

**Board of Supervisors:**

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

**District Staff:**

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

## **Epperson North Community Development District**

---

### **Regular Meeting Agenda**

Thursday, March 7, 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, March 7, 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. Business Items
  - A. Discussion of Fountain Treatments
  - B. Discussion on Sidewalk Repair Reimbursement
    - Site Masters of Florida – Sanders Tree Sidewalk Repair Proposal - \$5,400.00 Exhibit 1
4. Consent Agenda
  - A. Annual Arbitrage Report for November 7, 2022 to November 7, 2023 – Series 2018A-1 and Series 2018A-2 – Arbitrage Rebate Counselors, LLC Exhibit 2
  - B. Annual Arbitrage Report for October 20, 2022 to October 20, 2023 – Series 2021A (Assessment Area Three) – Arbitrage Rebate Counselors, LLC Exhibit 3
  - C. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held February 1, 2024 Exhibit 4

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

**Meeting Location:**

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

**Board of Supervisors:**

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

**District Staff:**

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

**D. Ratification of Proposals**

- DC Integrations – Callbox Adjustment - \$202.50 Exhibit 5
- DC Integrations – CCTV Management - \$65.00 monthly Exhibit 6
- DC Integrations – Gate Management Agreement - \$130.00 monthly Exhibit 7
- Grandview Botanicals – Backfill and Sod Installation - \$5,000.00 Exhibit 8
- Clearview Land Design – Landscape Inspection - \$800.00 Exhibit 9

**E. Ratification of the Grandview Botanicals – Addendum to PO# OM-EN-102 Exhibit 10****5. Staff Reports****A. District Counsel****B. District Engineer****C. Breeze Field Staff**

- Field Report conducted on February 22, 2024 Exhibit 11
- NaturZone – Service Inspection Report conducted on February 21, 2024 Exhibit 12

**D. District Manager****6. Supervisors Requests****7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)****8. 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,

Larry Krause  
District Manager

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

**Meeting Location:**

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