

**Board of Supervisors:**

Michael Lawson - Chairman  
Doug Draper - Vice Chairman  
Lori Price - Assistant Secretary  
Christie Ray - Assistant Secretary  
Brittany Crutchfield - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
John Vericker - District Counsel  
Tonya Stewart - District Engineer  
Michael Sakellarides - Operations Director  
Colette Fuller - Community Director

## Epperson North Community Development District

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### Regular Meeting Agenda

Thursday, February 1, 2024 at 6:00 P.M.

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

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Epperson North Community Development District is scheduled for **Thursday, February 1, 2024, at 6:00 p.m.** at the **Hilton Garden Inn 26640 Silver Maple Parkway Wesley Chapel, Florida 33544**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Consent Agenda
  - A. Consideration for Acceptance – Auditor’s Report for September 30, 2022 Exhibit 1
  - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 2  
Regular Meeting Held November 2, 2023
  - C. Ratification of Proposals
    - Steadfast Environmental – Routine Maintenance - \$1,300.00 Exhibit 3
    - Steadfast Environmental – RAM - \$3,540.00 Exhibit 4
    - Steadfast Environmental – Veg Removal - \$4,535.00 Exhibit 5
    - Florida Brother’s Maintenance & Repair – Signage Installation - \$2,675.00 Exhibit 6
    - Florida Brother’s Maintenance & Repair – GFI Repair & Replacement - Exhibit 7  
\$325.00
    - Tampa S.W.A.P. – Pressure Washing - \$325.00 Exhibit 8
    - Tampa S.W.A.P. – Fence Repair & Panels Removal - \$350.00 Exhibit 9

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32745

**Meeting Location:**

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26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

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- Tampa S.W.A.P. – Drinking Fountain Plumbing - \$375.00 Exhibit 10
- Tampa S.W.A.P. – Fence Repair - \$550.00 Exhibit 11
- Site Masters of Florida – Sanders Tree Sidewalk Repair - \$5,400.00 Exhibit 12
- Sign Solutions – Mail Parking Only Signage - \$780.00 Exhibit 13

D. Ratification of Contracts

- Donation of Free Little Library Agreement Exhibit 14

4. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Breeze Field Staff

- Field Report conducted on January 15, 2024 Exhibit 15

D. District Manager

- CDD Financial Disclosure Changes Exhibit 16

5. Supervisors Requests

6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

7. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
District Manager

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