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**MINUTES OF MEETING
EPPERSON RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Epperson Ranch Community
11 Development District was held on Tuesday, July 7, 2015 at 9:00 a.m. at the Residence Inn, 2101
12 Northpointe Parkway, Lutz, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

Mr. St. Denis called the meeting to order.

Present and establishing a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Tony Brannan	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Mark Straley	District Counsel (via telephone)
Maik Aagaard	District Managing Principal (via telephone)
Tonja Stewart	District Engineer (via telephone)
Edwin M. Bulleit	MBS Capital Markets, LLC

SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS - Administrative Matters

A. Approval of Minutes of June 2, 2015 Meeting

Mr. St. Denis presented the Minutes of the June 2, 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 June 2, 2015 for the Epperson Ranch Community Development District.

B. Acceptance of the Unaudited Financial Statements

Mr. St. Denis presented the June Unaudited Financial Statement and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board accepted the Unaudited Financial Statement as of June 31, 2015 for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS- Business Matters:

There being none, the next item followed.

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

2 **A. Manager**

3 There being none, the next item followed.

4 **B. Attorney**

5 There being none, the next item followed.

6 **C. Engineer**

7 There being none, the next item followed.

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9 **SIXTH ORDER OF BUSINESS-Public Comments**

10 There being none, the next item followed.

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12 **SEVENTH ORDER OF BUSINESS- Supervisors Requests**

13 Mr. Lawson opened discussion to the Board on the Bond Closing process and invited Ed Bulleit a
14 representative of MBS Capital Marketing to join the discussion on the Bond Closing issue.

15 Mr. Bulleit stated they are still waiting on some of the permits and an updated Engineer's Report.

16 Ms. Stewart requested to meet with Mr. Bulleit and Mr. Lawson on a later date to discuss
17 schedules and scope of the Bond issue.

18 Mr. Bulleit requested Ms. Stewart to bring an updated Engineer's Report to the continued
19 meeting.

20 Discussion ensued.

21 The Board decided to have a meeting on July 17, 2015 9:00 a.m. at the Residence Inn, 2101
22 Northpointe Parkway, Lutz, Florida.

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24 **EIGHTH ORDER OF BUSINESS- Adjournment**

25 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
26 adjourned the meeting for the Epperson Ranch Community Development District.

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

31 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
32 meeting held on AUG 4 2015.

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35 **Signature**

36 BRUCE S. DENIS

37 **Printed Name**

38 **Title:** Secretary Assistant Secretary

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40 **Signature**

41 Michael Lawson

42 **Printed Name**

43 **Title:** Chairman Vice Chairman