

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 Ranch II Community Development District

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 Ranch II 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. Business Items
 - A. Consideration for Adoption – **Resolution 2024-03**, Spending Resolution Exhibit 1
4. Consent Agenda
 - A. Consideration for Acceptance – Auditor’s Report for September 30, 2022 Exhibit 2
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held November 2, 2023 Exhibit 3
 - C. Ratification of Proposals
 - Sign Solutions – Mail Parking Only Signage - \$493.00 Exhibit 4
 - Florida Brother’s Maintenance & Repair – Signage Installation - \$3,135.00 Exhibit 5
 - D. Ratification of Donation of Free Little Library Agreement Exhibit 6

District Office:

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

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:

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

5. Staff Reports

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

- Field Report conducted on January 15, 2024 Exhibit 7
- Fieldstone Reports
 - Maintenance Issues & Overall Performance Discussion held January 9, 2024 Exhibit 8
 - Landscaping Report conducted on January 9, 2024 Exhibit 9

- D. District Manager

- CDD Financial Disclosure Changes Exhibit 10

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,

Heather Dilley
District Manager

District Office:

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

Meeting Location:

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