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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, October 3, 2017 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558.

**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
Mark Straley	District Counsel ( <i>via phone</i> )
Cynthia Wilhelm	FMS Bonds ( <i>via phone</i> )
Tonja Stewart	Stantec ( <i>via phone</i> )

*The following is a summary of the discussions and actions taken at the October 3<sup>rd</sup> 2017 Supervisors Meeting*

**SECOND ORDER OF BUSINESS - Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS-Consent Agenda**

- A. **Approval of Minutes from August 8th, 2017 Meeting**
- B. **Acceptance of the August 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. **Review and Discussion District Engineer’s Report**

Ms. Stewart reviewed the District Engineer’s Report.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the District Engineer’s Report subject to refinements as we get closer to Bond Offerings being sent out, for the Epperson Ranch Community Development District.

- B. **Approval of Resolution 2018-01 Delegated Award**
  - **Second Supplemental Special Assessment Methodology**
  - **Fourth Supplemental Trust Indenture**
  - **Fifth Supplemental Trust Indenture**
  - **Preliminary Offering Memorandum**

- 41                   ➤ **Bond Purchase Contact**
- 42                   ➤ **Continuing Disclosure Agreement**

43                   *(Last three items under separate cover)*

44   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
45   Resolution **2018-01** for the Epperson Ranch Community Development District.

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47           **C.     Additional Matters Related to the Series 2017 Bonds**

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49           There being none, next item followed.

50           **D.     Discussion of Construction Funding Coordination**

51           Mr. Lawson presented the Construction Funding Coordination and asked for any comments or  
52           questions.

53   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
54   approved the Contract with the Chairman securing in-house signatures for the Epperson Ranch  
55   Community Development District.

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57   **FIFTH ORDER OF BUSINESS - Staff Reports**

58           **A.     Manager**

59           Mr. Cusmano introduced a Special Authorization. Mr. Lawson further explained the  
60           agreement and asked for a motion to be passed for approval.

61   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
62   to authorize DPG to set the report for \$10,000, paid upon closing, for the Epperson Ranch Community  
63   Development District.

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65           **B.     Attorney**

66           There being none, next item followed.

67           **C.     Engineer**

68           There being none, next item followed.

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

70           There being none, next item followed.

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

72           There being none, next item followed.

73   **EIGHTH ORDER OF BUSINESS – Adjournment**

74   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
75   adjourned the meeting for the Epperson Ranch Community Development District.

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

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11/7/17.

Karl A. C...  
Signature

PAUL A Cusumano  
Printed Name

Title:  Secretary     Assistant Secretary

[Signature]  
Signature

Michael Lamm  
Printed Name

Title:  Chairman     Vice Chairman