

***EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Thursday, January 5, 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 Ranch II Community Development District

c/o BREEZE

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

Board of Supervisors

Epperson Ranch II Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District is scheduled for **Thursday, January 5, 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 RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, January 5, 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: 765 408 9133

Passcode: 12345

Agenda

Note: For the full agenda packet, please contact tom@breezehome.com

I. Roll Call

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

III. Consent Agenda

- A. Consideration for Approval – The Regular Meeting Minutes of **Exhibit 1**
the Board of Supervisors Held December 1, 2022

IV. Staff Reports

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

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1.

1 **MINUTES OF MEETING**

2 **EPPERSON RANCH II**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community
5 Development District was held on Thursday, December 1, 2022 at 6:00 p.m. at Hilton Garden Inn, 26640
6 Silver Maple Parkway, Wesley Chapel, Florida 33544.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the December 1, 2022 Epperson Ranch*
14 *II CDD Board of Supervisors Regular Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments**

16 - There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS – Business Items**

18 A. Exhibit 1: Oath of Office

- 19 ➤ Seat 1 – Michael Lawson
- 20 ➤ Seat 2 – Doug Draper
- 21 ➤ Seat 5 – Marc Schwartz

22 B. Exhibit 2: Form 1

23 C. Exhibit 3: Consideration for Approval of **Resolution 2023-02**, Designating Officers

24 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Approved
25 **the Resolution 2023-02, Designating Officers** for the Epperson Ranch II Community Development
26 District.

27 - Chairman

28 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
29 **the nomination of Mr. Lawson as Chairman** for the Epperson Ranch II Community Development
30 District.

31 - Vice Chairman

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
33 **the nomination of Mr. Draper as Chairman** for the Epperson Ranch II Community Development District.

34 **FOURTH ORDER OF BUSINESS – Consent Agenda**

35 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved
36 **the consent agenda** for the Epperson Ranch II Community Development District.

37

- A. Exhibit 4: Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors
Held November 3, 2022

- B. Exhibit 5: Ratifications of Contracts

FIFTH ORDER OF BUSINESS – Staff Reports

- A. District Manager
- There being none, the next item followed.
B. District Attorney
- There being none, the next item followed.
C. District Engineer
- There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business

- There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

- There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch II Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman