

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 14, 2016 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	Chairman
Fitch King	Vice-Chairman
Aaron Roberts	Supervisor
Courtney Stilwell	Supervisor

Also present were:

Dave deNagy	District Manager
Dennis Lyles	District Counsel (by phone)
Louis Cowling	Riverside

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

Approval of Minutes of the October 8, 2015 Meeting

Mr. deNagy stated in your agenda package is a copy of the transcript of the minutes from October 8, 2015.

On MOTION by Mr. King seconded by Mr. Maier with all in favor the minutes of the October 8, 2015 were approved.

FOURTH ORDER OF BUSINESS

Consideration of Pool Resurfacing Proposals

Mr. deNagy stated he sent Mr. Lyles a copy of the proposals, and Mr. Cowling is now handing out copies of the proposals to the board members. Mr. deNagy stated we only have \$50,000 for pool resurfacing, so we will have to talk about how we are going to fund the resurfacing work.

Mr. Cowling stated there are two main types of finishes. One is regular marcite, which is a blend of quartz and a bonding agent, and there is a pebble finish, which is more of a pebble aggregate. It carries a longer warranty. The regular marcite plaster carries a 5-year warranty, and pebble finish carries a 15-year warranty. That is a big jump in the lifespan of the pool, so we bid it both ways. Four companies submitted bids, and three of them do this pretty much full time. Crown Pool, Florida Bonded, and Perry Pools do this on an on-going basis and is their main focus. The last one, Crystal Clean, is more of a cleaning company, but they also do resurfacing. The scope also includes all new tiles, and tiles on the steps have to be non-skid. Backsplash tiles are also included. In a process like this where the pools are 7 to 8 years old, you are going to have some backsplash tiles that are going to be bad. Trying to match with the old ones would be impossible, so we do have that included in the scope. These bids are pretty close. Crown Pools is actually a little bit lower in the main pool and a little bit higher in the spray pool compared to Florida Bonded and Perry Pools. I've done work with Crown Pools in the past. I am currently working with Florida Bonded at another property that has a similar layout as Tison's Landing. I have not worked with Perry Pools directly on this, but I have worked with them on other projects. I have not done any resurfacing with Crystal Clean. Crown Pool uses Tempool as their main subcontractor who does all the demolition work, tile work, and prep work. Crown Pool does all the lights and miscellaneous fittings. Florida Bonded uses their own crew to do a lot of the prep work and tile work. This is important because John Temple is going to do the resurfacing for any contractor in here. The difference is basically that Crown Pool is going to use the same contractor throughout the process, and that is the triple backing of warranty. You are going to have Crown Pool, Tempool, and the manufacturer, CSI Industries, backing that. Florida Bonded is going to back it, but it is the that back side. Are Tempool and CSI Industries going to back that? They say they will, but it is always good to have the one company with the most power to back that. Perry Pool does outsource some of their work as well. It is a tight race. For a couple of thousand dollars, I would probably go with Crown myself. You do have references in there, and Crown Pool by

far has done more pools than anybody here. I put the total with the lights as the total. The landing pad is just to go under the slide. We found out that when kids come off that slide, they like to have a little softer surface to land on than the marcite or the pebble. That is going to be outside the contract as well because we did not specify which landing pad to get. There are probably 15 or 16 different kinds out there that you can get. Once we get into the project, we will determine which one we use. Usually we can either outsource that or put it outside of the contract.

Mr. Maier stated help me understand why you feel more comfortable with the arrangement with Tempool and Crown Pools? Help me put that relationship and the warranty; I am not sure I am following you exactly.

Mr. Cowling responded the prep work is a critical part of this. If you don't prep the pool properly and put a proper bond coat, you have a failure down the line. Tempool is doing the prep work. They are also installing the plaster. I just think you have a better warranty with that contractor doing all that work. Visually with the pebble, you are not going to have a lot of difference. You are going to have a white background on all the commercial pools, and there is a limited choice as far as colors. You can blue aggregate in, a green aggregate, or a mix of brown and blue. Most of the time people want to go with the blue just because it is a better look. The marcite and the pebble look very similar.

Mr. deNagy stated on your schedule, the total is actually just the total of the first three columns – the main pool, the spray pool, and the tea lights.

Mr. Cowling responded correct.

Mr. deNagy asked so the landing pad and filter grids would be extra?

Mr. Cowling responded correct, and the filter grids at this point are going to have to be done. It is included in there as a safety net in case there is something wrong with the filters. The landing pad is an option. I would recommend doing it. I think it is going to add a lot of value to that pool.

Mr. King asked does it make sense phasing our work? We do one pool this year and then the second pool next year based upon our financing or what's in our budget. Would we get the contractor to finance a year?

