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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, June 6, 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:

| | |
|-------------|---------------------------------------|
| 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 |
| John Vericker | District Counsel (<i>via phone</i>) |

SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Organizational Matters

A. Appointment of Sean O'Connor to Supervisor Vacant Seat #5 Expires 11/2018

Mr. Cusmano requested an appointment for Sean O'Connor to Supervisor Vacant Seat #5 Expires 11/2018.

| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the appointment of Sean O'Connor to Supervisor for Vacant Seat #5, Expiring 11/2018 for the Epperson Ranch Community Development District. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

B. Oath of Office

Mr. Cusmano presented the Oath of Office to Mr. O'Connor and asked him to read and sign.

C. Acceptance or Wavier of Compensation

Mr. Cusmano advised Mr. O'Connor that he was entitled to up to \$200 per meeting and asked if he wanted to accept of wave compensation.

Mr. O'Connor accepted compensation.

D. Supervisor Responsibilities & Sunshine Laws

Mr. Cusmano gave an overview of the Supervisor Responsibilities & the Sunshine Laws.

E. Consideration and Approval of Resolution 2017-5 Officers

Mr. Cusmano presented Consideration and Approval of Resolution 2017-5 Officers and asked for comments or questions.

39 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted
40 Resolution **2017-5** Officers with Mr. Lawson as Chairman, Mr. Draper as Vice Chairman, Mr. Cusmano
41 as Secretary/Treasurer, Ms. Comings-Thibault as Treasurer, Mr. Aagaard as Assistant Treasurer, Ms.
42 Stewart and Ms. Johns as Assistant Secretaries, and Ms. Price, Mr. Sanders and Mr. O'Connor as
43 Assistant Secretaries for the Epperson Ranch Community Development District.

44
45 **FOURTH ORDER OF BUSINESS-Consent Agenda**

- 46 **A. Approval of Minutes from April 4, 2017 Meeting**
47 **B. Acceptance of the March 2017 Unaudited Financial Statements**
48 **C. Acceptance of the April 2017 Unaudited Financial Statements**

49 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
50 **Items A-C** for the Epperson Ranch Community Development District.

51
52 **FIFTH ORDER OF BUSINESS – Business Matters**

53 **A. Aquatic Systems Waterway Inspection Report**

- 54 > **April**
55 > **May**

56 Mr. Cusmano presented the Aquatic Systems Waterway Inspection Reports for April and May
57 and asked for comments or questions.

58 **B. Consideration of BrightView Landscape Maintenance Proposal**

59 Mr. Cusmano presented the BrightView Landscape Maintenance Proposal and asked for
60 comments or questions.

61 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
62 the BrightView Landscape Maintenance Proposal for the Epperson Ranch Community Development
63 District.

64
65 **C. Discussion and Review of the Proposed FY 2017-2018 Budget (*under separate cover*)**

66 Mr. Cusmano presented Discussion and Review of the Proposed FY 2017-2018 Proposed Budget
67 and asked for comments or questions.

68 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
69 approved the Proposed FY 2017-2018 Budget for the Epperson Ranch Community Development District.

70
71 **D. Consideration and Approval of Resolution 2017-6 Approving Proposed Budget and**
72 **Setting the Public Hearing**

73
74 Mr. Cusmano presented Consideration and Approval of Resolution 2017-6 Approving Proposed
75 Budget and Setting the Public Hearing and asked for comments or questions.

76 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
77 Resolution **2017-6** Approving the Proposed Budget and Setting the Public Hearing for August 8, 2017 at
78 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida 33558, for the Epperson Ranch
79 Community Development District.

81 **E. Supervisor of Elections Report on Number of Registered Voters – 0**
82 Mr. Cusmano presented the Supervisor of Elections Report on Number of Registered Voters – 0.

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

84 **A. Manager**
85 There being none, next item followed.

86 **B. Attorney**
87 There being none, next item followed.

88 **C. Engineer**
89 There being none, next item followed.

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

91 There being none, next item followed.

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


93 There being none, next item followed.

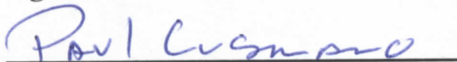
94 **EIGHTH ORDER OF BUSINESS – Adjournment**

95 On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
96 adjourned the meeting for the Epperson Ranch Community Development District.


97
98 **Each person who decides to appeal any decision made by the Board with respect to any matter*
99 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
100 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

101
102
103 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
104 meeting held on 7-12-17.

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106 _____
107 Signature

108 
109 _____
110 Printed Name

111 Title: Secretary Assistant Secretary
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105 
106 _____
107 Signature

108 
109 _____
110 Printed Name

111 Title: Chairman Vice Chairman
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