

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, October 9, 2014 at 10:00 a.m. at England-Thims & Miller, Inc. 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present and constituting a quorum were:

Jess Simmons	Vice Chairman
Doug Maier	Supervisor
Fitch King	Supervisor

Also present were:

Dave deNagy	District Manager
Dennis Lyles	District Counsel (by phone)
Danielle Simpson	Riverside Management
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

Affidavit of Publication

Mr. deNagy stated I will note for the record that the publications were in the *Daily Record* both on September 8 and September 9 as required under Florida statute.

FOUR ORDER OF BUSINESS

Approval of the Minutes of the July 10, 2014 Meeting

On MOTION by Mr. Maier seconded by Mr. Simmons with all in favor the Minutes of July 10, 2014, were approved as presented.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-01
Designating Date, Time, and Location for
Landowners' Meeting**

Mr. deNagy Resolution 2015-01 this is memorializing the action taken at the July 10 meeting regarding the landowners' election to be held on November 6th. I would look for a motion to approve that resolution.

On MOTION by Mr. King seconded by Mr. Simmons with all in favor Resolution 2015-01 memorializing the landowners' election date approved on July 10, 2014 was approved.

SIXTH ORDER OF BUSINESS

**Public Hearing to Consider Revisions to
Facility Rental Rates – Consideration of
Resolution 2015-02**

Mr. deNagy stated this is consideration of Resolution 2015-02 regarding the facility rentals. This does require us to open a public hearing to discuss the rental rates.

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

Mr. deNagy stated if you will turn to page 2 of the resolution, it outlines some facility rental fees that have been modified for the social room as well as the covered veranda, the half patio. We have small increases in those fees. The social room, kitchen, and half patio moves to \$125 and was \$100. The covered veranda, half patio only was \$60 and is now \$75. There is also an increase in the deposit for the covered veranda of \$100 that was previously \$75. Dennis, I have a question. Danielle had just one small change to the policies; can we consider that as well at this time? It is not a rate change or anything. This is just regarding the age of a registered guest changing from age 14 and now it is 2.

Mr. Lyles responded unfortunately, because it is a public hearing and we gave specific published notice of the content of the matter to be taken up during the course of the public hearing, I think that would be a little more than technically outside the scope of what we advertised, so I think we would be best served to take that up on its own and not in connection with what we have advised.

Mr. deNagy stated I thought so, but I wanted to ask. Back to the rate changes, are there any questions about those rate changes?

Mr. Maier asked Ms. Simpson have you had any feedback from anybody or pushback on these rates?

Ms. Simpson responded no, but we haven't enforced it yet. There has been an increase in rentals, and the facility is being used a lot more up there, especially the half patio. It is so nice because even if it is raining, or something is going on at the pool, they can still have their rental. It is a little more wear and tear, more cleaning going on, and more supplies they are using to clean up the area.

Mr. Simmons asked if we approve this today, it goes into effect immediately?

Mr. deNagy responded it would be effective today.

Mr. Maier asked have we generated a fair amount of income from the rentals?

Ms. Simpson responded I am not sure exactly what that number is, but it is two or three every day. It was suggested last year removing any rentals from 12:00 to 3:00 timeslot in the summertime, and that eliminated a lot of problems up there with non-residents and guests being up there for a parties where residents have first come first serve of the entire facility. We had a little pushback with that, but it just takes some getting used to every year, so they are okay with it.

Mr. deNagy stated on the Income Statement as of August 31, clubhouse income actual is \$13,090 for the year.

Mr. Maier stated that really helps offset those repair costs, doesn't it. Keep up the good work.

Mr. deNagy stated before we take up a motion to approve the resolution, I would look for a motion to close today's public hearing.

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

Mr. deNagy stated the public hearing is closed, and I would look for a motion to approve Resolution 2015-02.

