

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, July 9, 2015 at 10:13 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
Aaron Roberts	Supervisor

Also present were:

Dave deNagy	District Manager
Dennis Lyles	District Counsel (by phone)
Preston Doub	District Engineer
Brian Stephens	Riverside Management
Rich Whetsel	GMS Operations Director
Mark Parker	Riverside Management
Darrin Mossing, Jr. (Guest)	
Elizabeth Folsom (Resident)	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 10:13 a.m.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Affidavit of Publication

The public hearing was noticed today regarding adopting our budget for FY16.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Filling Vacancies for Seats 2

Mr. deNagy stated we still have for consideration filling a vacancy for Seat #2. Mr. Eisenacher is currently in that seat until we find someone else.

Ms. Roberts said there are a couple of people who are interested, and I will get that information to you. What kind of time commitment is it for this board?

Mr. deNagy responded we currently meet quarterly at this location. Our next meeting will be in October. This item will be tabled until the next meeting. Mr. Maier will solicit residents interested in sitting on the board.

B. Consideration of Resolution 2015-11, Election of Officers

This item will be tabled until the October meeting.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2015 Meeting

Mr. deNagy asked are there are revisions or changes to the minutes?

On MOTION by Mr. King seconded by Ms. Roberts with all in favor the minutes of the April 9, 2015 meeting were approved.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2015 Audit Committee Meeting

Mr. deNagy asked are there are revisions or changes to the minutes?

On MOTION by Mr. Maier seconded by Mr. King with all in favor the minutes of the April 9, 2015 Audit Committee meeting were accepted.

SEVENTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2014 Audit Report

Mr. deNagy stated the report is in your agenda package behind Tab VII. I wanted to read a couple of things into the record. On Page one, the independent auditor's report, at the bottom of that page, "In our opinion, the financial statements referred to above present and fairly in all material respects the respective financial position of the governmental activities and each major fund of the District as of September 30, 2014, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America." If you turn to Page 23, this is

the independent auditor's report on internal controls over financial reporting and compliance. They state, "During our audit, we did not identify any deficiencies in internal that we consider to be material weaknesses." On pages 26 and 27, these are the management comments. Everything is in compliance with the provisions of the Auditor General of the State of Florida. There were no current year findings, and prior year findings and recommendations have been implemented. This is a clean audit report.

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor the FY14 audit was accepted.

EIGHTH ORDER OF BUSINESS Consideration of Audit Committee Recommendation

Mr. deNagy stated during the Audit Committee meeting, the Audit Committee recommended ranking McDirmitt Davis #1, Carr Riggs #2, and Grau and Associates #3.

On MOTION by Mr. King seconded by Mr. Maier with all in favor the recommendation of the Audit Committee was accepted.

NINTH ORDER OF BUSINESS Public Hearing to Adopt the Budget for Fiscal Year 2016

Mr. deNagy stated this is the public hearing for adoption of the FY16 budget. We will also consider Resolution 2015-12, which is the annual appropriations and adopting the budget for FY16, and then Resolution 2015-13, which is the imposition of special assessments and certifying the assessment roll. That is the actual levy of assessments based on what is approved.

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

Mr. deNagy stated a copy of the budget is included in your agenda package. There have been no changes since our last meeting. We have an increase of \$57.33 a year, which is \$4.78 a month. The current O&M assessment is \$668.55. The FY16 O&M budget will go to

\$725.88. The biggest reason for the increase were increases in capital outlay on Page two, where we had \$8,150, and this year we have \$35,500. We have a number of capital projects at the amenity center that need attention.

Ms. Roberts asked which capital projects?

Mr. deNagy responded marciting the pools and fitness center equipment.

Mr. Maier asked what kind of costs are we looking at for the marciting of the pool?

Mr. Parker responded the rough numbers I have been given so far would be right around \$85,000 to \$90,000 for both pools. Marciting is the finish that is at the bottom of the pool.

Mr. Maier stated the marcite usually lasts maybe 7 to 15 years depending on the type of marcite that is put in, and this was put in back in 2005. It is 10 years old, and it is really starting to show its age.

Mr. deNagy asked are there any other questions? There was mailed notice provided to all the residents outlining the increase. On Page seven is your Debt Service Fund budget. The CDD assessments are made up of two components, the General Fund or maintenance we just talked about, and the other component is the debt, which is paying back the bond which is the source of funds used by the developer to put all the infrastructure in for the community. The debt essentially stays the same. That outlines the assessments that come in and the expenses we have in FY16. We do end up with excess revenues at the end of the year. The reason is we have an interest payment on November 1, 2016, so we need to have sufficient funds for that payment. There is a copy of the amortization schedule behind the budget to show the flow of funds.

