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

Advanced Board Package

Regular Meeting

***Tuesday
October 3, 2017***

9:00 a.m.

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

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

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT AGENDA

Residence Inn
2101 Northpointe Parkway
Lutz, Florida

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders Sean O'Connor	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	District Manager
District Attorney	Vivek Barbar	Straley, Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **9 :00 a .m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, October 3, 2017
Time: 9:00 a.m.
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida 33558

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of Minutes from August 8, 2017 Meeting Exhibit 1
- B. Acceptance of August 2017 Unaudited
Financial Statements Exhibit 2

IV. Business Matters

- A. Consideration and Approval of Resolution 2017-34 2018 Meeting
Schedule Exhibit 3
- B. Road Construction Contract Exhibit 4

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1.

1 **MINUTES OF MEETING**
2 **UNION PARK EAST**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Union Park East Community
5 Development District was held on Tuesday, August 8, 2017 at 9:00 a.m. at the Residence Inn, 2101
6 Northpointe Parkway, Lutz, Florida 33558.

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

8 Mr. Cusmano 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 Paul Cusmano District Manager
15 John Vericker District Counsel (*via phone*)

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

17 There being none, next item followed.

18 **THIRD ORDER OF BUSINESS – Consent Agenda**

19 **A. Approval of Minutes of July 11, 2017 Meeting**

20 Mr. Cusmano presented Approval of Minutes of July 11, 2017 Meeting and asked for comments,
21 questions, or corrections.

22 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
23 approved the Minutes of July 11, 2017 Meeting for the Union Park East Community Development
24 District.

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26 **FOURTH ORDER OF BUSINESS – Business Items**

27 **A. Fiscal Year 2017-2018 Budget Public Hearing**

28 **1. Open Public Hearing**

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

30 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board opened
31 the Public Hearing for the Union Park East Community Development District.

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33 **2. Presentation of Proposed FY 2017-2018 Budget**

34 Mr. Cusmano presented Proposed FY 2017-2018 Budget and asked for comments or questions.

35 **3. Public Comment**

36 There being none, next item followed.

37 **4. Close Public Hearing**

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

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On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed Public Hearing for the Union Park East Community Development District.

**B. Consideration and Approval of Resolution 2017-32
Annual Appropriations & Adoption of Budget**

Mr. Cusmano presented the Resolution 2017-08 Annual Appropriations & Adoption of 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 **2017-08** Annual Appropriations & Adoption of Budget, subject to any refinements to the Budget Funding Agreement, for the Union Park East Community Development District.

C. Consideration and Approval of Resolution 2017-33 O&M Assessments

Mr. Cusmano presented Resolution 2017-09 O&M Assessments and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted Resolution **2017-09** O&M Assessments for the Union Park East Community Development District.

D. Budget Funding Agreement

Mr. Cusmano presented Budget Funding Agreement and asked for comments or question.

This item was previously approved in **4th Order of Business: B.**

E. Hardscape Package

Mr. Cusmano presented Hardscape Package and asked for comments or questions.

1. Oldwoods Extension Bid Summary Sheet
2. Oldwoods Extension Irrigation Bid Chart
3. Oldwoods Extension Landscape Bid Chart

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, next item followed.

B. Attorney

There being none, next item followed.

C. District Engineer

There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisor Comments and Requests

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items

There being none, next item followed.

77 **EIGHTH ORDER OF BUSINESS – Adjournment**

78 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
79 adjourned the meeting for the Union Park East Community Development District.

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

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87 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
88 meeting held on _____.

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Signature

92 _____
Signature

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95 _____
Printed Name

95 _____
Printed Name

96 Title: Secretary Assistant Secretary

96 Title: Chairman Vice Chairman

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EXHIBIT 2.

