

1 **MINUTES OF MEETING**  
2 **EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community  
5 Development District was held on Tuesday, February 3, 2015 at 9:00 a.m. at the Residence Inn, 2101  
6 Northpointe Parkway, Lutz, Florida.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. St. Denis called the meeting to order.

9 Present and establishing a quorum were:

10 Mike Lawson	Board Supervisor, Chairman (after appointment)
11 Doug Draper	Board Supervisor, Vice Chairman
12 Lori Price	Board Supervisor, Assistant Secretary
13 Tony Brannan	Board Supervisor, Assistant Secretary

14 Also present were:

15 Bruce St. Denis	District Manager
16 Maik Aagaard	District Managing Principal (via telephone)
17 Patricia Comings-Thibault	District Treasurer (via telephone)
18 Tonja Stewart	District Engineer
19 Mark Straley	District Counsel, Straley & Robin (via telephone)

20

21 **SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items**

22 There being none, the next item followed.  
23

24 **THIRD ORDER OF BUSINESS - Organizational Matters**

25 **A. Oath of Office of Newly Elected Supervisor Mr. Lawson.**

26 Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to  
27 Mike Lawson, a copy of which is attached to the permanent Records of Proceedings.

28 **B. Review of District and Supervisor Responsibilities**

29 Mr. St. Denis gave an overview regarding the Sunshine and Public Records law requirements.

30 **C. Compensation of Newly Elected Supervisors**

31 Mr. St. Denis advised Mr. Lawson that he was entitled to compensation of \$200 per meeting and  
32 asked whether he would like to accept or decline compensation.

33 Mr. Lawson accepted compensation.  
34

35 **FOURTH ORDER OF BUSINESS-Administrative Matters**

36 **A. Approval of Minutes of November 4, 2015 Meeting**

37 Mr. St. Denis presented the Minutes of the November 4, 2015 meeting.  
38

39 On a MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board  
40 approved the minutes of the Board of Supervisors' meeting held on November 4, 2014 for the Epperson  
41 Ranch Community Development District.

42  
43 **B. Acceptance of the Unaudited Financial Statement and Check Register as of**  
44 **December 31, 2014.**

45 Ms. Comings-Thibault presented the December Financial Statement and asked for comments and  
46 questions.  
47

1 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
2 the Unaudited Financial Statement and Check Register as of December 31, 2014 for the Epperson Ranch  
3 Community Development District.

4  
5 **FIFTH ORDER OF BUSINESS-Business Matters:**

6 **A. Review of Engineering Proposals**

7 Mr. St. Denis presented the Engineering Proposals and the Proposal Screening Form.

- 8 1. Florida Design Consultants  
9 2. Stantec  
10 3. Screening Appraisal

11 The Board members submitted their ranking sheets to Mr. St. Denis for tabulation:

12 Florida Design Consultants 55  
13 Stantec 67  
14

15 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
16 accepted the Stantec Proposal for the Epperson Ranch Community Development District.

17  
18 **B. Designating Date Setting Public Hearing on Rules of Procedure**

19 Mr. St. Denis requested a Public Hearing date on Rules of Procedure.  
20

21 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board  
22 approved the date of Public Hearing on Rules of Procedure to be April 7, 2015 for the Epperson Ranch  
23 Community Development District.

24  
25 **C. Financing Matters:**

26 **1. Consideration of Master Engineer's Report**

27 Ms. Stewart presented the Master Engineer's Report. The project has been split into master costs  
28 and subdivision costs, with the Master Cost estimated at \$25,913,660, and the Subdivision cost estimated  
29 at \$38,166,140. There's a new kind of Amenity Center planned, so costs may be subject to change. There  
30 are one or two additional folio numbers that may or may not be in the project.

31 The Amenity is described under the Master Landscaping/Hardscaping/Amenity Report.

32 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted  
33 the Master Engineer's Report, subject to any final revisions as determined by the financing team for the  
34 Epperson Ranch Community Development District.

35  
36 Mr. Lawson thanked Ms. Stewart for compiling this report on relatively short notice.  
37

38 **2. Consideration of Master Assessment Methodology Report**

39 Ms. Comings-Thibault presented the Master Assessment Methodology Report and asked for  
40 questions and comments.

41 Mr. Lawson asked what figure is being used for the Master Assessment Report.

42 Mr. Aagaard and Mr. Straley confirmed using the \$92M figure for the Master Assessment Report.

43 Mr. Lawson stated that the anticipated lot count is 849. Mr. Lawson confirmed that 50' lot sizes  
44 are used as the standard basis for methodology.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
2 accepted the Consideration of Master Assessment Methodology Report, subject to any final revisions as  
3 determined by the financing team for the Epperson Ranch Community Development District.

4  
5 **3. Resolution 2015-6B, Notice of Intent of Imposition of Special Assessments**

6 Mr. St. Denis presented Resolution 2015-6 and asked for comments.

7 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board  
8 adopted **Resolution 2015-6B**, Notice of Intent of Imposition of Special Assessments, subject to final  
9 revisions as determined by District Counsel for the Epperson Ranch Community Development District.

10  
11 **4. Resolution 2015-7, Setting of Public Hearing**

12 Mr. St. Denis presented Resolution 2015-7 and requested dates for Public Hearing. Discussion  
13 ensued.

14 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
15 **Resolution 2015-7**, Setting a Public Hearing on Thursday, March 26<sup>th</sup> at 9:00 a.m. at Residence Inn, 2101  
16 Northpointe Parkway, Lutz, Florida for the Purpose of Hearing Public Comment on Imposing a Special  
17 Assessment on Certain Property Within the District Generally Described as Epperson Ranch Community  
18 Development District.

19  
20 **5. Other Financing Matters**

21 Mr. Lawson asked if the Public Hearing would adopt the Master Assessment or going forward the  
22 Final Assessments.

23 Mr. Straley stated that the Public Hearing would adopt the Master Assessment Methodology  
24 Report.

25 **D. Construction Contract Approvals**

26 Mr. Brannan requested this item be continued to February 12, 2015.

27  
28 **E. Additional Matters**

29 There being none, the next item followed.

30  
31 **SIXTH ORDER OF BUSINESS-Staff Reports**

32 **A. Manager**

33 There being none, the next item followed.

34 **B. Attorney**

35 There being none, the next item followed.

36 **C. Engineer**

37 There being none, the next item followed.

38 **SEVENTH ORDER OF BUSINESS-Audience Comments**

39 There being none, the next item followed.

40 **EIGHTH ORDER OF BUSINESS-Supervisors Requests**

41 There being none, the next item followed.

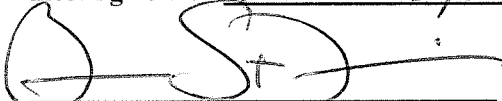
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1 **NINTH ORDER OF BUSINESS-Meeting Continued**  
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3 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board of  
4 Supervisors continued the meeting to February 12, 2015 at 9:00 a.m. at the Residence Inn, 2101  
5 Northpointe Parkway, Lutz, Florida.  
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7 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
8 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
9 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*  
10

11 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
12 meeting held on MARCH 3, 2015.  
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15 \_\_\_\_\_  
16 Signature  
17 Bruce Sr. Denis  
18 Printed Name

19 Title:  
20  Secretary     Assistant Secretary  
21  
22  
23

14   
15 \_\_\_\_\_  
16 Signature  
17 Michael Lawson  
18 Printed Name

19 Title:  
20  Chairman     Vice Chairman  
21  
22  
23