A. Consideration of Resolution 2015-12, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2016.

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor to adopt Resolution 2015-12 relating to the annual appropriations and adopting the budget for FY16 was approved.

B. Consideration of Resolution 2015-13, Imposing Special Assessments and Certifying an Assessment Roll.

On MOTION by Mr. Maier seconded by Mr. King with all in favor to adopt Resolution 2015-13 imposing special assessments and certifying an assessment roll was approved.

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

TENTH ORDER OF BUSINESS

Ratification of License Agreement with James A Dillhyon d/b/a River City Soccer Camps

Mr. deNagy stated the agreement is located in the agenda package. Is there a motion to ratify the agreement as presented?

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor to ratify the license agreement with River City Soccer Camps was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Suspending Patron Amenity Privileges

Mr. deNagy stated a copy of letter sent to Ms. Essie Dewey is located in the agenda package. It is regarding a resident living in her home and using Ms. Dewey's access card. There are a number of violations cited by our Amenity Manager. We told Ms. Dewey about Tanisha and that her amenity privileges had been suspended, and this would be brought up with the board of supervisors at today's meeting. The board is being asked if they agree with the recommended suspension being two months, or if the board feels that they want to change that in some fashion.

Mr. Parker stated we have had a couple of incidents with part. Part of it was on rentals where she is coming through, and we have actually asked her to move because there is no sign-up that there has been a rental, and she is giving the attendant a very hard time and sometimes had to be asked four or five times to go to the other side. During one of our rentals she was playing loud vulgar music. She asked by the guests of the event to turn it off. She did not. The attendant came out and asked her again, and she again gave her a hard time. She

eventually did turn it off and leave. There was an incident where she was the guardian watching some children flipping into the pool. I had asked them to stop. They went up and talked to her, and she turned around and flipped off the other attendant that was there. That is when we started asking her to leave the premises. She has come up, and we have some conversations where she doesn't quite understand, or she acts like she doesn't understand why we are asking her to not use the amenity center.

Mr. Maier asked but you have denied her access the amenity center.

Mr. Parker responded yes, and I have spoken to Ms. Dewey about the fact and where we were.

Mr. Maier asked what was her response?

Mr. Parker responded this was before the letter came out, and she was upset that the child had done this. I say child, I don't know her age exactly. She tells me she is 20. I think Ms. Dewey has probably addressed it with her because she has not come up for a while. She did come up yesterday, because she got the letter, and I think with her reading the letter, she didn't think she was still suspended from my conversation. It doesn't state there was already a suspension in play. I turned her away at that point again.

Mr. deNagy stated so the recommendation I think would be two months suspension from June 18, which is when the incident occurred. This would run to August 18, so that would be the recommendation of the amenity manager.

Mr. Maier stated I agree with the suspension. You just can't have that. I support the recommendation.

Mr. King stated he supported the recommendation

Ms. Roberts agreed with the suspension.

Mr. King asked what happens after the suspension, just monitor it from there?

Mr. Parker responded yes, I have never done one of these before, so that would be what I suspect.

Mr. King asked could you escalate it to indefinite suspension?

Mr. deNagy responded yes, I would recommend keeping a record of this. If it happens again, we can address further. The difficult part is the access card is in the name of Dewey, so we can't deactivate the access card because we are deactivating it for everybody at the house.

Ms. Roberts asked is that not allowed?

Mr. Maier asked don't you think the whole family should be impacted?

Mr. deNagy responded typically it is just the party that is at fault.

Mr. Maier stated you would send a bigger message if the entire house couldn't use it.

Mr. Lyles stated what you may want to consider if the situation is not resolved is next time have a letter notifying the property owner, whose name appears on the access card, that her card and privileges are going to be affected if it doesn't stop. Give them a chance one more time along those lines before you start affecting the rest of the residents, but I don't think our rules would prohibit us from taking that step. The problem is arising out of that property, and I think we would be within our existing rules to approach it in that way. I suggest before we take that step that we give specific notice of our intention to take that step.

On MOTION by Ms. Roberts seconded by Mr. King with all in favor the Amenity Manager's recommendation to suspend amenity privileges of a resident to August 18, 2015 was approved.