Union Park East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2017

**Union Park East CDD
Balance Sheet
August 31, 2017**

	GENERAL	DEBT SERVICE SERIES 2017			CAPITAL PROJECTS		CONSOLIDATED
	FUND	2017 A-1	2017 A-2	2017 A-3	2017 A-1	2017 A-3	TOTAL
ASSETS:							
CASH	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
INVESTMENT / TRUST FUNDS:							
REVENUE	-	-	-	-	-	-	-
RESERVE	-	414,475	330,000	248,688	-	-	993,163
INTEREST	-	-	-	-	-	-	-
CAPITAL INTEREST	-	122,963	454,869	342,788	-	-	920,620
COST OF ISSUANCE 2017 A-1	-	769	-	-	-	-	769
COST OF ISSUANCE 2017 A-2	-	-	768	-	-	-	768
COST OF ISSUANCE 2017 A-3	-	-	-	553	-	-	553
CONSTRUCTION 2017 A-1	-	-	-	-	9,476,441	-	9,476,441
CONSTRUCTION 2017 A-3	-	-	-	-	-	3,501,875	3,501,875
ACCOUNTS RECEIVABLE	10,451	-	-	-	59,944	-	70,395
TOTAL ASSETS	\$ 10,545	\$ 538,207	\$ 785,637	\$ 592,029	\$ 9,536,385	\$ 3,501,875	\$ 14,964,678
LIABILITIES:							
ACCOUNTS PAYABLE	\$ 10,451	\$ -	\$ -	\$ -	\$ 331,554	\$ -	\$ 342,005
UNEARNED REVENUE	-	-	-	-	-	-	-
FUND BALANCE:							
NONSPENDABLE:							
PREPAID AND DEPOSITS	-	-	-	-	-	-	-
RESTRICTED FOR:							
ASSIGNED:	-	538,207	785,637	592,029	9,204,831	3,501,875	14,622,579
UNASSIGNED:	94	-	-	-	-	-	94.00
TOTAL LIABILITIES & FUND BALANCE	\$ 10,545	\$ 538,207	\$ 785,637	\$ 592,029	\$ 9,536,385	\$ 3,501,875	\$ 14,964,678

Union Park East CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
OFF ROLL FUNDING	\$ 362,105	\$ 104,079	\$ 73,602	\$ (30,477)
INTEREST REVENUE	-	-	-	-
TOTAL REVENUES	\$362,105	104,079	\$73,602	(\$30,477)
EXPENDITURES				
ADMINISTRATIVE				
BOARD OF SUPERVISORS	12,000	11,000	3,060	7,940
PAYROLL TAXES	-	-	240	(240)
PAYROLL SERVICES	660	605	167	438
TRAVEL	-	-	27	(27)
MANAGEMENT CONSULTING SERVICES	21,000	19,250	18,142	1,108
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	-	9,000
PLANNING & COORDINATING SERVICES	36,000	33,000	31,100	1,900
ADMINISTRATIVE SERVICES	3,500	3,208	-	3,208
BANK FEES	300	36	36	-
MISCELLANEOUS	500	20	20	-
AUDITING	4,500	4,500	-	4,500
WEBSITE HOSTING	720	660	717	(57)
INSURANCE (Liability, Property & Casualty)	4,000	4,000	-	4,000
REGULATORY AND PERMIT FEES	175	175	150	25
LEGAL ADVERTISEMENTS	2,000	1,833	4,966	(3,133)
LEGAL SERVICES	7,500	6,875	11,438	(4,563)
PERFORMANCE & WARRANTY BOND PREMIUM	-	-	-	-
ENGINEERING SERVICES	4,000	3,667	3,446	221
TOTAL ADMINISTRATIVE	105,855	97,829	73,508	24,320
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE	750	750	-	750
DISSEMINATION AGENT	1,000	1,000	-	1,000
TRUSTEE FEES	4,500	4,500	-	4,500
TOTAL DEBT SERVICE ADMINISTRATION	6,250	6,250	-	6,250
FIELD OPERATIONS:				
ELECTRICITY (Pumps)	-	-	-	-
STREETLIGHTS	-	-	-	-
WATER	-	-	-	-
LANDSCAPE MAINTENANCE	-	-	-	-
IRRIGATION MAINTENANCE	-	-	-	-
POND MAINTENANCE	-	-	-	-
FIELD CONTINGENCY/ MISC FIELD EXPENSES	250,000	-	-	-
TOTAL FIELD OPERATIONS	250,000	-	-	-
TOTAL EXPENDITURES O&M	362,105	104,079	73,508	30,570
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	94.00	90.00
NET CHANGE IN FUND BALANCE	\$ -	\$ -	\$ 94.00	\$ 90.00
FUND BALANCE - BEGINNING	-	-	-	-
FUND BALANCE - ENDING	\$ -	\$ -	\$ 94.00	\$ 90.00

Union Park East CDD
Debt Service Series 2017 A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
ON ROLL ASSESSMENTS (GROSS)	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-
PREPAYMENT ON BONDS	-
INTEREST--INVESTMENT	139
MISCELLANEOUS REVENUE	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	139
 EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
COST OF ISSUANCE	87,512
TOTAL EXPENDITURES	87,512
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(87,373)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	603,986
TRANSFER IN	21,594
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	625,580
 NET CHANGE IN FUND BALANCE	538,207
 FUND BALANCE - BEGINNING	-
 FUND BALANCE - ENDING	\$ 538,207

