

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, December 13, 2018 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

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| Brandon Kirsch | Vice-Chairman |
| Brian Richardson | Supervisor |
| Dan Flourde | Supervisor |
| Monica Wilson-Taylor | Supervisor |

Also present were:

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| Ernesto Torres | District Manager |
| Gerald Knight | District Counsel (by phone) |

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Torres called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Consideration of Resolution 2019-01, Declaring Seat Vacancies

Mr. Knight stated under the Florida Statutes if there is a vacancy on the CDD Board as a result of no one qualifying to run for a seat, the CDD Board is required to declare a vacancy in the empty seats in which no one ran so this resolution would declare a vacancy in seats 2, 4 and 5. Once we move forward the Board can fill those seats by motion to appoint to fill those vacancies.

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| On MOTION by Mr. Flourde seconded by Mr. Richardson with all in favor Resolution 2019-02 was approved. |
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B. Consideration of Appointing a New Supervisor to Fill Vacant Seat 2

Mr. Torres stated in your agenda package you have four resumes from Monica Wilson-Taylor, Brandon Kirsch, Linda Waldhauer and Dustin Cary. I'd ask you to consider at this time appointing for seat number two based on the interested parties you have in front of you. The only people voting are the remaining seat holders, Brian and Daniel.

Mr. Plourde nominated Brandon Kirsch.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor Brandon Kirsch to fill seat number two was approved.

C. Oath of Office for Newly Appointed Officer

Mr. Torres administered an oath of office to Brandon Kirsch.

D. Consideration of Appointing a New Supervisor to Fill Vacant Seat 4

Mr. Plourde nominated Monica Wilson-Taylor.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor Monica Wilson-Taylor to fill seat number four was approved.

E. Oath of Office for Newly Appointed Supervisor

Mr. Torres administered an oath of office to Monica Wilson-Taylor.

F. Consideration of Appointing a New Supervisor to Fill Vacant Seat 5

Mr. Cary stated I work in the finance industry and do financial planning. I've been doing that for the last fifteen years and I work with high net worth clients, \$5 million and above, so I'm used to different clients and gathering financial information and putting a plan together and letting clients know if they can retire and what kind of legacy they can leave behind so I feel I have a great financial background to help the Board out.

Mr. Richardson stated I like financial planning considering this is really an inspection of numbers when it comes down to it. We're paying the bills and money is being spent. Part of the job I've taken out of the Board is to inspect numbers and do things like that. Does your current job or previous history have any history of doing any kind of financial audits or anything like that?

Mr. Cary responded we don't audit but we're auditing ourselves when our client comes to us wanting to know who to invest in. We look at previous accounts that they have brought

over. We're not perfect for everybody and sometimes clients should stay with who they are currently with.

Mr. Plourde asked how long have you lived in the neighborhood?

Mr. Cary responded three years.

Mr. Plourde asked have you ever gotten involved in any activities or any of the other counsels or communities?

Mr. Cary responded no and I'll tell you why. I've been going through an adoption with two kids for the past six years so it's taken up more time than you can imagine.

Mr. Plourde stated my son went through an adoption and I adopted my son so I know the woes. We have different backgrounds on the Board and I'm all for people that get involved.

Mr. Torres stated next we have Linda.

Ms. Waldhauer stated I am a mom of four kids and have been married 35 years. I say I've been doing 35 years for good behavior and my husband is doing 35 to life. I've been a master gardener for the last 14 years with Duval County extension office. I'm also a real estate agent and I've manage a sandwich shop before where we had to close out the books daily, check receipts, order your inventory, do time cards and all that kind of stuff. I've worked for AT&T in the past as well. I'm on the social committee and I come up here for all of the functions. I moved in here on November 22nd of last year so I've been pretty active for only being here for a year.

Mr. Kirsch stated question to both of you. How do you feel you can be impactful to help this community grow and better itself?

Mr. Cary responded I'm here for the long-term, I'm not here for a quick sale and I'm not looking to make a quick dime. I'm here to better everybody so I'm always speaking with neighbors and trying to help out anyway I can and I'm always available.

Ms. Waldhauer stated I have lived in Jacksonville for 50 years so when it was time to move I always wanted to move here because I know Jacksonville very well, probably as much as the landscape guy; I was just looking for the right house. I know I will do a good job because I care.

