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**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 2, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Ted Sanders	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Mark Straley	District Counsel (via telephone)

SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of the Minutes of the December 1, 2015 Regular Meeting

Mr. St. Denis presented the minutes of the December 1, 2015 Regular Meeting and asked for comments, questions, or corrections.

Mr. Draper commented that the time posted for the meeting was incorrect.

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved December 1, 2015 minutes of the Board of Supervisors meeting, as amended, for the Epperson Ranch Community Development District.

B. Approval of the December 1, 2015 Audit Committee Meeting.

Mr. St. Denis presented the December 1, 2015 Audit Committee Meeting and asked for comments, questions, or corrections.

On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board approved the minutes of the December 1, 2015 Audit Committee Meeting for the Epperson Ranch Community Development District.

C. Acceptance of the December 2015 Financial Statements

Mr. St. Denis presented the December 2015 Financial Statements and asked for comments or questions.

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the December 2015 Financial Statements for the Epperson Ranch Community Development District.

D. Appointment of a Supervisor for the Vacant Seat #5, Expires 11-2016

This item was deferred.

E. Oath of Office

This item was deferred.

F. Resolution 2016-01 Officers

This item was deferred.

THE MEETING RECESSED AT 9:05 A.M. TO OPEN THE AUDIT COMMITTEE MEETING.

THE MEETING RECONVENED AT 9:20 A.M.

FIFTH ORDER OF BUSINESS-Business Matters

A. Approval of the Recommendation of the Audit Committee for Auditing Services for FY 2015-2016 and 2017

Mr. St. Denis asked for a motion to accept the recommendations of the Audit Committee as follows: #1 Grau, #2 Di Bartolomeo, #3 Berger Toombs and #4 Sexton & Schnoll.

On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board accepted the ranking of the Audit Committee's recommendations, and initiating contract negotiations with Grau for the Epperson Ranch Community Development District.

SIXTH ORDER OF BUSINESS - Staff Reports

A. Manager

There being none, the next item followed.

B. Attorney

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS - Public Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS - Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS - Adjournment

On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Epperson Ranch 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 MARCH 7 2016.

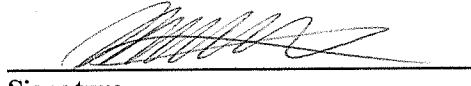


Signature

BRUCE ST. DENIS

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lanza

Printed Name

Title: Chairman Vice Chairman