Union Park East CDD
Debt Service Series 2017 A-2
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
ON ROLL ASSESSMENTS (GROSS)	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-
PREPAYMENT ON BONDS	-
INTEREST--INVESTMENT	203
MISCELLANEOUS REVENUE	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	203
 EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
COST OF ISSUANCE	53,259
TOTAL EXPENDITURES	53,259
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (53,056)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	851,242
TRANSFER IN	-
TRANSFER OUT (USES)	(12,549)
TOTAL OTHER FINANCING SOURCES (USES)	838,693
 NET CHANGE IN FUND BALANCE	 785,637
 FUND BALANCE - BEGINNING	 -
 FUND BALANCE - ENDING	 \$ 785,637

Union Park East CDD
Debt Service Series 2017 A-3
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
ON ROLL ASSESSMENTS (GROSS)	\$ -
OFF ROLL ASSESSMENTS - PREPAYMENT ON BONDS	-
PREPAYMENT ON BONDS	-
INTEREST--INVESTMENT	153
MISCELLANEOUS REVENUE	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	153
 EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
COST OF ISSUANCE	38,391
TOTAL EXPENDITURES	38,391
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(38,238)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	639,313
TRANSFER IN	-
TRANSFER OUT (USES)	(9,045)
TOTAL OTHER FINANCING SOURCES (USES)	630,268
 NET CHANGE IN FUND BALANCE	592,030
 FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 592,030

Union Park East CDD
Capital Projects 2017 A-1
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER CONTRIBUTION	\$ 59,944
INTEREST REVENUE	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	59,944
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,054,986
OTHER	-
TOTAL EXPENDITURES	1,054,986
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (995,042)
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	10,199,873
TRANSFER IN	-
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	10,199,873
 NET CHANGE IN FUND BALANCE	 9,204,831
 FUND BALANCE - BEGINNING	 -
FUND BALANCE - ENDING	\$ 9,204,831

Union Park East CDD
Capital Projects 2017 A-3
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period From October 1, 2016 to August 31, 2017

	ACTUAL YEAR-TO-DATE
REVENUE	
DEVELOPER CONTRIBUTION	\$ -
INTEREST REVENUE	-
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	-
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
OTHER	-
TOTAL EXPENDITURES	-
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
 OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	3,501,875
TRANSFER IN	-
TRANSFER OUT (USES)	-
TOTAL OTHER FINANCING SOURCES (USES)	3,501,875
 NET CHANGE IN FUND BALANCE	3,501,875
 FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,501,875

Union Park CDD
Operating Account
Bank Reconciliation
August 31, 2017

Balance Per Bank Statement	\$ 94.18
Less: Outstanding Checks	-
<i>Adjusted Bank Balance</i>	<u>\$ 94.18</u>

Beginning Bank Balance Per Books	\$ 105.28
Cash Receipts	0.90
Cash Disbursements	(12.00)
<i>Balance Per Books</i>	<u>\$ 94.18</u>