On MOTION by Mr. Maier seconded by Mr. King with all in favor Resolution 2015-02 raising facility rental rates was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-03 to Amend the General Fund Budget

Mr. deNagy stated the copy in your agenda package has been modified slightly to account for what we think are going to be expenditures through the end of the year. It is a small change. I did give you a handout showing repairs and maintenance. We are amending that budget to \$39,280 and increasing the offsetting revenue to accommodate that with our miscellaneous income and our carry-forward surplus. We do this so we don't have a big negative in our repairs and replacements line item and show that we do have the funds to pay for expenditures.

On MOTION by Mr. Simmons seconded by Mr. Maier with all in favor Resolution 2015-03 to amend the General Fund budget was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Overnight Parking at Amenity Center Policy

Mr. deNagy stated I have handed out a resolution that Dennis' firm has prepared, 2015-04 with regard to parking at the Amenity Center. Turn to Page 2 of that resolution that I have handed out to you, there will be a new Section Q in the policies with regard to parking and overnight parking. The crux of this really is in Section 4 where it talks about overnight parking being prohibited between the hours of 10:00 p.m. and 5:00 a.m., however, the Amenity Manager may issue a permit for overnight parking for a particular vehicle for a limited basis, and we have a blank there for successive nights. I think we leave it to the discretion of the Amenity Manager on how many nights that parking would be allowed.

Ms. Simpson stated I believe it was last year where we had a van that was parked there for a month or two. Consistent overnight parking. I have been up there quite a bit the last two or three months, and even when I come up there, there are three or four cars parked there. It is not a maintenance crew or vendors up there. I think this is going to help reduce some of the complaints we get back from the residents. I9 is up there parking, I talked with them, and they

have been great in working with us. I think it will help with the residents and understanding there is no parking, and I9 is doing their part. They have made a sign to put up there as well for not parking on the grass because there has been an issue with that. Overnight parking has become an issue.

Mr. deNagy stated we do have a firm that will provide signs for us that will be posted where they can come in and tow the vehicle given the proper notifications. It is ASAP towing. Don't we use them at Wynnfield Lakes?

Ms. Simpson responded we do. They will come and tow at our request. We can put stickers out there and anything else we need to do to let people know and give them a 48-hour notice if this is approved, 2 weeks, a month's notice – whatever you decide you would like to do, and I can let everybody know going forward from this date.

Mr. King asked do you think it is residents or people from off site coming in?

Ms. Simpson responded honestly I don't know. It is a combination but more heavily based with non-residents parking there and they go into a resident's home. They are not allowed to park on the streets and things like that, so I think that is what is going on.

Mr. Stephens stated another issue is daytime parking of contractors. It seems like they will bring two or three vehicles in or drop two vehicles off in our parking lot, all loaded but one, and they go to the site and work for the day, come back, and everybody gets in their respective vehicles and they go home. This time of year is not as critical, but I would imagine holiday weekends and the summer there would be an issue with parking. Right now we have a surplus of parking spots, so it is not really an issue.

Mr. Maier stated I think leaving it to the discretion of the manager really helps. If she needs to act, she can act.

Mr. King stated there is a blank that needs to be filled in there, does that need to be filled in?

Mr. deNagy responded I think we are going to leave that to the discretion of the amenity manager because it could vary depending on how many nights they want to be there. I don't think we want to put a particular number in there.

Mr. Lyles stated this is a work in progress, blanks and all. We are going to have to hold the required – I don't think you advertised this as a public hearing to adopt a new rule today, right?

Mr. deNagy responded correct.

Mr. Lyles stated this is the first step in that process, so I want to make sure everybody understands what we are doing is authorizing staff to go forward to notice a public hearing to adopt a rule in accordance with the Florida statute that concerns rule making like we did earlier with the hours. At this point we are looking for the board to tell us what they think, any feedback they have, any questions to staff, any adjustments they think would be appropriate, but the process will be if we get the green light today to go forward with the notice and put it on a future agenda to actually adopt it and make it part of the rules that pertain to the operation of the rec. facilities. This is essentially a draft that has the information.

Mr. King stated my only comment is I don't think you can approve it with a blank in it. We either need to say it is at the discretion or put a number of days in there.

