

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, January 8, 2015 at 10:00 a.m. at England-Thims & Miller, Inc. 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present and constituting a quorum were:

Doug Maier	Vice Chairman
Fitch King	Supervisor
Zenzi Rogers	Supervisor

Also present were:

Dave deNagy	District Manager
Dennis Lyles	District Counsel (by phone)
Brian Stephens	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

Public Comments

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Affidavits of Publication

Mr. deNagy stated these are the affidavits noticing today's public hearing regarding the amenity policies.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Filling Vacancies for Seats 2 and 4

Mr. deNagy stated you may recall these two seats are to be filled by residents of the District. We did seek volunteers, and I reached out to two residents. One of the residents responded that he is not interested in serving on the board. The other resident is interested in serving on the board, but he works during this time of day in Georgia. I have sent him an

email outlining what the position is, but he has not responded. I believe Seat 2 is filled by Hal Eisenacher, and he will remain in that seat until a resident board member fills the seat. Does anyone have any questions?

Mr. Maier stated I can check with the property manager of the HOA and see who they would recommend.

B. Consideration of Resolution 2015-08, Election of Officers

Mr. deNagy stated the officer slate currently has Mr. Eisenacher as chair. Jess Simmons was our Vice Chair, and he has since resigned. Does the board want to change the slate of officers or table this item until a future meeting.

Ms. Rogers stated I thought we voted for Doug to be the Vice Chair at the last meeting.

Mr. deNagy stated I will make that correction. Is there any interest in changing the slate of officers?

Mr. Maier stated let's go ahead and do this without any change.

Mr. deNagy stated Hal Eisenacher will serve as Chair, Doug Maier will serve as Vice Chair, Fitch King will serve as Assistant Secretary, and Zenzi Rogers will serve as Assistant Secretary. Seat #4 is currently vacant.

On MOTION by Mr. King seconded by Ms. Rogers with all in favor to elect the slate of officers with Hal Eisenacher as Chairman, Doug Maier as Vice Chairman, Fitch King as Assistant Secretary, and Zenzi Rogers as Assistant Secretary was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the November 6, 2014 Meeting

Mr. deNagy stated the minutes are in your agenda package. Are there are revisions or changes to the minutes?

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor the minutes of the November 6, 2014 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the November 6, 2014 Landowners Meeting

Mr. deNagy stated the minutes are in your agenda package. Are there are revisions or changes to the minutes?

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor the minutes of the November 6, 2014 landowners meeting were approved.

SEVENTH ORDER OF BUSINESS

Public Hearing Regarding Guest Policies and Parking at the Amenity Center and on District Property

Mr. deNagy stated when public hearing is closed, we will consider Resolution 2015-05.

On MOTION by Ms. Rogers seconded by Mr. King with all in favor the Public Hearing is Open.

Mr. deNagy stated Section 7 in the agenda package is a copy of Resolution 2015-05. Page 2, Section 2, there was a change to the user fee structure where we changed that children from ages 14 and younger now, to ages 2 and younger are not considered registered guests. That revision is intended to control traffic a little bit better. The other change was the parking policy adding Section Q. We did have in Part 4 of Section Q about how to issue a permit for overnight parking. We added the language that the amenity manager would have the discretion to issue that permit. I think that was blank in the previous version. Everything else we have talked about. We are going to get a towing company that will tow if needed. I think that will give us the latitude to keep the parking lot clear.

Ms. Rogers asked is that residents parking or people outside of the neighborhood? What is the issue?

Mr. Stephens stated it is contractors mainly. They seem to be parking during the day, and there is limited parking in front of the building. They are utilizing the parking lot as overflow.

Ms. Rogers asked have we reached out to the builders to let them know?

Mr. Stephens responded to my knowledge we haven't. I don't know if we even know which builder it is.

Mr. deNagy asked if there was any other discussion regarding this resolution or the policies?

On MOTION by Mr. King seconded by Ms. Rogers with all in favor the Public Hearing is Closed.