UNION PARK CDD

CHECK REGISTER FY 2017

Date	Num	Name	Memo	Deposits	Disbursements	Balance
Reg Balance						0.00
2/24/2017		GOLDEN RANCH PROPERTY LLC	GF 2017-03	21,351.26		21,351.26
2/24/2017		GOLDEN RANCH PROPERTY LLC	GF 2017-01, 02	10,560.23		31,911.49
2-28-2017 Balance				31,911.49	0.00	31,911.49
3/6/2017	03062017DB	Union Park CDD - East	Misc. Expenses (Checks, Bank Fees)		19.82	31,891.67
3/8/2017	1001	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - Oct- Feb		20,741.66	11,150.01
3/9/2017	1002	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		150.00	11,000.01
3/9/2017	1003	Stantec Consulting Services Inc.	Engineering Svcs thru 1/13/17		1,336.50	9,663.51
3/9/2017	1004	Straley Robin Vericker	Legal Svcs		5,389.54	4,273.97
3/9/2017	1005	TAMPA BAY TIMES	Legal Ad		3,786.80	487.17
3/9/2017	1006	Venturesin.com, Inc.	Web Site Hosting		356.99	130.18
3/29/2017		Union Park CDD - East	GF 2017-04	6,221.15		6,351.33
3/30/2017	1007	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		4,750.00	1,601.33
3/30/2017	1008	Straley Robin Vericker	Legal Svcs thru 2/15/17		623.15	978.18
3/30/2017	1009	TAMPA BAY TIMES	Legal Ad		788.00	190.18
3/30/2017	1010	Venturesin.com, Inc.	Web Site Hosting - March		60.00	130.18
3-31-2017 Balance				6,221.15	38,002.46	130.18
4/6/2017		Union Park CDD - East	GF 2017-05	4,750.00		4,880.18
4/7/2017	1011	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		4,750.00	130.18
4-30-2017 Balance				4,750.00	4,750.00	130.18
5/25/2017		Union Park CDD - East	GF 2017-06	5,908.26		6,038.44
5/26/2017	1012	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		4,750.00	1,288.44
5/26/2017	1013	Straley Robin Vericker	Legal Svcs thru 4/15/17		778.76	509.68
5/26/2017	1014	TAMPA BAY TIMES	Legal Ad		259.50	250.18
5/26/2017	1015	Venturesin.com, Inc.	Web Site Hosting - April & May		120.00	130.18
5/31/2017		Bank United	Service Charge		12.00	118.18
5-31-2017 Balance				5,908.26	5,920.26	118.18
6/30/2017		Bank United	Service Charge		12.00	106.18
6-30-2017 Balance				0.00	12.00	106.18
7/13/2017		Union Park CDD - East	GF 2017-7, 8	14,359.70		14,465.88
7/14/2017	1016	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - Jun & Jul		9,500.00	4,965.88
7/14/2017	1017	Hamilton Engineering & Surveying, Inc.	Engineering Svcs - April		1,700.00	3,265.88
7/14/2017	1018	Straley Robin Vericker	Legal Svcs thru 5/15 & 6/15		3,039.70	226.18
7/14/2017	1019	Venturesin.com, Inc.	Web Site Hosting - Jun & Jul		120.00	106.18
7/31/2017		Bank United	Service Charge		0.90	105.28
7-31-2017 Balance				14,359.70	14,360.60	105.28
8/1/2017		Bank United	Reverse Service Charge	0.90		106.18
8/31/2017		Bank United	Service Charge		12.00	94.18
8-31-2017 Balance				0.90	12.00	94.18

EXHIBIT 3.

RESOLUTION 2017-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Union Park East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is an independent special district as defined in Chapter 189, Florida Statutes and subject to certain requirements therein; and

WHEREAS, Section 189.015(1), Florida Statutes requires that the Board file a schedule of its regular meeting dates, times, and location either quarterly, semi-annually, or annually with the local governing authority and the Florida Department of Economic Opportunity; and

WHEREAS, the District is required by Section 189.069(13) to post the regular meeting dates, times, and locations on its official website, and cause the same to be published in a newspaper of general circulation; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Sections 189.015 (1), and 189.069(13), Florida Statutes, the District’s Secretary is hereby directed to file this resolution with Pasco County, Florida, publish a notice of the regular meeting dates, times, and location in a newspaper of general circulation, and post the same on the District’s official website.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

**UNION PARK EAST COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2017/2018

**Notice of Meeting Schedule
Fiscal Year 2018
Union Park East
Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2018 regular meetings of the Board of Supervisors of the Union Park East Community Development District are scheduled to be held on the first Tuesday of every month at 6:30 p.m. in a conference room of the Residence Inn, 2101 Northpoint Parkway, Lutz, Florida as follows (exceptions noted below):

October 3, 2017
November 7, 2017
December 5, 2017 (6:00 p.m.)
January 9, 2018
February 6, 2018
March 6, 2018
April 3, 2018
May 1, 2018
June 5, 2018
July 10, 2018
August 7, 2018 (6:00 p.m.)
September 4, 2018

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Development Planning & Financing Group at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the 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.

EXHIBIT 4.

Union Park Oldwoods Ave Extension Bid Summary Sheet

Union Park Oldwoods Ave Extension Landscape, Hardscape and Irrigation		Amazing Landscape	Brightview	Cornerstone	Green Construction	Grandview	LMP	Luke Landscaping
Item	Plan Set							
1	Landscape Bid	-	\$ 130,867.84	\$ 162,525.60	-	-	\$ 194,401.19	\$ 179,484.33
2	Irrigation Bid	-	\$ 124,732.18	\$ 92,000.00	-	-	\$ 105,038.00	\$ 75,885.11
	Total	\$ -	\$ 255,600.02	\$ 254,525.60	\$ -	\$ -	\$ 299,439.19	\$ 255,369.44

* If not bidding on a set of plans mark proposed cost as "Not Bidding"

