

***EPPERSON RANCH II
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 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, 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 RANCH II 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. Consideration for Adoption of Resolution 2023-05 ,
Designating Officers | Exhibit 1 |
| B. Consideration for Adoption of Resolution 2023-06, Adopting
the FY 2023-2024 Budget | Exhibit 2 |
| ➤ FY 2023-2024 Budget | Exhibit 3 |
| C. Consideration for Adoption of Resolution 2023-07 , Levying
and Imposing the O&M Assessments for the FY 2023/2024
Budget | Exhibit 4 |
| ➤ FY 2023-2024 Budget | Exhibit 5 |
| ➤ Developer Budget Funding Agreement | Exhibit 6 |
| D. Consideration for Adoption of Resolution 2023-08 , Setting the
Meeting Schedule for FY 2023-2024 | Exhibit 7 |

IV. Consent Agenda

- | | |
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| A. Consideration for Approval – The Regular Meeting Minutes of
the Board of Supervisors Held June 1, 2023 | Exhibit 8 |
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B. Ratification of Contracts

- Florida Brother's Maintenance & Repair, LLC-
Replacement Street Signs- \$1,327.80
- Florida Brother's Maintenance & Repair, LLC-
Replacement Street Signs- \$1,591.70

Exhibit 9

Exhibit 10

V. Staff Reports

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

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

- A. Discussion of Adding Pet Waste Stations to Meadow Ridge
Townhomes Area

VII. Supervisor Requests

VIII. Adjournment