Mr. Kirsch stated we appreciate everything you do from the lawn care effort around here out of your own pocket.

Ms. Waldhauer stated I planted the plants around the pool for you guys that don't know that. I only wrote down the stuff that applied to this. I didn't think you needed my education or anything like that.

Ms. Wilson-Taylor stated I think we need balance and diversification so I'm a little on the fence. Nothing against Dustin but I feel we need a better mixture. I love that he has a financial background but keep in mind Linda also has a financial background too because to be in real estate you have to be knowledgeable about finances as well so there's a level of expertise there.

Mr. Plourde stated I'm big into participation. When I first joined the Board there were a lot of members that didn't show and to me if you're serious about doing it, you should be here. There's a lot of talk on Facebook about being here and when you finally show up there's three to five people here and we know who they are because we see them. Who's going to be here?

Mr. Richardson stated I agree with Dan but I like Dustin's financial background and I feel that it would be a benefit in helping to inspect the numbers that were in question in prior meetings. However, I do see where Dan is coming from in regards to involvement and seeing the meeting-to-meeting progress that we discuss.

Mr. Plourde stated you could have the greatest resume but if they don't show up to the meeting what good is it?

On MOTION by Mr. Richardson seconded by Mr. Kirsch with Ms. Wilson-Taylor, Mr. Kirsch and Mr. Plourde opposed the nomination of Dustin Cary fails.

Mr. Torres stated you have a panel of four so if there is a tie the seat will go empty until we do this again.

Mr. Plourde stated once again, I'm big into participation and Linda is always here. I see her at every meeting.

Mr. Kirsch stated I talk to Mandy and she is in lockstep with Linda when it comes to things up here. I used to be on the social committee and so did my wife and communication was lackluster since we stepped off and the President moved and some of the other community members have made an impact not only involving the HOA social community but syncing it with the CDD. She's proven herself in that aspect.

Ms. Wilson-Taylor stated I agree. It boils down to being here and being active. This is an active community and things have really advanced once we started saying we wanted to do more and the Board agreed to pay money to make sure it was successful and I just know this social community has driven this community to want to do things together. I want to support that effort and you have somebody that's willing to do it and they come to every meeting.

On MOTION by Ms. Monica Wilson-Taylor seconded by Mr. Kirsch with all in favor Linda Waldhauer to fill seat number five was approved.

G. Oath of Office for Newly Appointed Supervisor

Mr. Torres administered an oath of office to Linda Waldhauer.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-02,
Designating Officers**

Mr. Torres stated we typically do a resolution designating officers if there is a staff change among GMS or new supervisor. I will ask for a motion of Chair, Vice Chair and the remaining members of the Board will be Assistant Secretaries. I will note we have to add Rich Hans and Patti Powers, employees of GMS, as officers for check signing purposes.

On MOTION by Mr. Plourde seconded by Ms. Wilson-Taylor with all in favor Brandon Kirsch to serve as Chairman was approved.

Mr. Plourde stated I would like to nominate Monica as Vice Chair.

Mr. Richardson stated since Brandon and Monica are both good with numbers I would propose that we have a little bit of a difference in regards to that so there is a little more balance as far as what the community looks like and what should be done with that.

Mr. Kirsch stated I can see where you're coming from. Monica and I are both numbers people.

Mr. Plourde stated but at the same time I look at Monica having a government background. She works for the City of Jacksonville and she caught a couple of the things we could have been burned on with regards to the pool access if someone ended up suing us because we didn't have the handicap facilities. I think she has an edge up on all of us with that.

Mr. Richardson stated that is definitely a strength of her being part of the Board and I don't think that is going to change.

Mr. Plourde stated there's very little power when it comes to that position.

Mr. Torres stated let me just clarify. All board members are equal. The Chairman signs documents at the end of the meeting that require his signature but all board members are equal. In the case of the Vice Chair if the Chairman is ever absent for a meeting we would ask the Vice Chair to be Chair for the meeting.