UNION PARK a METRO COMMUNITY
 OLDWOODS AVENUE EXTENSION
 CONTRACTOR NAME, ADDRESS, CONTACT INFORMATION

				Cornerstone				LMP				Luke's Landscaping				Brightview			
		DATE	7/14/2017			DATE	7/14/2017			DATE	7/14/2017			DATE	7/14/2017				
QUANTITY	ITEM	UNIT COST		QUANTITY	UNIT COST			QUANTITY	UNIT COST			QUANTITY	UNIT COST						
TO INCLUDE ALL LABOR, EQUIPMENT AND MATERIALS																			
EA	2	HUNTER PRO-06-PRS30 SPRAY 6"	\$37.08	\$74.16	EA	2	\$50.00	\$100.00	EA	2	\$32.00	\$64.00	EA	2	\$0.00	\$0.00			
EA	62	HUNTER PRO-06-PRS40 6" MP ROTATOR	\$37.08	\$2,299.07	EA	65	\$60.00	\$3,900.00	EA	62	\$36.00	\$2,232.00	EA	62	\$0.00	\$0.00			
EA	265	HUNTER I-20	\$66.75	\$17,688.03	EA	261	\$70.00	\$18,270.00	EA	265	\$42.00	\$11,130.00	EA	265	\$0.00	\$0.00			
EA	58	HUNTER PC BUBBLER HEAD	\$23.18	\$1,344.22	EA	58	\$25.00	\$1,450.00	EA	58	\$29.00	\$1,682.00	EA	58	\$0.00	\$0.00			
LF	27,060	HUNTER DRIP PIPE PLD-10-12	\$1.16	\$31,357.32	LF	30,500	\$1.15	\$35,075.00	LF	27,060	\$0.90	\$24,354.00	LF	27,060	\$0.00	\$0.00			
EA	20	FLUSH VALVE ASSEMBLY HUNTER PLD-AVR IN 6" BOX	\$46.35	\$927.05	EA	21	\$45.00	\$945.00	EA	20	\$65.00	\$1,300.00	EA	20	\$0.00	\$0.00			
EA	10	HUNTER ICZ-151-COM DRIP VALVE ASSY	\$463.52	\$4,635.23	EA	10	\$800.00	\$8,000.00	EA	10	\$535.00	\$5,350.00	EA	10	\$0.00	\$0.00			
EA	2	HUNTER ICV 1" VALVE ASSY	\$231.76	\$463.52	EA	2	\$190.00	\$380.00	EA	2	\$325.00	\$650.00	EA	2	\$0.00	\$0.00			
EA	9	HUNTER ICV 1.5" VALVE ASSY	\$393.99	\$3,545.95	EA	9	\$210.00	\$1,890.00	EA	9	\$395.00	\$3,555.00	EA	9	\$0.00	\$0.00			
EA	4	HUNTER ICV 2" VALVE ASSY	\$440.35	\$1,761.39	EA	4	\$250.00	\$1,000.00	EA	4	\$435.00	\$1,740.00	EA	4	\$0.00	\$0.00			
LF	1,700	3" MAIN LINE CLASS 200 SW	\$4.64	\$7,879.89	LF	1,700	\$6.00	\$10,200.00	LF	1,700	\$4.75	\$8,075.00	LF	1,700	\$0.00	\$0.00			
LF	1,700	1-1/4" GREY CONDUIT	\$2.32	\$3,939.94	LF	1,700	\$2.00	\$3,400.00	LF	1,700	\$1.15	\$1,955.00	LF	1,700	\$0.00	\$0.00			
LF	1,700	HUNTER DECODER 2-WIRE (ID1-BLU)	\$1.16	\$1,969.97	LF	1,700	\$2.25	\$3,825.00	LF	1,700	\$0.56	\$952.00	LF	1,700	\$0.00	\$0.00			
EA	25	SINGLE STATION DECODERS ICD-100	\$171.50	\$4,287.59	EA	25	\$160.00	\$4,000.00	EA	25	\$92.00	\$2,300.00	EA	25	\$0.00	\$0.00			
EA	1	HUNTER ACC99DPPP-GPRS-P2P, ET, WIND & RAIN SENSORS	\$4,820.64	\$4,820.64	EA	1	\$5,500.00	\$5,500.00	EA	1	\$3,566.11	\$3,566.11	EA	1	\$0.00	\$0.00			
EA	1	2" HFS-FCT-200 FLOW SENSOR & ICV 201-FS MASTER VALVE	\$1,390.57	\$1,390.57	EA	1	\$1,000.00	\$1,000.00	EA	1	\$635.00	\$635.00	EA	1	\$0.00	\$0.00			
EA	1	CONNECTION TO PUMP/WELL PER COUNTY REQUIREMENTS	\$1,112.45	\$1,112.45	EA	1	\$1,500.00	\$1,500.00	EA	1	\$2,250.00	\$2,250.00	EA	1	\$0.00	\$0.00			
EA	1	CONNECTION TO EXISTING MAIN, INSTALL 3" ISOLATION VALVE	\$1,390.57	\$1,390.57	EA	1	\$953.00	\$953.00	EA	1	\$495.00	\$495.00	EA	1	\$0.00	\$0.00			
EA	1	MAIN LINE STUBS	\$139.06	\$139.06	EA	1	\$150.00	\$150.00	EA	1	\$300.00	\$300.00	EA	1	\$0.00	\$0.00			
LS	1	EXCAVATE EXISTING SLEEVES	\$695.28	\$695.28	LS	1	\$2,000.00	\$2,000.00	LS	1	\$2,500.00	\$2,500.00	LS	1	\$0.00	\$0.00			
LS	1	AS-BUILTS	\$278.11	\$278.11	LS	1	\$1,500.00	\$1,500.00	LS	1	\$800.00	\$800.00	LS	1	\$0.00	\$0.00			
				\$92,000.00				\$105,038.00				\$75,885.11				\$124,732.18			