Mr. Cowling responded I don't know if they can do that, but I can definitely ask them.

Mr. deNagy stated I don't know how critical it is to have it done for this swim season. Could it be put off until maybe December of this year and done for next swim season? We could build into the budget.

Mr. Cowling stated the only worry on my side is if we do have some surface failure, the Health Department can shut us down, but we have done patching in the past to keep that at bay. I think we can squeak through with the pools lasting another year. We will do whatever we need to do to keep the pools open.

Mr. deNagy stated Dennis and I spoke yesterday, and there is a possibility I could talk with Hal to see if they could fund the difference.

Ms. Roberts stated it definitely needs to be done, but my only concern is we need to figure out the funding portion.

Ms. Stilwell stated we need to be able to keep the pool open.

Mr. Cowling stated we have done some patches in the past. If the Health Department sees a chip on the bottom and can stub someone's toe, that is what they are concerned about. We will be spending some money in repair work. I don't think it is going to be a lot. Mr. Cowling asked Mr. Lyles if he was going to talk to Hal or would Dave do that.

Mr. Lyles responded I assume that Dave would make the call. I would be happy to participate. I think it is business as usual, and I think a conversation in that nature actually did take place – not on this exact subject, but I think there was a discussion that Dave has already had with Hal on a unrelated matter where Hal had indicated that they would look at something like this if we ran into a situation along these lines. He has already opened the discussion on another issue in the past, so this would be kind of a follow-up.

Mr. deNagy stated what we would need to do right now is to have the board approve one of these proposals, and then we can authorize staff, myself, Doug, and Dennis to speak with Hal Eisenbacher about funding whatever we need based on which one of these proposals we pick. In our budget we have \$35,500 in capital outlay and \$15,000 in reserves, so we have \$50,500.

Ms. Roberts asked are we leaning towards the pebble over the marcite.

Mr. deNagy responded I think yes. The pebble has a longer life, so the cost per year really is better.

Mr. Cowling stated I would recommend the pebble. The warranty difference is 10 years. The warranty for the regular marcite is 5 years, and the pebble is 15 years. In residential settings, it is a lifetime warranty. You could get 20 years out of this.

Ms. Stilwell stated I think the pebble makes more sense.

On MOTION by Mr. King seconded by Ms. Roberts with all in favor to have Crown Pools resurface the pools with the pebble finish including optional slide landing pad for \$102,515 was approved.

On MOTION by Ms. Roberts seconded by Ms. Stilwell with all in favor to authorize staff to contact the Developer to ask for a funding advance to complete the pool resurfacing was approved.

Mr. Cowling asked if he could ask Crown Pools about possible financing options, and Mr. deNagy responded that would be fine.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lyles stated I don't have any legal matters to bring before the board this month, but I do have an attorney related matter that I would like to have the board hear me out on and have some discussion on. This month our firm is launching a north Florida operation on a limited part-time basis, but we are going to have an operation and presence in north Florida out of the Gainesville area, and the attorney who is going to head that up is a long-time shareholder and partner of our firm whose specialty for his whole career has been local government development and CDDs, and I would like to discuss with the board the idea of moving your meeting to the first Thursday rather than the current week with the idea that if we did that, then our attorney, Gerry Knight, who will be there in close proximity to where your meeting is could attend very easily and without any real noticeable expense to the board. He can handle

matters with Dave and the rest of the staff more easily if that was needed or desired. I have discussed it with Dave already, and I think Dave is aware that Gerry, who would be attending the meetings from up there, works regularly and for many years with GMS, which is his company. He hasn't been directly involved with Tison's Landing in the past, but he has been involved and is involved on an on-going basis with Hal Eisenbacher and the developer of Tison's Landing. Knowing that we are phasing in a full resident board with what usually turns out to be some additional questions and matters that come up that need to be attended to, I would be more comfortable on a going-forward basis if we could easily and inexpensively have an attorney there at your meetings and is close to the community just in case. It is not an emergency, and it doesn't have to be done immediately if you want to think about it, but we are starting this up this month. Your next meeting, which is in April, could be Gerry Knight's first meeting where you are meeting right now if that is okay with the board. If your schedules permit, the meeting should be at 10:00 on Thursday but on the first Thursday. Are there any feedback or questions for me or discussion at this time? I would not be abandoning you. I head up our practice group, so I would see every one of your agendas, and I would talk to Gerry before and after every meeting you have. On occasion I probably would come to a meeting. You would not be losing me, but you would be getting Gerry Knight who is every bit as experienced and competent as I am, and he would be there at your meeting and on other occasions if that were to be desirable to you. I think it would work better for all of you especially now that we are transitioning into the full resident board. That is something that we have managed for Districts on many, many occasions, and our experience tells us there will probably be more meetings and more questions and more issues to explain, and it would be easier and more effective to take advantage of this new operation we are going to have. The reason why I am asking you to move the schedule is because he is going to be down here two weeks out of every month, and he will be up there two weeks out of every month. The second and third week is when he is going to be down here in the south Florida, and the first and fourth week he will be up there in North Florida. I would still be hands-on, but I just won't necessarily be at the meeting.

