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**MINUTES OF MEETING  
UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park Community Development  
5 District was held on Tuesday, April 5, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway,  
6 Lutz, Florida.

7 **FIRST ORDER OF BUSINESS - Roll Call**

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

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 Also present were:

14	Bruce St. Denis	District Manager
15	Nandra Ramnarine	District Manager
16	Mark Straley	District Counsel (via phone)
17	Tonja Stewart	District Engineer (via phone)

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19 **SECOND ORDER OF BUSINESS – Audience Comments**

20 Mr. Boddiford, a resident of Union Park, presented the results of a resident poll from the Union  
21 Park Facebook members stating that 76 residents were interested in recycling. He requested that the CDD  
22 work with him to set up a Green Fiber container for recycling until the county starts pilot program of  
23 curbside pick-up.

24 Mr. Briggs, a resident of Union Park, expressed concerns about security of pool area and tot lot:  
25 fence hopping, propping pool gate open, vandalism, trash, underage drinking, beer cans, and noise in  
26 those areas.

27 Mr. Lawson asked that any suspicious activity be reported to Bruce St. Denis, District Manager  
28 with DPF.

29 Ms. Smith, a resident of Union Park, had a list of questions from residents who could not attend  
30 the meeting: i) who is responsible for mowing around ponds; ii) cracks and low muddy area on walking  
31 path (by pool); iii) water features not on; and iv) street signs are on the ground.

32 **THIRD ORDER OF BUSINESS – Administrative Matters**

33 **A. Approval of Minutes of March 14, 2016 Meeting**

34 Mr. St. Denis presented the minutes of the March 14, 2016 meeting and asked for comments,  
35 questions or corrections.

36 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
37 approved the minutes of the Board of Supervisors meeting held on March 14, 2016 for the Union Park  
38 Community Development District.

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40 **B. Approval of Minutes of March 24, 2016 Meeting**

41 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
42 the minutes of the Board of Supervisors meeting held on March 24, 2016 for the Union Park Community  
43 Development District.

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45 **C. Acceptance of February 2016 Financial Statements**

46 Mr. St. Denis presented the February 2016 Financial Statements and asked for comments or  
47 questions.

48 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
49 accepted the February 2016 Financial Statements for the Union Park Community Development District.

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51 **FOURTH ORDER OF BUSINESS – Business Matters**

52 **A. Ratification of Development Acquisition Agreement and Promissory Note**

53 No action was taken on this item.

54 **B. Ratification of Budget Funding Agreement and Promissory Note**

55 No action was taken on this item.

56 **C. Ratification of CIS Monitoring Agreement**

57 Mr. St. Denis presented the CIS Monitoring Agreement for ratification and asked for comments  
58 or questions.

59 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board ratified  
60 the CIS Monitoring Agreement for the Union Park Community Development District.

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62 **D. Addition of Item to the Agenda**

63 Mr. Lawson requested an item be added to the agenda: Change Order for Ripa Associates

64 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board agreed  
65 to the addition of a Change Order for Ripa Associates to the agenda for the Union Park Community  
66 Development District.

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68 **E. Change Order for Ripa Associates**

69 Mr. Lawson presented a Change Order from Ripa Associates to their existing contract for Phase  
70 4A, to complete Phases 4B and 4C, and will have a future Change Order for Phase 5.

71 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
72 the Change Order for Ripa Associates for the Union Park Community Development District.

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74 **FIFTH ORDER OF BUSINESS – Staff Reports**

75 **A. Manager**

76 There being none, the next item followed.

77 **B. Attorney**

78 There being none, the next item followed.

79 **C. Engineer**

80 There being none, the next item followed.

81 **SIXTH ORDER OF BUSINESS – Public Comments**

82 There being none, the next item followed.

83 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

84 There being none, the next item followed.

85 **EIGHTH ORDER OF BUSINESS – Adjournment**

86 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
87 adjourned the meeting for the Union Park Community Development District.  
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89 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
90 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
91 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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93 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
94 meeting held on May 3, 2016.

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98 Signature

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100 NALDORA RAMWARDE

101 Printed Name

102 Title:  Secretary     Assistant Secretary

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Signature

Michael Lawson

Printed Name

Title:  Chairman     Vice Chairman