

**Board of Supervisors:**

Robert Smith - Chairman  
Steve Meier - Vice Chairman  
Jesse Patch - Assistant Secretary  
Jonna DeSantis - Assistant Secretary  
Cris Coffey - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Wes Hughes - Community Director  
Gaby Arroyo - Community Director  
Kathryn Hopkinson - District Counsel  
Tonya Stewart - District Engineer

## Union Park Community Development District

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### Regular Meeting Agenda

Wednesday, February 28, 2024 at 6:30 P.M.

Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana Blvd, Wesley Chapel, FL 33543

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 283 184 3050

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Wednesday, February 28, 2024, at 6:30 p.m.** at the **Fairfield by Marriott Tampa Wesley Chapel, 2650 Lajuana Blvd, Wesley Chapel, FL 33543**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
  - A. Consideration for Adoption – **Resolution 2024-03**, Designating Officers Exhibit 1
  - B. Consideration for Adoption – **Resolution 2024-04**, Designating District Counsel's Office as Registered Agent and Registered Office Exhibit 2
  - C. Consideration for Adoption – **Resolution 2024-05**, Designating New DM Employees as Officers of the District Exhibit 3
  - D. Consideration for Adoption – **Resolution 2024-06**, Designating New DM Employees as Authorized Officers for District Accounts Exhibit 4
  - E. Consideration for Adoption – **Resolution 2024-07**, Spending Resolution Exhibit 5
  - F. Consideration for Adoption – **Resolution 2024-08**, Authorizing Bank Account Signatories Exhibit 6

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32745

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2650 Lajuana Blvd  
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G. Discussion of Request for Qualifications for District Engineering Services Exhibit 7

➤ Consideration of Proposals

- Johnson Engineering, Inc. Exhibit 8
- Lighthouse Engineering, Inc. Exhibit 9

4. Consent Agenda

A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Exhibit 10  
Regular Meeting Held January 10, 2024

5. Staff Reports

A. District Counsel

B. District Engineer

- Discussion of Union Park Concrete Slab Approach Replacement Exhibit 11
- Discussion of Union Park Meadow Pointe 4 Tree Removal Exhibit 12

C. Breeze Field Staff

- Breeze Field Report conducted on February 16, 2024 Exhibit 13
- Solitude – Service Report conducted on February 19, 2024 Exhibit 14
- Consideration of Proposals
  - Florida Brother’s Maintenance & Repair – Drainage Gutter Installation Exhibit 15  
- \$1,385.00
  - Florida Brother’s Maintenance & Repair – LED Flashing Speed Limit Exhibit 16  
Signs Installation - \$11,238.12
  - Florida Brother’s Maintenance & Repair – Pergolas Wood Run Repair Exhibit 17  
and Paint - \$1,922.80
  - Roadway Concepts – Top Guard Brand Detectable Warning - Exhibit 18  
\$22,977.60
  - Florida State Fence – Privacy Vinyl Fence Installation - \$2,100.00 Exhibit 19
  - New Tampa Fence – Vinyl Privacy Fence - \$2,138.03 Exhibit 20
  - Floralawn – Hedge Removal - \$630.00 Exhibit 21

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➤ Consideration of Tot Lot Repair Proposals

- CLS – Tot Lot Repair - \$4,140.62 Exhibit 22
- Site Masters of Florida – Pavilion Erosion Remediation - \$4,000.00 Exhibit 23
- Floralawn – Tot Lot Corner Concrete Repair - \$711.44 Exhibit 24

D. District Manager

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
District Manager

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