Ms. Simpson stated in the initial form I sent to you, I just said leaving it up to the discretion of the manager. If they do need to remove that, I am perfectly fine with it. Whatever the board would like to do whether if it is setting a certain number of days or if you would just like to leave it up to the discretion of staff.

Mr. deNagy stated Dennis, just to be clear, we will look for a motion from the board to approve this resolution, and it would be also to authorize a public hearing, which we could schedule at this point for our January meeting. We would have sufficient time for that. In the meantime we can put residents on notice that we have a parking policy pending, but that we wouldn't necessarily use this as an enforcement mechanism until we have that public hearing.

Mr. Lyles responded just one minor tweak to that. I think the motion would approve the form of the resolution because we don't want to put it into effect immediately. We want to put it in effect after the hearing in January. As for now, it appears the board members, having had their discussion at the board level, are satisfied with having the staff move forward. It is expected that this form of resolution that they are approving today, subject to any subsequent amendments that might want to be made between now and then, will come back on their agenda for January. So your motion approving the form of the resolution and authorizing staff to proceed with the rule-making process is the one that is in order at this time.

Mr. King asked are we going to talk about the blank here and alter this?

Mr. Maier stated I move to approve the form modified to make the period of time for overnight parking at the discretion of the manager.

Mr. King stated you could put a period after limited basis and just strike the rest of it.

On MOTION by Mr. Maier seconded by Mr. Simmons with all in favor the Form of Resolution 2015-04 regarding overnight parking at Amenity Center policy and authorizing staff to notice a public hearing for rule make and rule development at the January 2015 meeting was approved.

Mr. deNagy stated it will be modified such that a vehicle can be parked overnight at the discretion of the Amenity Center Manager.

NINTH ORDER OF BUSINESS

Consideration of FY15 Proposals

Mr. deNagy stated we have five proposals to consider for FY15. We will take these individually for motions, but I will state for the record that all five of these are within the confines of our budget as we previously adopted. This is just a formality to get our agreements in place with all our service vendors.

A. Crystal Clean Pools – Pool Maintenance

Mr. deNagy stated this provider is at \$950 a month. Is there a motion approving the proposal as presented?

On MOTION by Mr. King seconded by Mr. Maier with all in favor the proposal from Crystal Clean Pools was approved.

B. Naders – Pest Control

Mr. deNagy asked is there a motion approving the Naders proposal as presented?

On MOTION by Mr. Simmons seconded by Mr. King with all in favor the proposal from Naders for pest control was approved.

C. Clear Waters – Lake Maintenance

Mr. deNagy asked Brian, there is a fee here of \$8,340, but I think they only come out on an as-needed basis.

Mr. Stephens responded that is correct.

Mr. deNagy stated so it is something less – we only have \$5,000 in the budget.

Mr. Stephens responded the \$8,340 would be if they came out 12 consecutive months, but in the winter months they are not needed as much. They save their visits then so they can utilize more in the summer time and still stay within our numbers.

Mr. deNagy stated so this would be a not-to-exceed \$8,340.

Mr. Stephens responded correct.

Mr. deNagy stated there is room in the budget if we do need to tweak that above what we have.

On MOTION by Mr. Simmons seconded by Mr. King with all in favor the proposal from Clear Waters for lake maintenance was approved.

D. Lawn Boy – Landscape Maintenance

Mr. deNagy stated Lawn Boy has been our service provider for a number of years now. I look for a motion approving their proposal.

On MOTION by Mr. Maier seconded by Mr. Simmons with all in favor the proposal from Lawn Boy for landscape maintenance was approved.

E. Riverside Management Services – Facility Attendant/Janitorial

Mr. deNagy stated their fee did not increase for FY15.

On MOTION by Mr. King seconded by Mr. Simmons with all in favor the proposal from Riverside Management Services for facility attendant/janitorial services was approved.

