. at Union Park East Clubhouse, 1549 Bering Road, 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
Richard Ramirez (S4)	Board Supervisor, Assistant Secretary
Gerard Bianchi (S5)	Board Supervisor, Vice Chairman

Also present were:

Michelle Diman (S3)	Board Supervisor, Assistant Secretary *(Joined in-progress)*
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)*

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS – AGENDA ITEMS**
(Limited to 3 minutes per individual for 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 project. She advised that the Geotech report indicates an additional 6" of base is required which will be an additional cost. The permit process is proceeding.

1. WALK-IN EXHIBIT A: Presentation of Kobuk Valley Depression Report

Ms. Palmer reviewed the report. Board consensus was to obtain a proposal to scope the stormwater pipe.

Supervisor Diman joined the meeting at 6:05 p.m.

Discussion followed on another run-off location at the bridge.

DRAFT

Ms. Palmer was asked to review a road divot on Wyndfields between Brooks Hawk/Pez Landing.

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

A representative of Blue Water Aquatics was not present.

It was noted that the dim lights on the pond K fountain still needed to be addressed.

1. Aquatic Reports

2. Fountain Report

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

A representative of Floralawn was not present.

1. EXHIBIT 3: Consideration of Floralawn Proposal #23146 for Common Area Mulch - $11,676.80

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved Floralawn proposal #23146 for common area mulch, in the amount of $11,676.80, for Union Park East Community Development District.

2. EXHIBIT 4: Consideration of Floralawn Proposal #23164 to Remove Grass at Gates - $1,210.65

The gates were identified as being located at the entrance of Liberty Square. Discussion followed the irrigation impact on the gate access equipment and alternate infill options. A proposal to add pavers instead of mulch was requested.

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

Mr. Bush presented the Field Manager Report and responded to Supervisor questions.

1. EXHIBIT 6: Presentation of Scoops Poop Reports

2. WALK-ON EXHIBIT B: Consideration of Timber Intentions Proposal #206 for Wyndfields Bridge Deck Repair - $3,220.00

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board approved Timber Intentions proposal #206 for the Wyndfields bridge deck repair in the amount of $3,220.00, for Union Park East Community Development District.

Discussion followed on long-term bridge maintenance.

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

1. WALK-ON EXHIBIT C: Reminder on Ethics Training Requirement

DRAFT

Ms. Hancock reviewed various deadlines for the remainder of the year, including the ethics training requirement, the Seat 1 vacancy on November 17, 2026, the budget amendment deadline, and the posting of the District's FY 2026 goals and objectives report.

Ms. Hancock provided an update on the construction defect litigation. The response deadline was the prior week and the defendant's attorney had requested an extension.

Staff advised there was no updates on the Gibson property conveyance request.

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

Mr. Beckett announced a request for Supervisor candidates for seat 1 which will become vacant next month.

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

Mr. Beckett advised the rescheduling was due to not meeting the advertising deadlines to comply with the notification requirements.

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adopted **Resolution 2027-01 Re-scheduling Public Hearing on Parking Policy to January 27, 2027**, for Union Park East Community Development District.

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

> On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Ramirez, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, 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 September 23, 2026

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

The District's financial standing for the end of Fiscal Year 2026 was briefly reviewed.

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

D. WALK-ON EXHIBIT D: Ratification of Approval of Cooper Pools Proposal #1298 for Pool Pump Repair - $7,558.30

Mr. Beckett explained the scope of the pool pump repair.

DRAFT

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: SUPERVISOR REQUESTS

A request was made for staff to evaluate a pillar on the bridge.

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

Comments were made regarding an update on the removal of rust stains outside the gates, the possibility of changing the bridge construction, and security at the pool.

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

There being no security matters to discuss, the next Order of Business followed.

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

The next Union Park East Community Development District meeting is scheduled for 6:00 p.m. on November 17, 2026 at Union Park East Clubhouse, 1549 Bering Road, Wesley Chapel, FL 33543.

Quorum was confirmed for the next meeting.

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Pacifico, SECONDED by Supervisor Diman, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:52 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 November 17, 2026.

_____ _____

Heath Beckett, Secretary Vincent Pacifico, Chair

DRAFT

EXHIBIT 9
PENDING

UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 10

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1207
DATE	10/14/2026
EXPIRATION DATE	12/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Fountain Repair	Fountain Repair Services REPLACE PHOTOCELL ON FOUNTAIN 7 (Estimate includes all parts, taxes, shipping and labor)	1	350.88	350.88

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

THIS ESTIMATE DOES NOT INCLUDE ANY TROUBLESHOOTING SERVICES CALL FEES THAT WERE ALREADY INCURRED.

SUBTOTAL	350.88
TAX	0.00
TOTAL	**$350.88**

Accepted By Heath Beckett

Accepted Date 11/02/2026

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1209
DATE	11/05/2026
EXPIRATION DATE	12/31/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	Fountain Repair Services FOUNTAIN #F-7 200' OF 12/3 LIGHT CABLE REPLACED (Estimate includes all parts, materials, shipping, taxes, and labor)	1	1,178.50	1,178.50

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	1,178.50
TAX	0.00
TOTAL	**$1,178.50**

Accepted By Heath Beckett

Accepted Date 11/02/2026

Blue Water Aquatics, Inc.

5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Estimate

ADDRESS
Union Park East CDD
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

ESTIMATE	FA-2026-1210
DATE	11/05/2026
EXPIRATION DATE	12/31/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	Fountain Repair Services FOUNTAINS F-2 & F4 REPLACE PHOTOCELLS (Estimate includes all parts, materials, shipping, taxes and labor)	1	523.70	523.70

Please note: this is a preliminary ESTIMATE not a final invoice.
Parts and materials required for the job will be ordered only after the estimate has been approved and any necessary deposits have been received.
Work order will be dispatched once all required items are in hand.

SUBTOTAL	523.70
TAX	0.00
TOTAL	**$523.70**

Accepted By Heath Beckett

Accepted Date 11/02/2026