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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 3, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, FL.

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

Also present were:

Bruce St. Denis	District Manager
Vivek Babbar	District Counsel (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 – Organizational Matters

A. Acceptance of Resignation of Board Supervisor Brannan

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the resignation of Mr. Tony Brannan for the Epperson Ranch Community Development District.

B. Nomination for Open Supervisor Seat #5

This item was tabled.

C. Oath of Office

This item was tabled.

D. Resolution 2016-01

This item was tabled

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of October 6, 2015 Regular Meeting

Mr. St. Denis presented the minutes of the October 6, 2015 meeting and asked for comments, questions or corrections.

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 October 6, 2015 for the Epperson Ranch Community Development District.

B. Acceptance of September 2015 Financial Statements

Mr. St. Denis presented the September 2015 Financial Statements and asked for comments or questions.

43 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
44 the September 2015 Financial Statements for the Epperson Ranch Community Development District.

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46 **FIFTH ORDER OF BUSINESS – BUSINESS MATTERS**

47 **A. Approval of Resolution 2016-02 2015 Budget Amendment**

48 Mr. St. Denis presented Resolution 2016-02 2015 Budget Amendment and asked for comments
49 or questions.

50 Discussion ensued.

51 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
52 Resolution **2016-02** 2015 Budget Amendment for the Epperson Ranch Community Development District.

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54 District Counsel Babbar introduced resolution 2016-3.

55 **B. Approval of Resolution 2016-03 Setting Forth the Specific Terms of the \$5,800,000**
56 **Epperson Ranch Community Development District Special Assessment Revenue Bonds, Series**
57 **2015A-1(the “Series 2015A-1 Bonds”), the \$6,505,000 Epperson Ranch Community Development**
58 **District Special Assessment Revenue Bonds, Series 2015A-2 (the “Series 2015-A2 Bonds”), and the**
59 **\$2,500,000 Epperson Ranch Community Development District Special Assessment Revenue Bonds,**
60 **Series 2015A-3 (Collectively, the “series 2015 Bonds”) and Providing for Severability, Conflicts and**
61 **an Effective Date.**

62 **(MEETING RECESSED AT 9:11 a.m. TO OBTAIN RESOLUTION 2016-03)**

63 **(MEETING RECONVENED AT 9:25 a.m.)**

64 Mr. Babbar presented Resolution 2016-03 Setting Forth the Specific Terms of the \$5,800,000
65 Epperson Ranch Community Development District Special Assessment Revenue Bonds, Series 2015A-
66 1(the “Series 2015A-1 Bonds”), the \$6,505,000 Epperson Ranch Community Development District
67 Special Assessment Revenue Bonds, Series 2015A-2 (the “Series 2015-A2 Bonds”), and the \$2,500,000
68 Epperson Ranch Community Development District Special Assessment Revenue Bonds, Series 2015A-3
69 (Collectively, the “series 2015 Bonds”) and Providing for Severability, Conflicts and an Effective Date,
70 and asked for comments or questions.

71 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
72 Resolution **2016-03** Setting Forth the Specific Terms of the \$5,800,000 Epperson Ranch Community
73 Development District Special Assessment Revenue Bonds, Series 2015A-1(the “Series 2015A-1 Bonds”),
74 the \$6,505,000 Epperson Ranch Community Development District Special Assessment Revenue Bonds,
75 Series 2015A-2 (the “Series 2015-A2 Bonds”), and the \$2,500,000 Epperson Ranch Community
76 Development District Special Assessment Revenue Bonds, Series 2015A-3 (Collectively, the “series 2015
77 Bonds”) and Providing for Severability, Conflicts and an Effective Date for the Epperson Ranch
78 Community Development District.

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80 **SIXTH ORDER OF BUSINESS – Staff Reports**

81 **A. Manager**

82 There being none, the next item followed.

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B. Attorney

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Public Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Requests

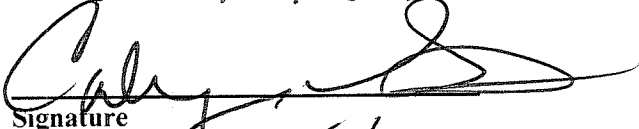
There being none, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 12-1-2016.



Signature

Carolyn Stewart

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lawson

Printed Name

Title: Chairman Vice Chairman