TENTH ORDER OF BUSINESS

Other Business

Mr. Maier stated I would like to talk a little bit about security up there. I got a call from Zenzi Rogers at Lennar, and they are experiencing a large amount of theft again. It goes in cycles. She asked me if we would look at considering cameras at each of the entrances and see what that would cost, and Lennar would make a contribution for that service. I believe I can get Horton and Providence possibly to participate as well. I spoke to Brian about it yesterday

to see if he could do some investigative work on it. I can share that with the other builders and see if there is a way that we can help protect and secure the community a little bit better.

Mr. Simmons stated there are a lot of cameras. What kind of camera?

Mr. Maier responded I am not versed with what is best for that type to catch license plates or types of cars. I know that they consistently get police reports. Anything we can do to help, verify a type of car that came in during that period of time, but I am not sure exactly what type of cameras will work well. I thought we could have Brian give us some recommendations and do a little research. That way our community is a little more protected. We have had the discussion with the Sheriff's Department about doing the community watch and all these other things. Is this something that would help the community? Let's do a little research, and then I can follow up with the builders.

Mr. Stephens stated I started looking into it yesterday. One of the things I have noticed is everybody says that in order to utilize the security cameras properly, you need some form of mechanism to slow the vehicle down. If they are running 25 to 30 mph, which somebody trying to get out of there would be doing, most of the cameras, unless you go with one of the high end dollar expensive ones, it is a blur.

Mr. Maier stated there are stop signs there, and you are approaching a major intersection, I would think you would have to slow down even if you are someone stealing something.

Mr. Stephens responded they were just saying the blurriness was an issue. They had to find something to slow them down like a speed bump to ensure that they got a good picture. I looked into wireless cameras. The maximum distance that you can run from camera to recording device is 750 feet, which would probably work for Yellow Bluff entrance just fine, however, it would not work for the Main Street entrance. At that point we would have to pull an electrician in with a DVR and figure out a way to secure it and then attach cameras. I will continue working on prices and possibilities with that.

Mr. deNagy asked Dennis, from a legal standpoint, any thoughts on the cameras?

Mr. Lyles responded none in particular. We do provide security among our several duties that we have undertaken as the CDD. It sounds like the discussion really is only limited by the technology available and the budget considerations for the board. I don't have any particular legal concerns with the approaches that are being discussed.

Mr. deNagy stated Brian will work on that and report back to the board when we next meet.

ELEVENTH 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 I spoke with Preston, and he doesn't have anything for the board today.

C. Manager

Mr. deNagy stated I have handed out an agreement for use of the District recreational facility. As you know, I9 is utilizing the facilities. Their entity is DWR Venture, LLC. We have had an agreement with I9 the past two years. Given the board is happy with the services I9 provides, we look for your motion approving this agreement so we can go ahead and extend the services of I9 for FY15.

On MOTION by Mr. Maier seconded by Mr. Simmons with all in favor the FY15 proposal from I9 Sports was approved.

D. Operations Manager

Ms. Simpson stated in August we had a dive-in. It was rescheduled two or three times because of rain. We did have a fall festival in September. They really enjoyed the water slide bounce house, and we had about 125 people in attendance. We have Halloween coming up as well as Christmas. The fitness equipment up there is getting a lot of use, and maybe we need to think about a preventative maintenance plan. We did obtain three proposals and estimates: Fitness Services of Florida, I have never worked with them. Southeast Fitness, who currently does some of the repair work when we need it. Fitness Pro, which I believe is at Amelia work. Both Fitness Pro and Southeast Fitness came out and inspected the equipment that is currently on site. Southeast Fitness came in at \$300. Fitness Pro came in at \$175. Fitness Services of Florida came in at \$310. Obviously the lower choice there is Fitness Pro at \$175, however, I am unsure of their quality of work. I don't know how much they are doing up at Amelia. I haven't worked with them a whole lot. If the board would like to think about that. I don't know if that needs to be approved or anything else.

Mr. deNagy stated actually I can approve that, but I know we use Fitness Pro down at Turnbull Creek, and they do pretty good work.

Ms. Simpson stated I think we need to think about getting something like that. The machines are squeaking up there. They need a little bit more touch-up.

Mr. Simmons asked is it a monthly charge?

Ms. Simpson responded quarterly.

Mr. Maier stated I would go with the staff's recommendation.

Mr. King stated I would too.

Ms. Simpson stated the grill that was up there broke. We did everything possible to keep it locked up when we were no on site because it states we have to be on site for them to use it. They busted the lock off of it, so we decided we would take the propane tank. Even when we would bring the propane tank in, they would bring theirs up. We did discard it, it was broken. I do have other options. I think there are six different types through Home Depot, Sears, and Amazon. This is ranging from charcoal, propane and charcoal, to all gas grills. That is if you want to replace it. If not, then that would be fine with us. The one thing we would do differently this time is if they are not using it, we would bring the grill completely inside and put it in the closet so they can't use that or pull out the back side.

Mr. Maier asked what about putting out maybe a charcoal type grill by the pavilion or would that create too much of a mess. I think it is nice to be able to have a BBQ up there. Maybe you can think about that and come back to us with your thoughts. Maybe one that is anchored to the ground.

Mr. King stated dragging a gas grill inside is not an option I don't think. It will smell, be dirty, and bring bugs.

Mr. deNagy stated I have an issue with gas grills anyway. One of my Districts had a gas grill explode. From a liability standpoint, I am very squeamish about gas grills.

Ms. Simpson stated there are two more things. There are two tennis courts up at Tison's. I researched Tennis USA and a whole bunch of different vendors, and Welch's Tennis Courts came in the cheapest. They had a 5-year warranty where everyone else had 3- or 4-year warranties. There is a coating they put on top of the net that helps extend the lifetime of that. If you want to replace these, it is \$153 per net plus \$17 shipping for each, and we would need two. They are in bad shape right now.

Mr. Maier stated I would replace them because it is very active. Did we ever get a price on recoating the courts as well so we can get that in our budget?

Mr. Simmons stated it will be for next year. It was nixed for this year.

Mr. Maier stated the basketball court looks really bad, and the tennis courts are starting to have some wear on them.

Ms. Simpson stated the nets are looking really bad.

Mr. Maier stated lets get that replaced as soon as you can.

Ms. Simpson stated there are the outdoor tables, a total of four. There are two 28" tabletops. One has the center hole for an umbrella. The other two do not. There is one 24" tabletop. The price on these to replace just the Plexiglas is extremely high. Casual Horizon never got back to us. We contacted them several times. The 24", what they did is they brought a portable charcoal grill, and they set it on top of it, and it left rings around it. So that one is really bad, and the one on the pool deck that has a hole for the umbrella, that is really badly cracked. I believe Casual Horizon has a cream colored table for \$186 to replace the whole table. The color might not be the same, but that would definitely be the cheaper way to go to replace the tables versus just the tabletops.

Mr. Maier stated I would support replacing them.

TWELTH ORDER OF BUSINESS

Supervisor Request / Audience Comments

There were no supervisor requests, and no audience members were present.

THIRTEENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of August 31, 2014.

B. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$104,957.14.

On MOTION by Mr. King seconded by Mr. Simmons with all in favor the Check Run Summary was approved.

C. Assessments Receipt

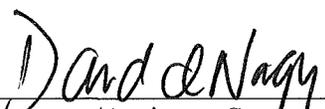
This item was not mentioned

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting

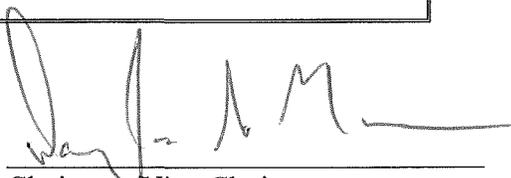
Mr. deNagy stated we have a Landowners' Election Meeting on November 6, 2014. Our next scheduled meeting is January 8, 2015 at 10:00 a.m. at England-Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, FL 32258

FIFTEENTH 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