Quantities are provided as guide only. Contractor to confirm all quantities.
 Provide unit price for all items

Brightview only provided total irrigation in the bid summary sheet. They did not fill out the irrigation chart. They provided alternatives for irrigation pricing and qtys under a separate page which does not match their total cots from the summary page.
 LMP changed some qtys.
 Luke's Landscaping provided lower irrigations costs.

**Epperson PH1 Boulevard Linear Park
Construction Drawings Landscape Budget Bid Set**

LANDSCAPE									Cornerstone			LMP			Luke's Landscaping			Brightview		
Oldwoods Ext. Trees																				
Item	Code	Botanical Name	Common Name	Caliper	Height	Spread	Container	Comments	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost
1	IE2	Ilex x attenuata 'Eaglestone'	Eaglestone Holly	2"	10'-12'	4-6'	30 gal	Florida Grade #1, Straight central Leader. Full form to ground, No gaps in foliage.	7	\$325.00	\$2,275.00	7	\$742.00	\$5,194.00	7	\$174.25	\$1,219.75	7	\$234.08	\$1,638.56
2	JS2	Juniperus silicicola	Southern Red Cedar	2"	10'-12'	6-8'	30 gal	Florida Grade #1, Straight central Leader. No root girdling. Little to no holes in canopy, Even branching.	14	\$325.00	\$4,550.00	14	\$588.00	\$8,232.00	14	\$215.25	\$3,013.50	14	\$261.41	\$3,659.74
3	PP3	Pinus plastris	Longleaf Pine	3"	10'-12'	5-6'	30 gal	Florida Grade #1, Straight central leader with full form.	7	\$275.00	\$1,925.00	7	\$630.00	\$4,410.00	7	\$307.50	\$2,152.50	7	\$206.69	\$1,446.83
4	PP2	Pinus plastris	Longleaf Pine	2"	10'-12'	4-6'	FG	Florida Grade #1, Straight central leader with full form.	16	\$210.00	\$3,360.00	16	\$826.00	\$13,216.00	16	\$287.00	\$4,592.00	16	\$298.18	\$4,770.88
5	QS2	Quercus shumardii	Shumard Red Oak	2"	10'-12'	4-6'	30 gal	Florida Grade #1, Straight central leader with even branching, No root girdling.	11	\$215.00	\$2,365.00	11	\$742.00	\$8,162.00	11	\$174.25	\$1,916.75	11	\$236.15	\$2,597.65
6	QV3	Quercus virginiana	Southern Live Oak	3"	10'-12'	6-8'	45 gal	Florida Grade #1, Straight central leader with evening branching, 5' Min CT.	3	\$475.00	\$1,425.00	3	\$1,386.00	\$4,158.00	3	\$666.25	\$1,998.75	3	\$425.59	\$1,276.77
									Trees Subtotal			Trees Subtotal *			Trees Subtotal			Trees Subtotal		
									\$15,900.00			\$43,372.00			\$14,893.25			\$15,390.43		
Oldwoods Ext. Shrubs																				
Item	Code	Botanical Name	Common Name	Caliper	Height	Spacing	Container	Comments	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost
7	IPF	Illicium floridanum	Purple Anise	N/A	18-24"	36" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	270	\$10.25	\$2,767.50	270	\$9.50	\$2,565.00	270	\$14.85	\$4,009.50	270	\$12.84	\$3,466.80
