

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 5, 2017 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Fitch King	Vice-Chairman
Dan Plourde	Supervisor
Brian Richardson	Supervisor
Brandon Kirsch	Supervisor

*Also present were:*

Daniel Laughlin	GMS
Gerald Knight	District Counsel
Brian Stephens	Riverside Management
Emma Dobrie	Riverside Management

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed

**THIRD ORDER OF BUSINESS**

**Discussion of I-9 Agreement**

Mr. Laughlin stated Dave Ramsey with I-9 Sports is here to address the board. As of now the contract goes through the end of this year, and I-9 wants to extend it to February 28.

Mr. Plourde stated there were a lot of concerns with the parking along the road. There doesn't seem to be any discipline at all. Also, there were some concerns where I-9 was coming in and using our facility. They were uncontrolled. We were saying you guy would have to provide somebody to allow them to come in. It is not our responsibility to have Emma police your people coming in and out of our building. Also in the agreement that I have read, I-9 was responsible for repairs and maintenance on the years that you have been using it. There hasn't

been any repairs, funds, anything given to the community for repairs over the years, thus, that is why it is in the state it is in right now. I saw an email from Dave that you are willing to give a certain amount of money toward the repair. Is that negotiable? What is going on here? What is the offer?

Mr. Ramsey stated I couldn't agree more. I have staff here, and I told Emma I have some training to do. I have plenty of staff here that is supposed to be managing the parking issues and things of that nature. That has been and will be addressed. As far as the maintenance and things like that, over the years I have offered in speaking with the landscaping company. I like operating under the radar. I don't like to be at these board meetings. I want to do what I am supposed to do and stay out of your hair. When I come out here on Fridays I have met with the landscapers. Can I pay for dirt? I will bring it out and pay you guys. I want to work with Riverside and get it done. Unfortunately I have never gotten any response, and I don't know where he is on the food chain. The gentleman who is here all the time, I forget his name. I have had a couple of discussions over the years. I know for a couple of years we had no irrigation, so that is part of the issue of why the fields are in such disrepair. We are talking 25 kids weighing 110 pounds for 7-week increments. They are not chewing up that field that bad. Most of those kids barely break a blade of grass when they are running around they are so little, but I do realize that we use that more than anybody. I am more than willing to participate. I enjoy the relationship here, and it provides a service to the community that most don't have. Fifty-two percent of my registrations for this location come from the 32218 zip code. Unfortunately I don't have the ability to dive in deeper by address, by street per se. They are coming from the community and here. I know we have employed in the past residents as referees and as site coordinators to help supplement their income or just get involved with kids as coaches. This is not a huge revenue generator. I charge \$79 to play for seven weeks. It goes up to \$99 if you wait to the last minute to play. It costs me anywhere from \$55 to \$60 a kid to play. So there is not a lot of net revenue coming out of this thing. I played professional baseball years ago, and I have worked with kids. I coach high school baseball now and high school golf, so I have worked with kids for a long time. As far as a proposal, what I propose, I saw a number of somewhere \$27,000 to \$28,000. I propose to pay basically \$5,000, which would be \$2,500 at the start and the remaining \$2,500 after completion of work and next season start.

Mr. Plourde asked how about down the road for future seasons, what do you propose? Is this just a one-time deal of \$5,000 or you are looking at if you want to do so much for the next couple of years.

Mr. Ramsey stated to be honest, \$5,000 is a pretty generous offer. I have never been asked this before by a CDD. But it has always been handled on a case-by-case basis. If something comes up that needs to be repaired, I will be happy to chip in as I can. It has to be economically feasible for me. I make \$1,000 a season if that. I didn't get in the business to get rich, I did it to work with kids. I have a 14-year-old son that is extremely active, and he has an opportunity to play collegiate sports, so I can chase him around. I can handle those things on a case-by-case basis if need be. I don't see a whole lot of issue to replace that two years from now, I would hope that would not be the case. If there is a situation and there are holes we need to patch and dirt fill, absolutely. I have offered that in the past and will offer it in the future. If my programs are damaging the facility, I will do it. I have no issues with that.

Mr. Richardson asked how many programs do you run at other communities like this?

Mr. Ramsey responded I have five different locations.

With any of those programs, do you have any commitment to participate in the regular contributions to the facilities and/or periodic?

Mr. Ramsey responded it is all handled case-by-case. I pay a \$5 per person registration fee. That fluctuates season to season. Summer season is typically 45 kids. The winter season and spring season are typically the bigger seasons. There may be 125 to 150. I pay them a per-person fee. One of the schools I work at, I pay them \$100 a day to rent one of the fields. It depends on what the school or community is looking for.

Mr. Plourde stated so with the other CDDs, there is no cost sharing or anything going on with maintenance or upkeep?

Mr. Ramsey responded no, not on a permanent scale. If something breaks, and I can help, I want to contribute. We utilize the fields. I will do what I can to assist with that program. To me, \$5,000 is a pretty big chunk of change.

Mr. Plourde stated I understand you are trying to make a living too, but there is also a lot of people in this neighborhood that don't have kids or are older and don't have anything to do with that program. Where is my money going? Why do I have to subsidize kids from another neighborhood? That is what a lot of people are looking at also. And we agree, it does

help our neighborhood. It helps us sell our houses when we are ready to move or make a better community – I agree, but I can't see footing the bill for everything.

