

***EPPERSON NORTH
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Thursday, May 2, 2024
6:00 P.M.***

***Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

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.

Epperson North Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors
Epperson North Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson North Community Development District is scheduled for **Thursday, May 2, 2024, at 6:00 P.M.** at the **Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, Florida 33544.**

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.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: **EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, May 2, 2024

Time: 6:00 P.M.

Location: Hilton Garden Inn 26640 Silver
Maple Parkway Wesley Chapel,
Florida 33544

ZOOM: <https://us02web.zoom.us/j/82079454576?pwd=a2dPMGd2Qj9mMXVBbG9NWINnSXM1dz09>

Dial in: +1 305 224 1968

Meeting ID: 820 7945 4576

Passcode: 12345

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order / Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Administrative Items

- A. Consideration/Acceptance of the Minutes of the Epperson North CDD
March 7, 2024 Regular Meeting **Exhibit 1**
- B. Consideration/Acceptance of the Annual Arbitrage Report for February
25, 2023 to February 25, 2024 – Series 2021 (Assessment Area Two) –
Arbitrage Rebate Counselors, LLC **Exhibit 2**
- C. Ratification of Invoices
 - 1. Grandview Botanicals (Addendum #3) – Plant Bed Maintenance **Exhibit 3**
- \$1,500.00/month
 - 2. Breeze – Pressure Wash Utility Fence – \$275.00 **Exhibit 4**
 - 3. DC Integrations – Gate Repair – \$212.50 **Exhibit 5**
 - 4. DC Integrations – Callbox Adjustment – \$202.50 **Exhibit 6**

IV. Vendor & Staff Updates

- A. District Engineer
- B. District Counsel
- C. Field Operations Manager: BREEZE – Colette Fuller
 - 1. Field Report conducted on April 26, 2024 **Exhibit 7**

2. NaturZone – Service Inspection Report conducted on March 19, 2024 [Exhibit 8](#)

3. Steadfast – May 2024 Waterway Inspection Report [Exhibit 9](#)

D. District Manager: BREEZE – Larry Krause

1. Presentation of Registered Voter Count [Exhibit 10](#)

V. Business Items

A. Consideration/Adoption of **Resolution 2024-04**, Designating Officers [Exhibit 11](#)

B. Notice of Qualifying Period for Candidates for the Board of Supervisors [Exhibit 12](#)

C. Consideration/Approval of Amenity Policies and Reservations Procedures [Exhibit 13](#)

D. Consideration of Proposals:

1. Trimmers – Holiday Decorations - \$19,550.00 [Exhibit 14](#)

a. Terms and Conditions [Exhibit 15](#)

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment