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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 Wednesday, June 10, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis 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
Anthony Brannan	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Treasurer (via telephone)
Mark Straley	District Counsel, Straley & Robin (via telephone)
Tonja Stewart	District Engineer (via telephone)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of May 5, 2015 Meeting

Mr. St. Denis presented the minutes of May 5, 2015 meeting, and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' meeting held on May 5, 2015 for the Epperson Ranch Community Development District.

B. Acceptance of Financial Statement April 30, 2015

Ms. Comings-Thibault presented the April 30, 2015 Financial Statements and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board accepted the Unaudited Financial Statement as of April 30, 2015 for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Presentation and Discussion of the Proposed FY 2015-2016 Budget

Ms. Comings-Thibault presented for discussion the Proposed FY 2015-2016 Budget and asked for comments and questions.

Discussion ensued.

B. Consideration of Resolution 2015-15 Approval of the FY 2015-2016 Proposed Budget and Setting the Public Hearing

1 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
2 **Resolution 2015-15** which sets the budget as proposed and the public hearing on August 4, 2015 at the
3 Residence Inn, 2101 Northpointe Parkway, Lutz, Florida at 9:00 a.m. for the Epperson Ranch Community
4 Development District.

5
6 **C. Ratification of the Bond Counsel Agreement**

7 Mr. St. Denis presented for ratification the Bond Counsel Agreement and asked for comments
8 and questions.

9 On a MOTION by Mr. Brannan, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board ratified
10 the Bond Counsel Agreement for the Epperson Ranch Community Development District.

11
12 **D. Approval of Pasco County Property Appraisers Agreement to Collect Assessments**
13 **\$750.00**

14 Mr. St. Denis presented for approval the Pasco County Property Appraisers Agreement to Collect
15 Assessments in the amount of \$750 and asked for comments and questions.

16 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
17 the Pasco County Property Appraisers Agreement to collect Assessments in the amount of \$750 for the
18 Epperson Ranch Community Development District.

19
20 **E. Memo Regarding the Annual Form 1 Filing**

21 Mr. St. Denis presented the memo regarding the annual Form 1 Filing and asked for comments
22 and questions.

23 **FIFTH ORDER OF BUSINESS – Staff Reports**

24 **A. Manager**

25 There being none, the next item followed.

26 **B. Attorney – Report on Corp Permit**

27 Mr. Lawson presented briefly about the individual permit being resubmitted and commencing site
28 work on the overpass in the next 30 days.

29 **C. Engineer**

30 There being none, the next item followed.

31 **SIXTH ORDER OF BUSINESS – Public Comments**

32 There being none, the next item followed.

33 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

34 There being none, the next item followed.

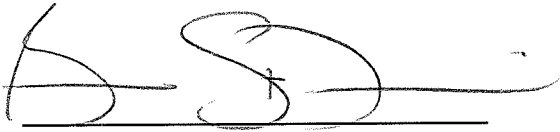
35 **EIGHTH ORDER OF BUSINESS – Adjournment**

36 On a MOTION by Mr. Lawson, SECONDED by Mr. draper, WITH ALL IN FAVOR, the Board
37 adjourned the meeting for the Epperson Ranch Community Development District.

38
39 **Each person who decides to appeal any decision made by the Board with respect to any matter*
40 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
41 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

42 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
43 **meeting held on _____.**

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Signature

BRUCE ST. DENIS

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lawson

Printed Name

Title: Chairman Vice Chairman