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| On MOTION by Mr. Plourde seconded by Ms. Waldhauer with Mr. Richardson opposed Monica Wilson-Taylor to serve as Vice Chairperson was approved. |
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FIFTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 3, 2019
at 6:00 p.m. at the Yellow Bluff Amenity
Center**

Mr. Torres stated the next scheduled meeting is January 3, 2019. I need to bring a few items that the staff is working on to your attention. As you know, the reserve study has been completed and I've emailed that to you. The other item for discussion is because we don't meet often that I've asked staff to start seeking proposals for the resurfacing of the courts as recommended by the reserve study. We don't have to accept a proposal but at least you'll have something to review. For the next meeting you'll also have a proposal to do an ADA inspection of the facility to see where we're at. The electronic speed sign and data did arrive and I think Brandon has been working with Chris.

Mr. Kirsch stated yes I met with them at their office and they know where to put it.

Mr. Plourde asked where are we putting it?

Mr. Kirsch responded you know where the sidewalk between Downing and Tison is? It's on the Downing side facing the exiting traffic.

Mr. Plourde asked maybe we want to consider turning it a different direction. We can discuss that at the next meeting.

Mr. Torres the last item I want to bring to your attention is if you've seen the pool lately you know we have a major problem. There is a lot of sand being blown in to the pool and that is due to the filter system being cracked. When sand builds into that box it's being shot in

to the pool. I asked Chris to get as many bids as we can get. It's going to be a significant cost. The reserve study puts the pool resurfacing as early as next year.

Mr. Richardson asked aren't we still paying off the first one?

Mr. Torres responded I need to get back with Charlie Sheppard because I think he might have the wrong date. I think it's worth mentioning as an update because we haven't met since October. Just rest assured staff is working on all of these items I mentioned.

Mr. Kirsch asked while we're on the pool, why is the old company still coming? Didn't we fire them?

Mr. Torres responded the company that is currently contracted to service your pool is Riverside.

Mr. Kirsch stated but they're not coming right now, it's still the old company showing up.

Mr. Plourde stated they had to finish out the end of the year. We voted in October.

Mr. Kirsch stated I heard something that we put them on month-to-month because Riverside doesn't have the staff to manage a full time pool company yet but I don't know how true that was.

Mr. Torres stated let me check the contract.

Mr. Plourde asked how could they bid the job if they couldn't provide the capacity to get the job done?

Mr. Torres stated let me look at the contract that was awarded and Crystal Clean's contract. There is a clause that they have to be notified and have so many days

Mr. Kirsch stated if it's them telling us about the sand I really want a second opinion.

Mr. Torres stated you can look at the pool and see there's an issue. I'll get back to you Brandon.

Mr. Plourde stated one more thing is at the last meeting there were some holes in our public parks up by the rotary and they were never addressed. It's right beside the sidewalk. It could be an issue where someone could get hurt and sue us. Can you bring this to the maintenance team?

Ms. Waldhauer stated sidewalks are repaired by JEA, not us.

Ms. Wilson-Taylor it's not the sidewalk it's the sprinkler head. We asked about it at the last meeting and they said they were going to have somebody look at it.

Mr. Kirsch stated the next meeting I think we need to talk about the facility maintenance. Mandy on her side is good but the entry cameras I asked to be installed before Thanksgiving and I only just saw activity today which just so happened to be the day of the meeting. They were supposed to coordinate with Atlantic Security who I met with and they both said they should be able to get it in before Thanksgiving and here we are close to Christmas and people's cars are getting broken into.

Mr. Plourde stated we need to step up our game with the management company.

Ms. Wilson-Taylor stated it's difficult when our meetings are spaced out and we're not able to say fix it until we have a meeting. What can we do to mitigate through this?

Mr. Plourde stated I used to email Dave deNagy and let him know there's a problem.

Ms. Waldhauer stated if you want to give me a list I will walk around and nag whoever is in charge to come out and fix it.

Mr. Torres stated we can appoint a supervisor to work with the maintenance crew between meetings but you don't have to wait until the meeting you can always reach out to me.

Mr. Kirsch stated I think we need to get something on the agenda to talk about timeliness of projects with staff.

Mr. Plourde stated you're right. They work for the community and us and it seems we're being neglected.

Mr. Kirsch stated I see Ryan up here cleaning and doing all this stuff but I really don't see any project stuff happening until the week of the next scheduled CDD meeting.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Plourde seconded by Ms. Wilson-Taylor with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman