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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, September 22, 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
Mercedes Tutich	District Manager (via phone)
Maik Aagaard	Managing Principal (via phone)
Mark Straley	District Counsel, Straley & Robin (via phone)
Tonja Stewart	District Engineer (via phone)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Business Matters

A. Consideration of the Delegated Award Resolution 2015-17

Mr. St. Denis presented the Delegated Award Resolution 2015-17 and asked for comments or questions.

B. Master Trust Indenture

C. 1st Supplemental Trust Indenture

D. 2nd Supplemental Trust Indenture

E. 3rd Supplemental Trust Indenture

Items B - E were presented by Mr. Straley and he asked if there were any questions or comments.

F. PLOM (under separate cover)

Mr. St. Denis added that within the PLOM there also included a Bond Purchase Agreement and a Continuing Disclosure Agreement.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the Delegated Award Resolution **2015-17** for the Epperson Ranch Community Development District.

G. Engineer's Report

Ms. Stewart presented the Engineer's Report and asked for comments or questions.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
2 approved the Engineer's Report, contingent on making necessary changes as required, for the Epperson
3 Ranch Community Development District.

4
5 **H. Supplemental Special Assessment Report (under separate cover)**

6 Mr. Aagaard presented the Supplemental Special Assessment Report and asked for comments or
7 questions.

8 Discussion ensued.
9

10 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
11 the Supplemental Special Assessment Report, contingent on making necessary changes as required, for
12 the Epperson Ranch Community Development District.

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14 **FOURTH ORDER OF BUSINESS – Staff Reports**

15 **A. Manager**

16 There being none, the next item followed.

17 **B. Attorney**

18 There being none, the next item followed.

19 **C. Engineer**

20 There being none, the next item followed.

21 **FIFTH ORDER OF BUSINESS – Public Comments**

22 There being none, the next item followed.

23 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

24 There being none, the next item followed.

25 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

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

32 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
33 meeting held on DEC 1 2015.

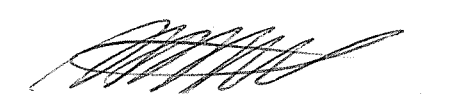
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37 Signature

38 BRUCE ST. DENIS

39 Printed Name

40 Title: Secretary Assistant Secretary

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37 Signature

38 Michael Lawson

39 Printed Name

40 Title: Chairman Vice Chairman