

***EPPERSON NORTH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Public Hearing & Regular Meeting

***Date/Time:
Thursday, August 3, 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 32746

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, August 3, 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,

Heather Dilley

Heather Dilley
District Manager
813-566-4663

CC: Attorney
Engineer
District Records

Board of Supervisors:
Mike Lawson- Chairman
Doug Draper- Vice Chairman
Lori Price- Assistant Secretary
Christie Ray- Assistant Secretary
Brittany Crutchfield- Assistant Secretary

Staff:
Heather Dilley- District Manager
Patricia Thibault- District Manager
John Vericker- District Counsel
Vivek Babbar- District Counsel
Tonja Stewart- District Engineer
Colette Fuller- Community Director

EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

Thursday, August 3, 2023 at 6:00 P.M.

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

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Public Hearing & Regular Meeting Agenda

I. Roll Call

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

III. Business Matters

A. Form 8B

Exhibit 1

B. FY 2023-2024 Budget Public Hearing

➤ Open Public Hearing

➤ Presentation of the FY 2023-2024 Budget

Exhibit 2

• Affidavit of Publication- 1st Publication July 7, 2023

Exhibit 3

• Affidavit of Publication- 2nd Publication July 14, 2023

Exhibit 4

➤ Public Comments

➤ Close Public Hearing

C. Consideration for Adoption of Resolution 2023-06, Adopting the FY 2023-2024 Budget

Exhibit 5

➤ FY 2023-2024 Budget

Exhibit 6

D. FY 2023-2024 Levying O&M Assessments Public Hearing

➤ Open Public Hearing

➤ Public Comments

➤ Close Public Hearing

- | | |
|---|-------------------|
| E. Consideration for Adoption of Resolution 2023-07 , Levying and Imposing the O&M Assessments for the FY 2023/2024 Budget | Exhibit 7 |
| ➤ Exhibit A- FY 2023-2024 Budget | Exhibit 8 |
| ➤ Exhibit B- Developer Budget Funding Agreement | Exhibit 9 |
| F. Consideration for Adoption of Resolution 2023-08 , Setting the Meeting Schedule for FY 2023-2024 | Exhibit 10 |
| G. Consideration for Adoption of Resolution 2023-09 , Designating Officers | Exhibit 11 |

IV. Consent Agenda

- | | |
|--|-------------------|
| A. Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors Held June 1, 2023 | Exhibit 12 |
| B. Ratification of Contracts | |
| ➤ Trimmers- Holiday Lighting- \$19,550.00 | Exhibit 13 |
| ➤ Outdoor Solar Lighting Service Agreement Between Gig Fiber, LLC and Epperson North Community Development District for 94 Streetlights | Exhibit 14 |
| ➤ Florida Brother’s Maintenance & Repair, LLC- Replacement Street Signs- \$672.70 | Exhibit 15 |
| ➤ Florida Brother’s Maintenance & Repair, LLC- Replacement Street Signs- \$474.50 | Exhibit 16 |
| ➤ Cost Sharing Agreement Between Epperson North Community Development District and Epperson South Homeowners Association, Inc. | Exhibit 17 |
| ➤ Release of Special Assessment Lien for Epperson North Community Development District Capital Improvement Revenue Bonds, Series 2018A-2 | Exhibit 18 |

V. Staff Reports

- | | |
|---|-------------------|
| A. District Manager | |
| B. District Counsel | |
| C. District Engineer | |
| ➤ Review of Stantec Standing Drainage Report at 8938 Parsons Hill Blvd. | Exhibit 19 |

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

VII. Supervisor Requests

VIII. Adjournment

