

***UNION PARK EAST
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Public Hearing and Regular Meeting

Date/Time:

***Wednesday, January 17, 2024
6:00 P.M.***

Location:

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

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 East Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Union Park East Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Union Park East Community Development District is scheduled for **Wednesday, January 17, 2024 at 6:00 P.M.** at the **Residence Inn, 2867 Lajuana Blvd, Wesley Chapel, FL 33543.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847

CC: Attorney
Engineer
District Records

District: UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, January 17, 2024

Time: 6:00 P.M.

Location: Residence Inn
2867 Lajuana Blvd
Wesley Chapel, FL 33543

Dial In: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Public Hearing and Regular Meeting Agenda

For the full agenda packet, please contact: patricia@breezehome.com

I. Roll

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. District Engineer – Greg Woodcock

- Leak Detection Report *(To be Distributed)*
- Crack Repair and Regrouting Proposal *(To be Distributed)*

B. District Counsel

- Discussion of Letter Regarding Golf Balls in Ponds
- Discussion of Amenity Center

C. Breeze Field Report

- Breeze Task List **Exhibit 1**
- List of Tabled and Declined Proposals **Exhibit 2**
- Pump Map and Pump Repair Audit **Exhibit 3**
- Consideration of Proposals **Exhibit 4**
 - Awning Works Inc- 3 Freestanding Gable Vinyl Canopies- \$29,476.52 **Exhibit 5**
 - Tampa Bay Awning- 3 Freestanding Gable Vinyl Awnings- \$24,095.00 **Exhibit 6**
 - Sign Solutions- 27 Additional Wildlife Signs- \$3,797.50 **Exhibit 7**
 - Taylor Tennis- Pickleball Lines on Basketball Court- \$1,500.00 **Exhibit 8**
 - Metro Gates, Inc- Repair Broken Picket on Pedestrian Gate- \$400.00 **Exhibit 9**

- D. Floralawn
 - Consideration of Proposals
 - Remove and Replant Sod at Corner- \$1,581.50 **Exhibit 10**
 - Pull and Replace Pump 2- \$9,402.89 **Exhibit 11**
 - Plumbing Repair on Pump at 1117 Montgomery Bell- \$540.00 **Exhibit 12**
- E. Consideration for Adoption of **Resolution 2024-03**, Setting Public Hearing on Amenity Rules and Policies **Exhibit 13**
 - Exhibit A- Draft of Amenity Rules and Policies
- IV. Public Hearing on Amenity Rules and Policies**
 - Open Public Hearing
 - Presentation of Amenity Rules and Policies **Exhibit 14**
 - Affidavit of Publication- January 5, 2024 **Exhibit 15**
 - Public Comments
 - Close Public Hearing
- A. Consideration for Adoption of **Resolution 2024-04**, Adoption of the Amenity Rules and Policies **Exhibit 16**
 - Exhibit A- Amenity Rules and Policies
- V. Consent Agenda**
 - A. Acceptance of the November Unaudited Financial Statement (*To be Distributed*) **Exhibit 17**
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 7, 2023 **Exhibit 18**
- VI. Staff Reports**
 - A. District Manager
 - Review of Resume for Vacant Seat- Richard Ramirez **Exhibit 19**
 - Presentation of Florida Commission of Ethics **Exhibit 20**
 - B. District Attorney
 - C. District Engineer
- VII. Audience Comments – New Business – (*limited to 3 minutes per individual*)**
- VIII. Supervisor Requests**
 - A. Discussion of Gym Lighting Proposal **Exhibit 21**
 - B. Discussion of Trespassing Afterhours
- IX. Adjournment**