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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, November 4, 2014 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

FIRST ORDER OF BUSINESS - Oath of Office of Newly Elected Supervisors

A. Oath of Office

Mr. St. Denis being a Notary Public of the State of Florida, administered the Oath of Office to Doug Draper, Lori Price, Ted Sanders, and Anthony Brannan, copies of which are attached hereto and made a part of the permanent record.

B. Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Doug Draper	Vice Chairman
Lori Price	Assistant Secretary
Ted Sanders	Assistant Secretary
Tony Brannan	Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Accountant (via telephone)
Tonya Stewart	District Engineer (via telephone)
John Vericker	District Attorney (via telephone)

Mr. St. Denis established a quorum of the Board was present.

SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS - Organizational Matters

A. Approval of Resolution 2015-1, Canvassing & Certifying Results of Landowners Election

Mr. St. Denis read the proxy votes; Mr. Lawson received 394 votes; Mr. Draper, 394 Ms. Price, 390; Mr. Brannan 390; and Mr. Sanders, 390 votes. This means that Mr. Lawson will have a four (4) year term; Mr. Draper a four (4) year term; Ms. Price a two (2) year term; Mr. Brannan a two(2) year term; and Mr. Sanders a two (2) year term.

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board adopted Resolution 2015-1, Canvassing and Certifying the Results of the Landowners Election.

1 **B. Resolution 2015-2, Ratification of Past Actions of Appointed Board**

2
3 On MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
4 Resolution 2015-2, Ratifying Past Actions of the Appointed Board.

5
6 **C. Resolution 2015-3, Election of Officers.**

7 Mr. St. Denis asked if there were nominations for Chairman.

8
9 On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, Mike Lawson was
10 appointed Chairman.

11
12 Mr. St. Denis asked if there were nominations for Vice Chairman.

13 On MOTION by Mr. Sanders, SECONDED by Ms. Price, WITH ALL IN FAVOR, Doug Draper was
14 appointed Vice Chairman.

15
16 In accordance to Resolution 2015-3, Mr. St. Denis stated that the remaining three individuals on
17 the Board, Ms. Price, Mr. Sanders, and Mr. Brannan will all be Assistant Secretaries. Staffing remains as
18 Bruce St. Denis as Secretary, Patricia Comings-Thibault as Treasurer, Bruce St. Denis and Maik Aagaard
19 as Assistant Treasurers; and Jean Rugg and Carolyn Stewart as Assistant Secretaries.

20
21 On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted
22 Resolution 2015-3 Election of Officers: Mike Lawson as Chair; Doug Draper as Vice Chair; Bruce St.
23 Denis as Secretary; Patricia Comings-Thibault as Treasurer; Bruce St. Denis and Maik Aagaard as
24 Assistant Treasurers; Jean Rugg, Carolyn Stewart, Lori Price, Ted Sanders and Tony Brannan as
25 Assistant Secretaries.

26
27 Mr. St. Denis asks for any questions regarding District and Supervisory responsibilities.

28
29 **D. Compensation of Newly Elected Supervisors.**

30 Mr. St. Denis requested acceptance of compensation question: Mr. Draper accepted. Ms. Price
31 accepted. Mr. Sanders accepted. Mr. Brannan accepted.

32
33 **FOURTH ORDER OF BUSINESS - Administrative Matters:**

34 **A. Approval of Minutes of Meetings**

35 1. August 5, 2014

36 2. September 2, 2014

37 Mr. St. Denis presented the minutes of August 5, 2014 and September 2, 2014 meetings, and
38 requested any additions, deletions or revisions.

39
40 On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
41 approved the Minutes of the August 5, 2014 Meeting.

42
43 On MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
44 the Minutes of the September 2, 2014 Meeting.

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B. Acceptance of Check Register
Mr. St. Denis presented the Check Register.

On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board accepted the Check Register.

FIFTH ORDER OF BUSINESS - Public Hearings

A. Budget for Fiscal Year 2014-2015

1. Open Public Hearing

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board opened the Public Hearing for Fiscal Year 2014-2015 Budget.

2. Budget Presentation.

Ms. Patricia Comings-Thibault presented the budget.

3. Public Comment

There being none, the next item followed.

4. Close Public Hearing

On MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board closed the Public Hearing for Fiscal Year 2014-2015 Budget.

5. Resolution 2015-4, Annual Appropriation and Adoption of Budget for Fiscal Year 2014-2015

On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted Resolution 2015-4, Annual Appropriation and Budget for Fiscal Year 2014-2015.

B. Uniform Method of Collection

1. Open Public Hearing

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board opened the Public Hearing on Uniform Method of Collection.

2. Presentation

The Board reviewed the presentation.

3. Public Comment

There being none, the next item followed.

4. Close Public Hearing

On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board closed the Public Hearing on Uniform Method of Collection.

1 **5. Resolution 2015-5, Adoption of Uniform Method of Imposition, Collection,**
2 **and Levy of Assessments**
3

4 On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board adopted
5 Resolution 2015-5, Uniform Method of Imposition, Collection and Levy of Assessments.

6
7 **SIXTH ORDER OF BUSINESS - Business Matters:**

- 8 **A. Review of Engineering Proposals**
9 **1. Florida Design Consultants**
10 **2. Stantec**
11 **3. Screening Appraisal**

12 Based on the selection criteria given to the Board, both FDC and Santec each had 66 votes. Mr.
13 St. Denis requested a motion to continue the review of proposals to next meeting, at which time the
14 Chairman's vote would be included.

15
16 On MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approves to
17 move the Review of Engineering Proposals to next meeting.

- 18
19 **B. Financing Matters:**
20 There being none, the next item followed.

- 21
22 **C. Additional Matters**
23 There being none, the next item followed.

24
25 **SEVENTH ORDER OF BUSINESS - Staff Reports**

- 26 **A. Manager**
27 There being none, the next item followed.
28
29 **B. Attorney**
30 John Vericker reported that the Bond Validation will be December 10th.
31
32 **C. Engineer**
33 There being none, the next item followed.

34
35 **EIGHTH ORDER OF BUSINESS - Audience Comments**

36 There being none, the next item followed.

37
38 **NINTH ORDER OF BUSINESS - Supervisors Requests**

39 There being none, the next item followed.

40
41 **TENTH ORDER OF BUSINESS - Adjournment**

42 There being no further business,

43
44 On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
45 adjourned.

46
47 **These minutes were prepared in summary format.*

48 **Each person who decides to appeal any decision made by the Board with respect to any matter*
49 *considered at the meeting is advised that person may need to ensure that a verbatim record of*

1 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
2 *based.*

3

4 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
5 noticed meeting held on FEB 3 2015.

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Signature

BRUCE ST DENIS

Printed Name



Signature

Michael J Lamon

Printed Name

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~~Title:~~

Secretary

Assistant Secretary

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19

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~~Title:~~

Chairman

Vice Chairman