

***EPPERSON NORTH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:  
Thursday, May 4, 2023  
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 32745  
813-564-7847

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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 4, 2023, 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,

*Tom O'Grady*

Tom O'Grady  
District Manager  
813-565-4663

CC: Attorney  
Engineer  
District Records

**District: EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Date of Meeting:** Thursday, May 4, 2023

**Time:** 6:00 P.M.

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

**Dial In:** +1 312-626-6799  
**Meeting ID:** 873 258 6142  
**Passcode:** 54321

## ***Agenda***

*For any questions as to the agenda packet, please contact [tom@breezehome.com](mailto:tom@breezehome.com)*

**I. Roll Call**

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

**III. Business Matters**

- |  |                  |
|--|------------------|
| A. Acceptance of Letter of Resignation from Seat 5                             | <b>Exhibit 1</b> |
| B. Consideration of Appointment- Brittany Crutchfield                          |                  |
| C. Consideration for Adoption <b>Resolution 2023-04</b> , Designating Officers | <b>Exhibit 2</b> |
| D. Oath of Office  | <b>Exhibit 3</b> |
| E. Breeze Report   | <b>Exhibit 4</b> |

**IV. Presentation of Proposals**

- |  |                   |
|--|-------------------|
| A. Summary of Landscape Proposals Financial Analysis | <b>Exhibit 5</b>  |
| • RedTree Landscape Systems Presentation             | <b>Exhibit 6</b>  |
| • Down To Earth Landscape & Irrigation Presentation  | <b>Exhibit 7</b>  |
| • Floralawn, Inc Presentation                        | <b>Exhibit 8</b>  |
| • Brightview Landscape Services Presentation         | <b>Exhibit 9</b>  |
| • Mainscape Presentation                             | <b>Exhibit 10</b> |
| • Grandview Botanicals, Inc                          | <b>Exhibit 11</b> |
| • Juniper Landscape Presentation                     | <b>Exhibit 12</b> |
| • Fieldstone Presentation                            | <b>Exhibit 13</b> |
| • Pine Lake Presentation                             | <b>Exhibit 14</b> |

**V. Consent Agenda**

- A. Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors Held April 6, 2023

**Exhibit 15**

**VI. Staff Reports**

- A. District Manager  
B. District Attorney  
C. District Engineer

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

**VIII. Supervisor Requests**

**IX. Adjournment**