8	MFC	Myrcianthes fragrans 'compacta	Compact Simpson's Stopper	N/A	18-24"	36" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	275	\$11.00	\$3,025.00	275	\$8.75	\$2,406.25	275	\$14.85	\$4,083.75	275	\$8.04	\$2,211.00
9	MWM	Myrica cerifera 'Pumila'	Dwarf Wax Mrtyle	N/A	16-18"	36" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	268	\$11.00	\$2,948.00	268	\$16.00	\$4,288.00	268	\$12.87	\$3,449.16	268	\$11.47	\$3,073.96
10	VOD	Viburnum odoratissimum	Sweet Virburnum	N/A	18-24"	36" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	323	\$9.75	\$3,149.25	323	\$19.00	\$6,137.00	323	\$8.91	\$2,877.93	323	\$8.04	\$2,596.92
									Palms Subtotal			Palms Subtotal			Palms Subtotal			Palms Subtotal		
									\$11,889.75			\$15,396.25			\$14,420.34			\$11,348.68		
Oldwoods Ext. Shrubs and Groundcovers																				
Item	Code	Botanical Name	Common Name	Caliper	Size	Spacing	Container	Comments	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost
11	SA-D1	Dianella tasmanica	Flax Lily	N/A	12"	30" O.C.	1 gal	Full form and spread.	641	\$5.95	\$3,813.95	641	\$5.00	\$3,205.00	641	\$4.06	\$2,601.82	641	\$4.36	\$2,794.76
12	SG-MCP	Muhlenbergia capillaris	Pink Muhly Grass	N/A	18-24"	24" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	1,898	\$9.50	\$18,031.00	1898	\$9.00	\$17,082.00	1,898	\$8.91	\$16,911.18	1,898	\$8.04	\$15,259.92
13	SG-SBA	Spartina bakeri	Sand Cordgrass	N/A	18-24"	24" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	2,203	\$9.50	\$20,928.50	2203	\$8.00	\$17,624.00	2,203	\$8.91	\$19,628.73	2,203	\$8.04	\$17,712.12
14	SG-TDF	Tripsacum dactyloides	Fakahatchee Grass	N/A	18-24"	24" O.C.	3 gal	Full in pot with full spread, No large gaps in foliage.	1,008	\$9.25	\$9,324.00	1008	\$8.50	\$8,568.00	1,008	\$8.91	\$8,981.28	1,008	\$8.04	\$8,104.32
15	MUL1	Pine Straw Mulch - 3" Thick	Pine Straw Mulch	N/A	N/A	N/A	MULCH	3" depth (Qty in SF). Full coverage in planting beds and tree rings.	900 Bales	\$6,975.00	\$6,975.00	33,247	\$0.59	\$19,449.50	33,247	\$0.51	\$17,115.56	33,247	\$0.24	\$7,979.28
16	SOD1	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	N/A	N/A	N/A	SOD	Full coverage. Limits may vary based on site conditions.	135,895	\$0.42	\$57,075.90	134,047	\$0.52	\$69,704.44	134,047	\$0.63	\$84,932.18	134,047	\$0.39	\$52,278.33
									Trees Subtotal			Trees Subtotal *			Trees Subtotal			Trees Subtotal		
									\$116,148.35			\$135,632.94			\$150,170.74			\$104,128.73		
												\$262,343.18								

**Epperson PH1 Boulevard Linear Park
Construction Drawings Landscape Budget Bid Set**

Additional Items Needed						
Item	Common Name	Caliper	Size	Spacing	Container	Comments
	Specified Soils	N/A	N/A	N/A	N/A	
	Fertilizer	N/A	N/A	N/A	N/A	
	Tree Bracing	N/A	N/A	N/A	N/A	

Qty.	Unit Cost	Total Cost
265 CUVD	\$47.50	\$12,587.50
		\$3,750.00
		\$2,250.00
Additional Items Needed Subtotal		\$18,587.50

