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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, August 4, 2015 at 6:00 p.m. at the Residence Inn, 2101
12 Northpointe Parkway, Lutz, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

21 Mr. St. Denis called the meeting to order.

22 Present and establishing a quorum were:

23 Mike Lawson	Board Supervisor, Chairman
24 Doug Draper	Board Supervisor, Vice Chairman
25 Lori Price	Board Supervisor, Assistant Secretary
26 Tony Brannan	Board Supervisor, Assistant Secretary

27 Also present were:

28 Bruce St. Denis	District Manager
29 Mercedes Tutich	District Manager
30 Vivek Babbar	District Counsel (via telephone)
31 Tonja Stewart	District Engineer (via telephone)

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SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

44 There being none, the next item followed.

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THIRD ORDER OF BUSINESS - Administrative Matters

A. Approval of Minutes of July 7, 2015 Meeting

Mr. St. Denis presented the Minutes of the July 7, 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 July 7, 2015 for the Epperson Ranch Community Development District.

B. Acceptance of the Unaudited Financial Statements

Mr. St. Denis presented the July 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 July 31, 2015 for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS- Business Matters:

A. 2015-2016 Budget Public Hearing

1. Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board opened the 2015-2016 Budget Public Hearing for the Epperson Ranch Community Development District.

2. Review and Discussion of FY 2015-2016 Budget

Mr. St. Denis presented the FY 2015-2016 Budget and asked for comments and questions.

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3. Public Comment and Testimony

There being none, the next item followed.

Mr. St. Denis made a comment that there was no audience present.

4. Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed the 2015-2016 Budget Public Hearing for the Epperson Ranch Community Development District.

5. Consideration of Resolution 2015-16 Annual Appropriations and 2015-2016 Budget

Mr. St. Denis presented **Resolution 2015-16** Annual Appropriations and **2015-2016 Budget** and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board adopted **Resolution 2015-16** Annual Appropriations and approved the **2015-2016 Budget** for the Epperson Ranch Community Development District.

6. Consideration of Budget Funding Agreement

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved Budget Funding Agreement subject to any refinements that Chairman may be negotiating with the Developer Landowner and allow Chairman to execute it for future ratifications for the Epperson Ranch Community Development District.

B. Discussion and Approval of FY 2015-2016 Meeting Schedule

Mr. St. Denis opened discussion for the approval FY 2015-2016 Meeting Schedule.

Discussion ensued on the FY 2015-2016

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the Proposed Meeting Schedule for FY 2016 First Tuesdays 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida for the Epperson Ranch Community Development District.

C. Discussion Regarding Website as Required by Florida Statue by October 2015

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board approved the Chairman to work with DPGF or other direct providers regarding website as required Subject to ratification of the Board for the Epperson Ranch Community Development District.

FIFTH 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.

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

2 There being none, the next item followed.

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

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5 **EIGHTH ORDER OF BUSINESS- Adjournment**

6 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
7 adjourned the August 4, 2015 meeting for the Epperson Ranch Community Development District.

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

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13 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
14 meeting held on SEPT 1, 2015.

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18 Signature
19 BRUCE ST. DENIS

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21 Printed Name
22 Title: Secretary Assistant Secretary

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18 Signature
19 DOUG DRAPER

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21 Printed Name
22 Title: Chairman Vice Chairman