A. Consideration of Resolution 2015-05

On MOTION by Mr. King seconded by Ms. Rogers with all in favor Resolution 2015-05 was approved.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Maier stated I have a Comcast agreement that I am working with and we talked about with Dennis previously. I am waiting for Comcast to get back to me regarding the structure of the agreement. It is still out there for an opportunity for the HOA and the CDD to work together on establishing that tri-party agreement. Comcast has made us an offer to not go into a 10-year agreement with any other provider, and they are willing to make a financial contribution to the Homeowner Association, the CDD, or the developer. The developer has elected not to take any contributions so it will be directly provided to the association for CDD. It would be money that could be favorable to build our reserves if we all feel the agreement is one that works for the community.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lyles stated I don't have anything to bring before the board today.

B. Engineer

Mr. deNagy stated Preston did not have anything.

C. Manager

Mr. deNagy stated I have nothing at this point.

D. Operations Manager

Mr. Stephens stated the security camera quotes are much higher than what we had originally thought they would be. This is the only company that even had the technology to do

what we needed them to do, what they call a plate capture camera that they guarantee at the speeds they should be traveling in that neighborhood that they will actually pull a tag number.

Mr. deNagy stated just so Dennis is aware of what we are looking at, I think originally we were looking at \$7,500. The proposal that is in front of the board right now totals \$19,935.22. You will be furnished a copy of the proposal.

Mr. Stephens stated these numbers are a little skewed because they have taxes in them. If it is approved, I will get a tax certificate, and that can be pulled out. He said the tag capture camera is not a wireless camera, so it has to be hard-wired in. There is the wiring issue and additional cost for that.

Mr. Maier asked so this isn't all-inclusive?

Mr. Stephens responded it is all-inclusive. The only thing we will have to have on top of that is an electrician at the Main Street entrance. We will have to put a receptacle in so they can plug in their DVR. That will be the only additional cost. That includes them setting the posts for the cameras. There were no trees they could anchor them to that would position them properly. This is turn-key with the exception of the receptacle.

Mr. Maier stated what I suggest we do is share this with Horton, Providence, and Lennar and see what I can get in contributions from them. Then we can come back and say okay, this is what the builders are willing to pay. What is the ongoing cost for this?

Ms. Rogers asked is it monitored?

Mr. Stephens responded it is not monitored. It will be up to us if there is an issue to literally check the cameras.

Mr. Maier asked if you had an issue today and somebody doesn't notify you for a week, is it recorded over. What is the duration of the recordings?

Mr. Stephens responded depending upon the clarity that we choose, it would be up to three weeks. This is for two cameras at each entrance. One is basically a fish-eye camera, a broad view camera where you can get vehicle description, and the other one is a tag specific camera so you can get a tag number as well as a description of the vehicle.

Mr. Maier asked Ms. Rogers, since you are with Lennar, what are your financial losses up there with that?

Ms. Rogers responded I haven't heard anything recently about us having any issues.

Mr. Maier stated I haven't heard anything lately from Horton or Providence. Maybe we have hit that critical mass where we have enough residents up there that thieves are a little more cautious. There are other easier targets out there. I will share this with the other two builders, and then Zenzi and I can get back with the board on what the other builders will contribute. I think it helps the builders more so than our community, but it is a nice benefit for our community to have this. I think there is definitely benefit for the District to have a contribution here. We just need to make sure it is all equitable.

Mr. deNagy stated in order to expedite the installation of the cameras, if the contributions from the builders are sufficient, do we want to make a motion to authorize Mr. Maier to move forward.

Mr. Maier stated if we can get the builders to contribute a quarter each so that our exposure is around \$5,000 as the District, everyone contributes \$5,000, then that is a very reasonable number to have this type of security in the community.

Ms. Rogers stated there is no monthly monitoring?

Mr. Stephens responded that is correct. We could choose to have it monitored, but this system is similar to what we have at the facility now.

Mr. King stated he mentions a monthly maintenance agreement.

Mr. Stephens stated this does not include a monthly maintenance agreement.

Mr. King stated I realize that.

Mr. Stephens stated, well actually it does. I told him not to.

Mr. deNagy stated so the motion would be to authorize Doug Maier to authorize the purchase of the camera equipment if the three builders each contribute \$5,000 equally.

Mr. Lyles stated I think you want to include in that motion an amount on the part of the CDD not to exceed \$5,000.

Ms. Rogers stated if Providence is not willing to contribute and the other two builders are, do we want to bring that back to the board?

Mr. Maier stated yes, I think we should because our exposure would be more.

