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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 1, 2016 at 9 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Cusmano 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:

Paul Cusmano	District Manager
Vivek Babbar	District Counsel (<i>via phone</i>)
Tonja Stewart	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Organizational Matters

A. Oath of Office of Newly Elected Supervisors

Mr. Cusmano stated that the newly elected officers were Lori Price and Ted Sanders. He then read the Oath of Office out loud and asked Ms. Price to sign. He stated that Ted Sanders would read and sign at a later date.

B. Consideration of Resolution 2017-01 Canvassing & Certifying Results of the Landowners Election

Mr. Cusmano presented Resolution 2017-01 Canvassing & Certifying Results of the Landowners Election, stating that Ms. Price had 390 votes and Mr. Sanders had 390 votes.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution 2017-01 Canvassing & Certifying Results of the Landowners Election for the Epperson Ranch Community Development District.

C. Compensation of Supervisors

Mr. Cusmano informed Ms. Price that she was entitled to compensation of up to \$200 per meeting and asked if she accepted or waived.

Ms. Price accepted compensation.

D. Consideration of Resolution 2017-02 Election of Officers

Mr. Cusmano presented Resolution 2017-02 Election of Officers and asked for comments or

41 questions.

42 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
43 Resolution **2017-02** Election of Officers with Mike Lawson as Chairman, Doug Draper as Vice
44 Chairman, Paul Cusmano as Secretary, Patricia Comings-Thibault as Treasurer, Maik Aagaard as
45 Assistant Treasurer, Carolyn Stewart and Janet Johns as Assistant Secretaries and Lori Price as Assistant
46 Secretary and Ted Sanders as Assistant Secretary, for the Epperson Ranch Community Development
47 District.

48

49 **FOURTH ORDER OF BUSINESS-Consent Agenda**

50 **A. Approval of Minutes from September 6, 2016 Meeting**

51 Mr. Cusmano presented the minutes from the September 6, 2016 meeting and asked for
52 comments questions, or corrections.

53 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
54 approved the Minutes from the September 6, 2016 Meeting for the Epperson Ranch Community
55 Development District.

56

57 **B. Acceptance of the September 2016 Unaudited Financial Statements**

58 Mr. Cusmano presented the September 2016 Unaudited Financial Statements and asked for
59 comments or questions.

60 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
61 the September 2016 Unaudited Financial Statements for the Epperson Ranch Community Development
62 District.

63

64 **FIFTH ORDER OF BUSINESS – Business Matters**

65 **A. Approval of Resolution 2017-03 Prompt Payment Policy**

66 Mr. Cusmano presented Resolution 2017-03 Prompt Payment Policy and asked for comments or
67 questions.

68 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
69 Resolution **2017-03** Prompt Payment Policy for the Epperson Ranch Community Development District.

70

71 **SIXTH ORDER OF BUSINESS – Additional Matters**

72 There being none, next item followed.

73 **SEVENTH ORDER OF BUSINESS - Staff Reports**

74 **A. Manager**

75 There being none, next item followed.

76 **B. Attorney**

77 There being none, next item followed.

78 **C. Engineer**

79 There being none, next item followed.

80

81 **EIGHTH ORDER OF BUSINESS - Public Comments**

82 There being none, next item followed.

83 **NINTH ORDER OF BUSINESS - Supervisors Requests**

84 There being none, next item followed.

85 **TENTH ORDER OF BUSINESS – Adjournment**

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

88

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

92

93 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
94 **meeting held on 1-3-17.**

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96

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Signature

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99

Printed Name

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101

Title: Secretary Assistant Secretary

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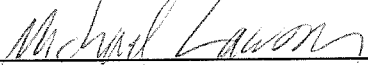
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Signature

Signature



Printed Name

Printed Name

Title: Chairman Vice Chairman