

***EPPERSON NORTH  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***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

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Board of Supervisors

**Epperson North Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson Ranch II 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

### ***Agenda***

#### **I. Roll Call**

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

#### **III. Business Matters**

- |   |                  |
|---|------------------|
| A. Form 8B  | <b>Exhibit 1</b> |
| B. Stantec- Standing Drainage Review at 8938 Parsons Hill Blvd.   | <b>Exhibit 2</b> |
| C. Consideration for Adoption of <b>Resolution 2023-06</b> ,<br>Designating Officers  | <b>Exhibit 3</b> |
| D. Consideration for Adoption of <b>Resolution 2023-07, Adopting<br/>the FY 2023-2024 Budget</b>  | <b>Exhibit 4</b> |
| ➤ FY 2023-2024 Budget   | <b>Exhibit 5</b> |
| E. Consideration for Adoption of <b>Resolution 2023-08</b> , Levying<br>and Imposing the O&M Assessments for the FY 2023/2024<br>Budget | <b>Exhibit 6</b> |
| ➤ FY 2023-2024 Budget   | <b>Exhibit 7</b> |
| ➤ Developer Budget Funding Agreement  | <b>Exhibit 8</b> |
| F. Consideration for Adoption of <b>Resolution 2023-09</b> , Setting the<br>Meeting Schedule for FY 2023-2024                           | <b>Exhibit 9</b> |

#### **IV. Consent Agenda**

- |  |                   |
|--|-------------------|
| A. Consideration for Approval – The Regular Meeting Minutes of<br>the Board of Supervisors Held June 1, 2023 | <b>Exhibit 10</b> |
|--|-------------------|

## **B. Ratification of Contracts**

- |  |                   |
|--|-------------------|
| ➤ Outdoor Solar Lighting Service Agreement Between Gig Fiber, LLC and Epperson North Community Development District for 94 Streetlights  | <b>Exhibit 11</b> |
| ➤ Florida Brother's Maintenance & Repair, LLC- Replacement Street Signs- \$672.70  | <b>Exhibit 12</b> |
| ➤ Florida Brother's Maintenance & Repair, LLC- Replacement Street Signs- \$474.50  | <b>Exhibit 13</b> |
| ➤ Cost Sharing Agreement Between Epperson North Community Development District and Epperson South Homeowners Association, Inc.           | <b>Exhibit 14</b> |
| ➤ Release of Special Assessment Lien for Epperson North Community Development District Capital Improvement Revenue Bonds, Series 2018A-2 | <b>Exhibit 15</b> |

## **V. Staff Reports**

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

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

## **VII. Supervisor Requests**

## **VIII. Adjournment**