Mr. deNagy stated I will send a letter outlining the board's decision to Ms. Dewey.

Mr. Lyles stated for the board's information, the manager and his staff have worked with us every step of the way along this process. Your legal counsel also has been involved and also supports the actions taken by management.

TWELFTH ORDER OF BUSINESS

Other Business

Mr. deNagy stated as a follow-up from last meeting, we swore in Aaron Roberts. We talked about the ability of supervisors to receive pay as a supervisor, so I will ask Aaron if she would like to accept or waive the supervisor's fee.

Ms. Roberts responded I will accept.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lyles stated I have nothing of any significance. This is our first meeting since the legislature concluded its business, and we usually let our board members know if something happens that will cause a change in how we do business. A couple of things that might have an affect on us as a unit of government that did go through – one is the use of drones by

government entities. It does not specifically affect a CDD or special district, but it does limit government's ability to do things such as surveillance or capture images on private property. In terms of monitoring our own public property, it would not affect those kinds of operations. I think it is the first step in something we are going to see more of going forward. The other legislation that will affect us, since we own and operate a recreation facility, is legislation relating to making specific accommodations to permit service animals. Because our facility to which the general public may have access through a membership, we are going to have to be mindful of the restriction against animals. We can't prohibit service animals if they otherwise meet the qualifications. We went an outline of the bill and restrictions to staff, and it hasn't been a problem. We don't expect it will be, but it is a small change that has now been mandated. It was a quiet year in Tallahassee as far as we are concerned.

B. Engineer – Acceptance of the Engineer's Report

Mr. deNagy stated a copy of this was emailed to everyone. This is required under the bond indenture. If the board accepts the Engineer's report, we will file it with the Trustee to be in compliance with the trust indenture.

Mr. Doub stated this is a high level report. What we did is go through and look at the CDD improvements and the property that is owned by the CDD, basically the entry signage, pocket parks, landscaping, the amenity center, and the stormwater management facilities. We didn't find anything worthy of note for repairs or anything like that. It is really a clean inspection, and there is nothing really to report.

On MOTION by Mr. Maier seconded by Mr. King with all in favor to accept the FY15 Engineer's Report was approved.

C. Manager

Mr. deNagy stated I wanted to give an update from MBS Capital. I did hear from Rhonda Mossing, who was here a couple of meeting ago talking about refunding the bonds. Rhonda has since received the new assessment roll, and there are apparently still 165 lots to be developed, and that plays a role in what kind of funding rate we can get to refinance the bonds. According to Rhonda, the development is not at a point where bond refunding would be feasible. Rhonda will be preparing more information for our next meeting. All the lots have been purchased by the builders, they just need to be built.

1. Report on the Number of Registered Voters (550)

Mr. deNagy stated I am required to report the number of registered voters in the District. As of April 16, 2015, there are 550 registered voters in the Tison's Landing CDD.

2. Discussion of Fiscal Year 2016 Meeting Dates

Mr. deNagy stated we are meeting quarterly. We have meetings scheduled for October 8, 2015; January 14, 2016; April 14, 2016; and July 14, 2016. The April meeting will be our budget approval meeting, and July meeting will be our budget adoption meeting. We have the meetings scheduled for 10:00 a.m. here at the offices of England-Thims & Miller. If there are no questions, I look for a motion approving the meeting schedule.

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor the FY16 meeting dates were approved.

D. Operations Manager

Mr. Stephens stated the uneven pavers in the spray park have been evened out, and the spray park has been pressure washed. All the Amenity Center doors, inside and outside, have been painted. Two of the park benches on Magnolia Grove in the pocket parks were lifted, leveled out, and re-installed. The wood frame around the message board has been rebuilt, and the board has been repainted. The welds on the aluminum entry gate going into the Amenity Center have been repaired and repainted. The braces of the bottom of the patio chairs have been repaired and re-welded. The graffiti has been cleaned off the pavilion on Pond Run. There are currently 15 lounge chairs off the pool deck to be repaired, and we are currently waiting on the fabric to arrive. Replaced two transformers for the security system as well as replaced the dead batteries in all the emergency exit lights. The lake and outfall structures are continuing to be monitored monthly for trash and debris. The trashcan liners in the pocket parks are being inspected and replaced weekly. There have been two chlorine pumps that have been replaced on the spray park, and we are continuing to work with an electrician to resolve our issue with the starter on the adult pool.