Mr. deNagy asked the board members if changing to the first Thursday of the month would work okay.

Ms. Stilwell stated being in accounting, the first week is usually pretty busy for us, but I am thinking I can work around it. April would be find.

Ms. Roberts stated that works for me.

Mr. King stated that is fine for me.

Mr. Maier stated it is with me as well.

Mr. deNagy stated we have a consensus to move the meeting day.

Mr. Lyles stated essentially you will have two attorneys that will be watching your activities and preparing for the meetings instead of just me. I think it will be better for somebody to actually be there, and Gerry works directly with me and has for many years. I think it will be fine, and this is not my last meeting.

Mr. deNagy stated I think we need a motion to change the meeting date to the first Thursday of month on your quarterly schedule.

On MOTION by Mr. Maier seconded by Ms. Stilwell with all in favor to change the meeting day to the first Thursday of the month for each quarter was approved.

Mr. deNagy stated if there is a conflict, and we don't have a quorum, we can move the meeting to the 4th Thursday.

Ms. Stilwell asked if something was to come up, could I call in?

Mr. deNagy responded you could as long as we have a quorum, i.e., three people physically in attendance.

Mr. Lyles stated his thanks to the board.

B. Engineer

Mr. deNagy stated I don't have anything from Preston.

C. Manager

Mr. deNagy stated I don't have anything at this time.

D. Operations Manager

Mr. Cowling stated his report is in the agenda package. I have been with the property for several years now, and I do have some ideas for moving forward. The sidewalks are getting a little dirty, so I will be start working on those. It has been warm this December, so there has been a little bit more mowing and trimming to do. Overall the property is in pretty

decent shape landscape wise. If you have any questions or feedback let me know. You can call me anytime you want. One of the biggest things on my side is a balance between our maintenance guys picking up trash on the ponds and common areas to builders' lots. I know when the wind blows, there is lots of construction debris, which is a major eyesore for the residents. We try to pick up as much as we can within a timeframe.

Mr. King asked about the shrubs in the median aisle and that they are pretty beat up.

Mr. Cowling stated he talked to Lawn Boys, and there is about nine of them, and there have been several cars that have gone through there. I have not had any incident reports about it. They are not going to die, but I have been pricing out replacements for those areas.

Mr. Cowling was asked about the fitness equipment. The treadmills are getting close to possible replacement. Right now we are limping along. The motherboards seem to be tripping every now and then. They seem to fix the problem, but then if you get heavy use, they trip every now and then. They are starting to age. I will be working on getting some pricing for some new ones as compared to repair work that needs to be done. If the repair work is over a certain amount, it might be better to buy a new piece of equipment.

Mr. deNagy stated we have a general facility maintenance line item for the Amenity Center of \$25,000, which covers the maintenance of the fitness equipment. We also have another field for repairs and maintenance in the budget for \$30,000. Between those two, there is \$55,000.

SEVENTH ORDER OF BUSINESS

Supervisor Request / Audience Comments

Mr. Maier stated I will send you the latest sales report, and we can talk to Rhonda to see if we are getting closer to the opportunity to refinance.

Mr. deNagy stated if we can refinance, we can get some money and do things for the District.

Mr. Cowling asked about the time frame for getting the pool resurfaced. Do we want to get it done before pool season starts? It is usually a 30 to 45 day process.

Mr. deNagy stated as soon as we get the funding settled, unless the board objects, we would go ahead and get it going.

There were no members of the audience present.

EIGHTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of November 30, 2015.

B. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$533,271.06.

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor the Check Run Summary in the amount of \$533,271.06 was approved.

C. Assessments Receipt

This item is located in your agenda package.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

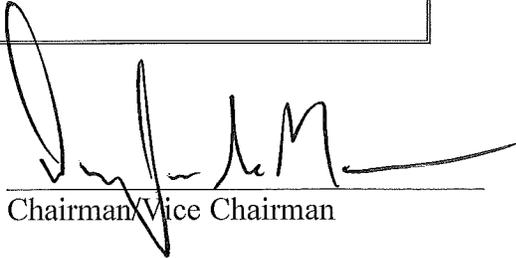
Mr. deNagy stated our next scheduled meeting is April 7, 2016 at 10:00 a.m. at this location. A revised schedule will be sent out to everyone.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman