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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, April 4, 2017 at 9 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

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

Also present were:

Paul Cusmano	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
Tonja Stewart	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS-Consent Agenda

- A. Approval of Minutes from March 7, 2017 Meeting
- B. Acceptance of the February 2017 Unaudited Financial Statements

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

FOURTH ORDER OF BUSINESS – Business Matters

- A. Approval of the Amended Development Acquisition Agreement and Promissory Note

Mr. Cusmano presented Approval of the Amended Development Acquisition Agreement and Promissory Note and asked for comments or questions.

Mr. Babbar stated that only the Promissory Note needed to be approved.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Promissory Note for the Epperson Ranch Community Development District.

- B. Aquatic Systems Report

Mr. Cusmano presented the Aquatic Systems Report and asked for comments or questions.

- C. Additional Matters

There being none, next item followed.

FIFTH ORDER OF BUSINESS - Staff Reports

- A. Manager

41 There being none, next item followed.

42 **B. Attorney**

43 There being none, next item followed.

44 **C. Engineer**

45 There being none, next item followed.

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

47 Mr. Lawson commented they are pursuing another bond issue with same 60 day time frame.

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

49 There being none, next item followed.

50 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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59 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
60 meeting held on 6-10-17.

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62

63 Paul A
Signature

63 [Signature]
Signature

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65 Paul A Cronin
Printed Name

65 Mike Case
Printed Name

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67 Title: Secretary Assistant Secretary

67 Title: Chairman Vice Chairman

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