Mr. Parker stated the usage is significantly up in the pool. We had 3,831 guests versus 2,444 last year, and the rest of the amenities were at 1507 versus 837 for the same time period last year. There were 16 facility rentals and two HOA/CEC meetings throughout the period.

We had 47 new residents come through last quarter, and I think it will be close to the same number for this quarter. We replaced 11 cards, and we have a total of seven member for the Amenity Center. I-9 had a record setting season. Last spring we had 111 players, and for July and August we are looking to have two events. We will have a water slide at the one in July. In August we are looking to do Adult Only with possibly a band and looking to get a preferred vendor for alcohol or catering. The soccer summer camp has started. Currently our HOA and CEC meetings, we want to look at how they utilize the social room. Right now we staff that, but there are no funds or payment for that. Also, do we want to allow the JSO to use the Amenity Center as a "Stop Station" for officers on duty? This was brought to my attention from a JSO officer that works during the day. They are looking to get an access card that would be checked out from their command at the start of their shift. They would be able to use the restrooms and also the back patio area to report some things. The benefit would be we would have JSO up there more often during the evenings for visibility for the residents.

Mr. Maier stated let's jump back to the HOA. You say extra hours are needed. Is that something the HOA should be paying for? Is that what you are recommending?

Mr. Parker responded yes. I think we should look at whatever it is, they should pay for because we staff for the meetings.

Mr. Maier stated I think it is a community thing. We are trying to get the HOA more active with committees to make it a better community. They don't have a lot of funds, so I think it is part of the fabric of the community whether we are running committees through the District or committees through the HOA. We need that participation of the community.

Mr. deNagy stated we can revisit this when we look at the summer hours. Jumping to the JSO question, Dennis Lyles and I spoke about this last night.

Mr. Lyles stated I think everybody is aware that we had a request and a suggestion that our facility can be utilized successful for what they term a "Stop Center." It is not a sub-station or a satellite police operation facility. It is a place where a uniformed officer who is in a patrol vehicle would have the opportunity to park the vehicle, get out of the vehicle, stretch his/her legs, maybe do a little paperwork or a phone call or two, and interact with the community and with staff as well. They can get out of the car in a place where a police presence is evident to the residents and accomplish a face-to-face relationship with the community and the people working for the community. We see it as a benefit to our operations and for our residents. We

do not see any particular liability issue with the way the program is described. What we as staff are thinking we can do is go ahead and let them start on a trial basis without any specific agreement or insurance requirements or things of that nature because we are not 100% sure how it is going to evolve, and we don't want to over-complicate it. We would like to take advantage of it right away but on a trial basis. We could do this by having the board give staff a green light to proceed with the program and see how it goes. If we determine after six months or so if we need to have a license agreement or some indemnity or some insurance. We are not being to believe that they are going to do police operations. They are not going to stage search warrant deliveries from our facility, they are not going to use this as a sub-station, they are just going to stop by from time-to-time essentially to say hello, how is everybody doing. With that sort of background and the discussion Dave and I have had, we support the idea of going ahead and giving this a try. At the very least we can see how this goes for a trial period of six months or so. If we think we need to have a more formal written relationships outlined or some kind of requirements or written restrictions, we will bring that to the board at a later time.

Mr. Parker stated I will reach out the officer that requested it, and I will keep everyone in the loop as far as where we are.

Mr. deNagy stated I think issuing an access card to that officer would be appropriate.

On MOTION by Mr. Maier seconded by Mr. King with all in favor to authorize use of the Amenity Center for JSO officers as a "Stop Station" for a trial period of six months was approved.

FOURTEENTH ORDER OF BUSINESS Supervisor Request / Audience Comments

There being none, the next item followed.

There were no audience comments.

FIFTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of May 31, 2015.

B. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$109,495.21.

On MOTION by Mr. Maier seconded by Ms. Roberts with all in favor the Check Run Summary in the amount of \$109,495.21 was approved.

C. Assessments Receipt

This item was not addressed.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting

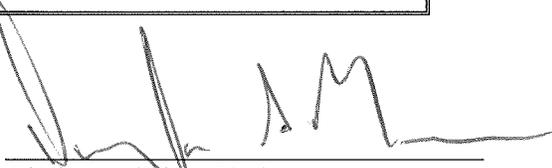
Mr. deNagy stated our next scheduled meeting is October 8, 2015.

SEVENTEENTH 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