On MOTION by Ms. Rogers seconded by Mr. King with all in favor to authorize Doug Maier to purchase entryway cameras subject to each of the three builders contributing \$5,000 and the District not paying more than \$5,000 was approved.

Mr. Stephens stated I also have a proposal from Crystal Clean pool service to replace filter grids for the adult pool. They are going on year eight. They typically are six to seven-year lifespan depending on bathing load. They currently aren't having any major issues, but they are recommending we go ahead and replace them before the year eight summer season gets here. That total is \$1,390, which is for materials and labor for the install.

Mr. Maier asked how does that work within our budget for the coming year? We do have it in the budget ?

Mr. deNagy responded yes.

Mr. Maier stated I definitely support having that done. It is definitely a benefit for us.

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor to have Crystal Clean pool service replace the pool filter grids in the amount of \$1,390 was approved.

Mr. Stephens stated there is a magnolia tree at the corner of Pond Run and Dowling Creek that is not in line with the rest of them. It is right on the corner. I am getting some complaints from a few residents that it is blocking their view of people coming off Main Street. The only thing we can do is remove it. The cost to have somebody come in and spade it and move it is probably greater than the purchase of a new tree. We can flush cut it and once spring gets here, we can put sod over it. The cost would not exceed \$300.

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor to remove the magnolia tree at the corner of Pond Run and Dowling Creek not to exceed \$300 was approved.

Mr. Stephens stated the Main Street as well as Yellow Bluff entrance signs currently have an older style fluorescent lighting system with ballasts. They are becoming problematic. The way it is set up, we have to have an electrician come in to change the ballasts. I want to replace all of those with what we refer to as perma-post. It is a standard floodlight spotlight. The initial cost up front will be \$1,275 for material and labor, but what I am finding more and more is that particular ballast is becoming harder and harder to find. By doing this, if one goes out, you just replace a light bulb and move on. We wouldn't need an electrician for it. We

could use LED bulbs, but we would typically just use a standard spotlight or even a compact fluorescent type bulb.

Mr. Maier stated I think in order to avoid having electricians come out on an ongoing basis, it has got to be less costly for the District to change them out. Long term, it would save the District money.

Mr. Stephens stated it would be four fixtures total, two on each side.

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor to replace entryway lights not to exceed \$1,275 was approved.

Mr. Stephens stated we have multiple ballasts out in the bollard lights inside the pool as well as two that are out in the can lights in the ceiling at the patio that will need to be replaced. All of those are ballast lights, and the lights in the pool metal halide bulbs. The price with the electrical to do that is \$1,100 for all of those.

Mr. Maier asked wouldn't that be considered ongoing maintenance of the facility?

Mr. Stephens stated I brought it up just because of the cost factor.

Mr. deNagy stated if that falls under maintenance, you don't need board direction on that.

Mr. Stephens stated the last thing is refurbishment of the spray park. When we did the budget for FY14-15, we included \$4,500 to repaint and refurbish the spray park. I would like to do that either at the end of January or first of February so it is finished before children are wanting to start utilizing the facility.

On MOTION by Mr. Maier seconded by Ms. Rogers with all in favor to have the spray park refurbished in the amount of \$4,500 was approved.

TENTH ORDER OF BUSINESS

Supervisor Request / Audience Comments

There being none, the next item followed.

No audience was present.

ELEVENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of November 30, 2014.

B. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$518,551.49.

On MOTION by Ms. Rogers seconded by Mr. King with all in favor the Check Run Summary in the amount of \$518,551.49 was approved.

C. Assessments Receipt

Mr. deNagy stated in November, you are just starting to collect assessments.

TWELTH ORDER OF BUSINESS

Next Scheduled Meeting

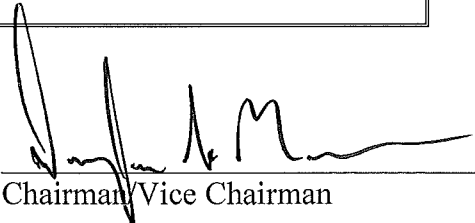
Mr. deNagy stated our next scheduled meeting is April 9, 2015. This will be our first budget meeting, so any thoughts that any of the board members have about the budget please let me know.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. King seconded by Ms. Rogers with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman