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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, September 6, 2016 at 5:30 p.m. at the Residence Inn, 2101
12 Northpointe Parkway, Lutz, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

22 Mr. Cusmano called the meeting to order.

23 Present and constituting a quorum were:

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

27 Also present were:

28 Paul Cusmano District Manager
29 Vivek Babbar District Counsel (*via phone*)

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SECOND ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS-Administrative Matters

A. Approval of Minutes from June 7, 2016 Meeting

Mr. Cusmano presented the minutes from the June 7, 2016 meeting 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 Minutes from the June 7, 2016 Meeting for the Epperson Ranch Community Development District.

B. Acceptance of the July 2016 Summary Financial Statements

Mr. Cusmano presented the July 2016 Summary Financial Statements and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the May 2016 Summary Financial Statements for the Epperson Ranch Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. 2016-2017 Budget Public Hearing

1. Open Public Hearing

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Mr. Cusmano requested a motion to open the Public Hearing.

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

2. Review of the 2016-2017 Budget

Mr. Cusmano presented the 2016-2017 Budget and asked for comments or questions.

3. Public Comment & Testimony

There being none, next item followed.

4. Close Public Hearing

Mr. Cusmano requested a motion to close the Public Hearing.

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

B. Consideration and Adoption of Resolution 2016-04 Annual Appropriation Resolution Adopting the Fiscal Year 2016-2017 Budget

Mr. Cusmano presented Resolution 2016-04 Annual Appropriation Resolution Adopting the Fiscal Year 2016-2017 Budget and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2016-04** Annual Appropriation Resolution Adopting the Fiscal Year 2016-2017 Budget for the Epperson Ranch Community Development District.

C. Consideration and Approval of Resolution 2016-05 Imposing Assessments to Fund Fiscal Year 2016-2017 Budget

Mr. Cusmano presented Resolution 2016-05 Imposing Assessments to Fund Fiscal Year 2016-2017 Budget and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2016-05** Imposing Assessments to Fund Fiscal Year 2016-2017 Budget for the Epperson Ranch Community Development District.

D. Consideration of Resolution 2016-06 Officers; Appointing Paul Cusmano as Secretary

Mr. Cusmano presented Resolution 2016-06 Officers; Appointing Paul Cusmano as Secretary and asked for comments or questions.

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On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2016-06** Officers; Appointing Paul Cusmano as Secretary for the Epperson Ranch Community Development District.

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E. Consideration and Approval of the 2016-2017 Meeting Schedule

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Mr. Cusmano presented the 2016-2017 Meeting Schedule and asked for comments or questions.

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On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the 2016-2017 Meeting Schedule for the Epperson Ranch Community Development District.

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F. Consideration and Approval of the Grau Auditor Agreement

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Mr. Cusmano presented the Grau Auditor Agreement and asked for comments or questions.

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On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the Grau Auditor Agreement for the Epperson Ranch Community Development District.

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G. Review of the Financial Report for FY Ending 9-30-2015

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Mr. Cusmano presented the Financial Report for FY Ending 9-30-2015 and asked for comments

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On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the Financial Report for FY Ending 9-30-2015 for the Epperson Ranch Community Development District.

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FIFTH ORDER OF BUSINESS - Staff Reports

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A. Manager

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There being none, next item followed.

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B. Attorney

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There being none, next item followed.

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C. Engineer

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There being none, next item followed.

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SIXTH ORDER OF BUSINESS - Public Comments

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There being none, next item followed.

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SEVENTH ORDER OF BUSINESS - Supervisors Requests

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There being none, next item followed.

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EIGHTH 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.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 4/17/16.

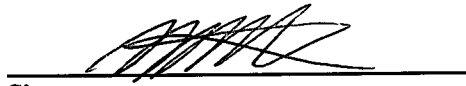


Signature

Paul Cusumano

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lawson

Printed Name

Title: Chairman Vice Chairman