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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, December 1, 2015 at 10:00 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

Also present were:

Bruce St. Denis	District Manager
Mark Straley	District Counsel (via telephone)

**SECOND ORDER OF BUSINESS - Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Addendum of Items to Agenda**

Mr. St. Denis asked for a motion to add two agenda items: to appoint an Audit Committee and to consider the Audit Committee recommendations after the meeting.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board agreed to amend the agenda to add two items: to appoint the Audit Committee and to consider the Audit Committee recommendations after the meeting for the Epperson Ranch Community Development District.

**B. Appointment of the Audit Committee**

Mr. St. Denis asked for a motion to appoint the Audit Committee.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board agreed to appoint the Board of Supervisors as the Audit Committee for the Epperson Ranch Community Development District.

**The Regular Meeting recessed at 9:23 a.m. to convene the Audit Committee Meeting.**

**The Regular Meeting reconvened at 9:25 a.m.**

**FOURTH ORDER OF BUSINESS - Administrative Items:**

**A. Approval of Minutes of September 22, 2015 Meeting**

Mr. St. Denis presented the September 22, 2015 meeting minutes 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 September 22, 2015 minutes of the Board of Supervisors meeting for the Epperson Ranch Community Development District.

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**B. Approval of the Minutes of the November 3, 2015 Meeting**

Mr. St. Denis presented the November 3, 2015 meeting minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the November 3, 2015 minutes of the Board of Supervisors meeting for the Epperson Ranch Community Development District.

**C. Acceptance of the October 2015 Financial Statements**

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

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the October 2015 Financial Statements for the Epperson Ranch Community Development District.

**D. Appointment of a Supervisor for the Vacant Seat #5, Expires 11-2016**

This item was tabled.

**E. Oath of Office**

This item was tabled.

**F. Resolution 2016-01 Officers**

This item was tabled.

**FIFTH ORDER OF BUSINESS-Business Matters**

Mr. St. Denis asked for a motion to accept the recommendations of the Audit Committee in terms of the selection criteria and the ad for RFP.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the Audit Committee's recommendations for the Epperson Ranch Community Development District.

**SIXTH ORDER OF BUSINESS - Staff Reports**

**A. Manager**

There being none, the next item followed.

**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 - Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Adjournment**

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

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

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6 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
7 meeting held on FEB 2, 2016.

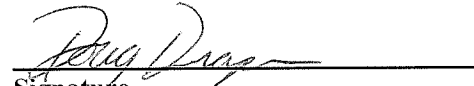
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11 Signature

12 BRUCE ST. DENIS

13 Printed Name

14 Title:  Secretary  Assistant Secretary

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Signature

DOUG DAPER

Printed Name

Title:  Chairman  Vice Chairman