

District: **EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, January 6, 2022

Time: 6:00 P.M.

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

Agenda

For the full agenda packet, please contact sconley@vestapropertyservices.com

I. Roll Call

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

III. Consent Agenda

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|---|-----------|
| A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 5, 2021 | Exhibit 1 |
| B. Consideration for Approval – The November 2021 Unaudited Financial Report | Exhibit 2 |
| C. Ratification of POs: #22-28 | Exhibit 3 |

IV. Business Items

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| A. Consideration and Adoption of Resolution 2022-01, Designating Officers | Exhibit 4 |
| B. Consideration and Adoption of Resolution 2022-02, Supplemental Assessment Resolution
1. Exhibit A: Third Supplemental Special Assessment Methodology Report dated October 5, 2021
2. Exhibit B: Report of the District Engineer dated June 29, 2021 | Exhibit 5 |
| C. Consideration and Ratification of Elam Road Contract Termination Agreement | Exhibit 6 |
| D. Consideration and Adoption of Resolution 2022-03, Approving Epperson South Homeowners Association, Inc. to Enforce Parking Regulations on District Roads | Exhibit 7 |
| E. Consideration and Approval of the Indemnification Agreement with Epperson South Homeowners Association, Inc. Towing of Vehicles on District Property | Exhibit 8 |
| F. Consideration and Ratification of Easement Encroachment and Access – Sanders Tree Loop | Exhibit 9 |
| G. Discussion of District Management and Consideration of Contract for New District Management Service | Exhibit 10 |

V. Staff Reports

A. District Manager

1. Field Services Update

B. District Attorney

C. District Engineer

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

VII. Supervisor Requests

VIII. Adjournment