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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, January 3, 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
Ted Sanders	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager
Mark Strickland	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 November 1, 2016 Meeting
- B. Approval of the November 1, 2016 Landowners Meeting Minutes
- C. Acceptance of the October 2016 Unaudited Financial Statements
- D. Acceptance of the November 2016 Unaudited Financial Statements

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

**FOURTH ORDER OF BUSINESS – Business Matters**

**A. Additional Matters**

Mr. Cusmano advised Mr. Sanders that the landscape bids were still out and coming back on the January 19<sup>th</sup> for Epperson Ranch.

**FIFTH ORDER OF BUSINESS - Staff Reports**

**A. Manager**

There being none, next item followed.

**B. Attorney**

There being none, next item followed.

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42 C. Engineer

43 There being none, next item followed.

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

45 There being none, next item followed.

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

47 There being none, next item followed.

48 **EIGHTH ORDER OF BUSINESS – Adjournment**

49 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
50 adjourned the meeting for the Epperson Ranch Community Development District.

51

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

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56 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
57 meeting held on 2/6/17.

58 

59 Signature

60 Paul A Cogsward

61 Printed Name

62 Title:  Secretary  Assistant Secretary

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67

68

69



Signature

Michael Lawson

Printed Name

Title:  Chairman  Vice Chairman