

**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  
Phil Chang - District Engineer

# Union Park Community Development District

---

## Regular Meeting Agenda

Wednesday, March 27, 2024 at 6:00 P.M.

Residence Inn Wesley Chapel, 2867 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, March 27, 2024, at 6:00 p.m.** at the **Residence Inn Wesley Chapel, 2867 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 Approval – Amortization Recalculation Agreement between Union Park Community Development District and U.S. Bank, N.A. Exhibit 1
  - B. Consideration for Approval – Pasco County Sheriff’s Department Security Patrol Cost Sharing Agreement between Union Park Community Development District and Union Park East Community Development District Exhibit 2
4. Consent Agenda
  - A. Consideration for Acceptance – The Unaudited December 2023 Financials Exhibit 3
  - B. Consideration for Acceptance – The Unaudited January 2024 Financials (*Separate Under Cover*) Exhibit 4
  - C. Consideration for Acceptance – The Unaudited February 2024 Financials (*Separate Under Cover*) Exhibit 5

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

**Meeting Location:**

Residence Inn Wesley Chapel  
2867 Lajuana Blvd.  
Wesley Chapel, FL 33543

**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  
Phil Chang - District Engineer

D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held February 28, 2024 Exhibit 6

E. Ratification of Proposals

- Breeze – Trip Hazard Removal - \$225.00 Exhibit 7
- Breeze – Rust Stains Removal - \$225.00 Exhibit 8

**5. Staff Reports**

A. District Counsel

- Discussion of Allied Universal

B. District Engineer

C. Breeze Field Staff

- Breeze Field Report conducted on March 15, 2024 Exhibit 9
- Solitude – Service Report (*Separate Under Cover*) Exhibit 10
- Consideration of Proposals
  - Floralawn – Bed Preparation and Annual Springs Installation - \$3,000.00 Exhibit 11
  - Floralawn – Irrigation Repair - \$4,593.76 Exhibit 12
- Consideration of Speed Limit Sign Proposals
  - FastSigns – Street Signs Installation - \$425.70 Exhibit 13
  - FastSigns – Street Signs Installation - \$1,244.85 Exhibit 14
- Consideration of Tot Lot Repair Proposals
  - CLS – Tot Lot Repair - \$4,140.62 Exhibit 15
  - Florida Brother’s Maintenance & Repair – Drainage Gutter Installation - \$1,385.00 Exhibit 16
  - Site Masters of Florida – Pavilion Erosion Remediation - \$4,000.00 Exhibit 17
  - Floralawn – Tot Lot Corner Concrete Repair - \$711.44 Exhibit 18
  - Florida Brother’s Maintenance & Repair – Tot Lot Repair (*Separate Under Cover*) Exhibit 19

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

**Meeting Location:**

Residence Inn Wesley Chapel  
2867 Lajuana Blvd.  
Wesley Chapel, FL 33543

**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  
Phil Chang - District Engineer

D. District Manager

- Sheriff Presentation by Deputy Allman
- Notice of Qualifying Period for Candidates for the Board of Supervisors of the Union Park Community Development District Exhibit 20

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

**District Office:**

BreezeHome  
1540 International Parkway  
Suite 2000, Lake Mary, FL 32746

**Meeting Location:**

Residence Inn Wesley Chapel  
2867 Lajuana Blvd.  
Wesley Chapel, FL 33543