

***UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT***

***Regular Meeting***

***Tuesday  
November 3, 2015***

***9:00 a.m.***

***At:***

***Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Union Park Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Union Park Community  
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District is scheduled for **Tuesday November 3, 2015** at 9:00 a.m. at the Residence Inn by Marriot, 2101 Northpointe Parkway, Lutz, Florida.

*The advanced copy of the agenda for the meeting is attached along with associated documentation.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature. In the meantime if you have any questions, please contact me.

Sincerely,

*Bruce St. Denis*

Bruce St. Denis  
District Manager

# UNION PARK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday November 3, 2015  
Time: 9:00 a.m.  
Location: Residence Inn  
2101 Northpointe Parkway  
Lutz, Florida  
Conference Call No: 712.432.1500  
Code: 434537#

## ***Business Meeting Agenda***

|   | <b>Exhibit(s)</b> |
|---|-------------------|
| <b>I.</b> Roll Call   |                   |
| <b>II.</b> Audience Comments  |                   |
| <b>III.</b> Administrative Matters  |                   |
| <b>a.</b> Approval of Minutes of October 6, 2015 Meeting                    | <b>1</b>          |
| <b>b.</b> Acceptance of September 2015 Financial Statements                 | <b>2</b>          |
| <b>c.</b> Acceptance of the Resignation of Supervisor Tony Brannan          | <b>3</b>          |
| <b>d.</b> Appointment of Supervisor to Fill Vacant Seat # 5 Expires 11/2019 |                   |
| <b>e.</b> Oath Of Office  |                   |
| <b>f.</b> Resolution 2016-1 Officers  | <b>4</b>          |
| <b>IV.</b> Business Matters   |                   |
| <b>a.</b> Approval of Resolution 2016-2 FY 2015 Budget Amendment            | <b>5</b>          |

- V.** Staff Reports
  - a.** Manager
  - b.** Attorney
  - c.** Engineer

**VI.** Public Comments

**VII.** Supervisor Requests

**VIII.** Adjournment

# EXHIBIT 1

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

The Regular Meeting of the Board of Supervisors of the Union Park Community Development District was held on Tuesday, October 6, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

|                 |                                       |
|-----------------|---------------------------------------|
| Mike Lawson     | Board Supervisor, Chairman            |
| Doug Draper     | Board Supervisor, Vice Chairman       |
| Lori Price      | Board Supervisor, Assistant Secretary |
| Anthony Brannan | Board Supervisor, Assistant Secretary |

Also present were:

|                 |   |
|-----------------|---|
| Bruce St. Denis | District Manager                                  |
| Tracy Robin     | District Counsel, Straley & Robin (via telephone) |
| Tonja Stewart   | District Engineer (via telephone)                 |

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of August 4, 2015 Regular Meeting**

Mr. St. Denis presented the minutes of the August 4, 2015 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 of the Board of Supervisors' meeting held on August 4, 2015 for the Union Park Community Development District.

**B. Acceptance of August 2015 Financial Statements**

Mr. St. Denis presented the August 2015 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 August 2015 Financial Statements for the Union Park Community Development District.

**FOURTH ORDER OF BUSINESS – Business Matters**

**A. Additional Matters**

There being none, next item followed.

**FIFTH ORDER OF BUSINESS – Staff Reports**

**A. Manager**

There being none, the next item followed.

**B. Attorney**

There being none, the next item followed.



# EXHIBIT 2



October 21, 2015

To whom it may concern:

Effective immediately, please accept this notice of resignation of my elected and/or appointed position as a Supervisor from the following Community Development Districts as applicable:

Belle Verde East CDD  
Belle Verde Golf CDD  
Belle Verde Lake CDD  
Chaparral CDD  
Cypress Creek of Hillsborough County CDD  
DG Farms CDD  
Epperson Ranch CDD  
Fox Branch Ranch CDD  
Hawthorne Mill CDD  
Hidden Creek CDD  
Highland Lakes CDD  
Park Creek CDD  
Silverado CDD  
Stoneybrook North CDD  
Stoneybrook Oaks CDD  
Union Park CDD  
Villages of Glen Creek CDD  
Waterleaf CDD  
Westlake Village CDD  
Zephyr Lakes CDD

Sincerely,



Anthony Brannan

# EXHIBIT 3

RESOLUTION 2016-1

A RESOLUTION DESIGNATING OFFICERS OF THE UNION  
PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Union Park Community Development District during the business meeting held on November 3, 2015 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF UNION PARK COMMUNITY  
DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

|   |                     |
|---|---------------------|
| _____                                     | Chairman            |
| _____                                     | Vice Chairman       |
| <u>Bruce St.Denis</u>                     | Secretary           |
| <u>Patricia Comings- Thibault</u>         | Treasurer           |
| <u>Bruce St. Denis &amp; Maik Aagaard</u> | Assistant Treasurer |
| <u>Carolyn Stewart</u>                    | Assistant Secretary |
| _____                                     | Assistant Secretary |
| _____                                     | Assistant Secretary |
| _____                                     | Assistant Secretary |

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Union Park Community Development District and are hereby declared null and void.

Adopted this 3rd day of November, 2015.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairperson  
 Vice Chairperson

# EXHIBIT 4

RESOLUTION 2016-2

A RESOLUTION AMENDING THE UNION PARK  
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND  
BUDGET FOR FISCAL YEAR 2015

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Union Park Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2015, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE UNION PARK COMMUNITY  
DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with **Exhibit “A”** attached.
2. This resolution shall become effective this 3rd day of November, 2015 and be reflected in the monthly and Fiscal Year Ended September 30, 2015 Financial Statements and Audit Report of the District.

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Secretary

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Chairperson



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Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
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CDD Management Services  
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San Juan Capistrano, CA 92675  
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F: (949) 388-9272

**Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

**Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

**Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

**Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
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**Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

**Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

**Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
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**Research Triangle, NC**

1340 Environ Way, Suite 328  
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**Charleston, SC**

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