		Total Landscape	\$162,525.60	Total Landscape	\$194,401.19	Total Landscape	\$179,484.33	Total Landscape	\$130,867.84
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Alternate Trees									Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost
1		Acoelorrhaphe wrightii	Paurotis Palm	N/A	14-16' OAH	N/A	FG	Florida#1, 7 Trunk Min.6' CT Min. Full heads with full canopies		\$950.00	\$0.00		\$1,305.00	\$0.00		\$656.00	\$0.00		\$594.67	\$0.00
2		Ligustrum japonicum	Japanese Privet	N/A	10'	10'	FG	Florida #1, Multi-Trunk, Even Branching with Full Canopy		\$725.00	\$0.00		\$1,305.00	\$0.00		\$563.75	\$0.00		\$488.45	\$0.00
3		Koelreuteria paniculata	Golden Rain Tree	3"	10-12'	6'-8'	45 G	Florida #1, Straight central Leader. No root girdling. Little to no holes in canopy, Even branching		\$565.00	\$0.00		\$630.00	\$0.00		\$0.00	\$0.00		\$355.77	\$0.00
4		Washingtonia robusta	Washington Palm	N/A	12' CT	N/A	FG	Florida Grade #1, Full Head Tied for 4-12 Weeks		\$310.00	\$0.00		\$585.00	\$0.00		\$147.60	\$0.00		\$387.79	\$0.00
5		Washingtonia robusta	Washington Palm	N/A	16' CT	N/A	FG	Florida #1, Full Head Tied for 4-12 Weeks		\$250.00	\$0.00		\$855.00	\$0.00		\$147.60	\$0.00		\$415.18	\$0.00

Alternate Shrubs									Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost	Qty.	Unit Cost	Total Cost
6		Arachis glabrata	Perennial Peanut	N/A	6-8"	8-10"	1 gal	Full in pot with full spread. Extending over Edge. No large gaps in foliage.		\$5.25	\$0.00		\$4.50	\$0.00		\$4.06	\$0.00		\$4.60	\$0.00
7		Dietes vegeta	African Iris	N/A	18-24"	16-18"	3 gal	Full in pot with full spread. No large gaps in foliage.		\$10.25	\$0.00		\$10.25	\$0.00		\$8.42	\$0.00		\$7.69	\$0.00
8		Crinum x 'Queen Emma'	Queen Emma Crinum Lily	N/A	36-48"	6-8"	15 gal	Full in pot with full spread. No large gaps in foliage.		\$110.00	\$0.00		\$99.00	\$0.00		\$69.30	\$0.00		\$61.57	\$0.00
9		Liriope muscari 'Emerald Goddess'	Liriope	N/A	8-10"	6-8"	1 gal	Full in pot with full spread. No large gaps in foliage.		\$5.50	\$0.00		\$4.00	\$0.00		\$4.06	\$0.00		\$4.21	\$0.00
10		Pennisetum setaceum	Purple Fountain Grass	N/A	20-24"	18-20"	3 gal	Full in pot with full spread. No large gaps in foliage.		\$10.00	\$0.00		\$8.75	\$0.00		\$8.91	\$0.00		\$7.69	\$0.00
11		Parsoni Juniper	Juniperus chinensis 'Parsonii'	N/A	6-8"	10-12"	1 gal	Full in pot with full spread. Extending over Edge. No large gaps in foliage.		\$5.25	\$0.00		\$4.00	\$0.00		\$3.86	\$0.00		\$7.70	\$0.00
12		Rosa 'Double Knock Out'	Double Knock Out Rose	N/A	18-24"	16-18"	3 gal	Full in pot with full spread. No large gaps in foliage.		\$16.00	\$0.00		\$19.75	\$0.00		\$19.80	\$0.00		\$11.12	\$0.00
13		Schefflera arboricola 'Variegata'	Variegated Schefflera	N/A	18-24"	18-24"	3 gal	Full in pot with full spread. No large gaps in foliage.		\$9.75	\$0.00		\$11.75	\$0.00		\$8.91	\$0.00		\$8.38	\$0.00
14		Zamia pumila	Coontie	N/A	12-14"	16-18"	3 gal	Full in pot with full spread. No large gaps in foliage.		\$16.00	\$0.00		\$21.15	\$0.00		\$19.80	\$0.00		\$13.17	\$0.00
15		N/A	Pine Bark Mulch	N/A	N/A	N/A	N/A	3" depth (Qty in SF)		\$45.00	\$0.00		\$45.50	\$0.00		\$55.44	\$0.00		\$0.41	\$0.00

Notes: LMP provided two completely different bids. One was a digital and one was a hard copy(Forest Brooke chart instead). Both had different line items and dollar amounts. Cornerstone included specified soils, fertilizer and tree bracing in their total. LMP numbers are higher than other bidders.



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