

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**MINUTES OF MEETING  
EPPERSON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community Development District was held on Tuesday, February 7, 2017 at 9 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

8 **FIRST ORDER OF BUSINESS - Roll Call**

9 Mr. Cusmano called the meeting to order.

10 Present and constituting a quorum were:

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

14 Also present were:

15	Paul Cusmano	District Manager
16	Mark Straley	District Counsel ( <i>via phone</i> )
17	Tonja Stewart	District Engineer ( <i>via phone</i> )

19 **SECOND ORDER OF BUSINESS - Audience Comments**

20 There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS-Consent Agenda**

- 22 **A. Approval of Minutes from January 3, 2017 Meeting**  
23 **B. Acceptance of the December 2016 Unaudited Financial Statements**

24 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
25 approved **Items A & B** for the Epperson Ranch Community Development District.

27 **FOURTH ORDER OF BUSINESS – Business Matters**

28 **A. Review of Construction Proposals**

29 **1. Rogers Group (\$971,990.00)**

30 Mr. Lawson gave an explanation, stating the bid was for a large fountain complex, faux bridge,  
31 gate systems and electrical services for the main entry feature going into the CDD component where the  
32 roadways are owned by the District. This is a design build, a significant structure, many months have  
33 been spent by the Developer using their expertise working with this particular contractor and he would  
34 like the board to consider approving the proposal. He then asked the Engineer, Tonja Stewart , to speak  
35 about her experience with these similar type elements

36 Ms. Stewart stated that for the record, she has talked to the Developer, and a requisition came  
37 across her desk, and so they had a very thorough conversation regarding the scope of work as well as the  
38 contract. She also thinks there is a virtual reality security system along with this at some point in time.

39 Mr. Lawson confirmed. Ms. Stewart said it's a special, one of a kind project.

40 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
41 approved the Rogers Group Proposal for \$971,990.00 for the Epperson Ranch Community Development  
42 District.

43  
44 **B. Award of Landscape Contract**

45 Mr. Cusmano presented the Award of Landscape Contract stating 5 bids were received on it and  
46 Yellowstone Landscape was low bidder at \$541,581.52.

47 Mr. Lawson expanded on what Mr. Cusmano said, that the bids were at \$541,581.52 up to  
48 \$957,780. He said Yellowstone Landscape is a reputable company and he made a motion to award this  
49 contract to Yellowstone. Mr. Cusmano also made clear that this was for the entry park section, as there  
50 were two sections bid out.

51 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
52 approved awarding the Landscape Contract for the Entry Park to Yellowstone Landscape for the  
53 Epperson Ranch Community Development District.

54  
55 **FIFTH ORDER OF BUSINESS - Staff Reports**

56 **A. Manager**

57 There being none, next item followed.

58 **B. Attorney**

59 There being none, next item followed.

60 **C. Engineer**

61 Ms. Stewart mentioned that we are having issues with stormwater pond management along the  
62 grass line, between the landscape contractor and the lake management vendor, and asked if they could be  
63 more sensitive to that area because that's the area most susceptible to erosion. Because of the high level  
64 of rainfall 3 years ago, the grass has died and is now susceptible to washing out. She is going to address  
65 working out this problem with vendors.

66 **SIXTH ORDER OF BUSINESS –Supervisors Requests**

67 There being none, next item followed.

68 **SEVENTH ORDER OF BUSINESS – Audience Questions & Comments on Other Items**


69 There being none, next item followed.

70 **EIGHTH ORDER OF BUSINESS – Adjournment**

71 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
72 adjourned the meeting for the Epperson Ranch Community Development District.

73  
74 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
75 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
76 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*  
77  
78

79 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
80 meeting held on 2-7-17.


81   
82

83 Signature

84 Paul AC  
85

86 Printed Name

87 Title:  Secretary  Assistant Secretary  
88

  
82

83 Signature

Michael Lawa  
85

86 Printed Name

87 Title:  Chairman  Vice Chairman  
88

89

90

91

92

93