Mr. Ramsey stated I know for a fact that at least 3 who came out here to play in our program purchased a home here. We are a marketing tool for you guys. I don't know about footing the bill, whether I am here or not, they are paying for the grounds to be kept. I am willing to contribute and do what I can within reason because I don't want to go anywhere. I feel like I have a decent relationship with the team here. I understand it is your community and not mine, and that we are guests.

Mr. Richardson asked how many kids are registered per season?

Mr. Ramsey responded it fluctuates anywhere between – in the summertime there will be 60 kids, and right now I am at 150 or so. We have four 7-week seasons.

Mr. Kirsch stated in regards to the contract we just signed August 4, 2017 that is good through the end of 2017, I am good with going through February 18. We have a CDD meeting scheduled April 2018 as well, and you will probably be right there starting.

Mr. Ramsey stated we will be starting or have just started at that point.

Mr. Kirsch asked at that time can we go through and negotiate terms and conditions of any kind of I-9 new contract or renewal?

Mr. Knight stated you should probably start before it expires.

Mr. Ramsey stated when production is complete, and I am allowed to come back on the field, I will write a check for the remaining \$2,500 plus whatever the amount is for the \$5 per child rental fee for the upcoming season.

In agreement with another resident who spoke in opposition of having I-9 in the community, Mr. Ronald Jones, a resident, stating it is costing the neighborhood more money to actually keep them here and pay for kids that actually don't live here, then I don't want to pay it either. It is costing me \$38, and we are only getting half of that back. With that being the case, I agree it has everything to do with the extension of the I-9 contract. All I have heard is he has guaranteed us \$2,500 out of \$26,000 and is still charging us for 100 kids to come tear up the parks and fields that our kids play on. It is not reasonable for us to actually keep hosting the guest that is costing the neighborhood more money than anything else. Is it going to be \$26,000 the next year and the year after that?

Mr. Kirsch stated the re-sod wasn't to accommodate the soccer team. That project had to be done.

Another audience member stated what all does I-9 cover? If we are paying \$26,000, I don't care what is going on, I just want to know what \$26,000 is covering and why I am giving you extra money to cover it? Does it need to be re-sodded every year or does it need to be re-sodded because we have the activity that is going on?

Mr. Stephens responded that a large portion of the problems we are having is a weed issue. Those weeds were brought on many years ago. There was an irrigation shortfall out there, and a lot of the turf didn't survive. The weeds that came in thrived with little or no water. That is probably 90% of the problem. That has nothing to do on whether there was one person or 1,000 people a day on the field. Once that is resolved, it should last another 10 years.

The audience member asked are you saying if we re-sod it, that is going to fix it because ideally weeds don't just grow on the top, they have roots that are underneath. If we are not treating the ground, and we are not maintaining by spraying it and keeping it, then just re-sodding it isn't going to get it. Have we done just a poor job at this point? What is happening?

Mr. Stephens responded if we were to go out there and kill the weeds right now without plans to upgrade it and re-sod it, it would be a dirt field because it is probably 80% weed. Part of that \$26,000 is multiple applications of herbicide, which will kill what is out there now. They will come in, grade it, level it out, bring in dirt as needed, and then come back in with Bermuda sprigs as opposed to sod. Sprig it, fertilization, water, and the next thing you know you have a pretty field.

Mr. Laughlin stated the minutes are on-line. You will see that in April it was approved for \$26,000. The budget is also on-line. The board is elected by the residents, and the board makes the decisions.

Resident Erica Smith asked are you saying all these years the maintenance has not been done until now because we have a 90% weed infestation?

Mr. Stephens responded the weed infestation was multiple years ago, long before we came on board. The weeds came in when there was the irrigation issue years and years ago. I had the option last year, I could have gone in and killed off all the weeds, but it would have left us with dirt. There was not money in budget two come in and do sod.

Mr. Kirsch stated it is something that has to be done over time. When the pool needed to be resurfaced – we maintain the pool daily – but it is something that has to be done. Unfortunately, this is the year it had to happen.

Resident Amanda Kirsch asked how long after the field is re-sodded before we are allowed to go back on it?

Mr. Stephens stated in an idea world, it could as short as four months, or it could be eight or nine months.

Mr. Plourde stated another thought is to charge the people outside the neighborhood more to kick into the field. They can share part of the burden too. They are coming from across the street to play on our field for the same price of \$5 or \$10, and that is not fair. If you can charge other kids outside the neighborhood more, that might satisfy the neighborhood.

Mr. Kirsch stated if I-9 was here or not, the field would still have to be maintained. So the amount he is already paying us is going toward something. Without him there, it is really on us at that point. What is the damage done to the field caused by the usage of it? You have to weigh it out.

Mr. Laughlin stated right now, this is to extend the agreement to February, and that is what we are discussing at this moment. In the future, before the next contract, we will have another meeting to decide if we want to keep going with the contract. This is just until the end of February.

Mr. Knight stated the new contract may not take effect until September. He is not going to be using the field for months. We have lots of time to work out the new contract.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor to extend the agreement with I-9 until February 28, 2018 contingent on receiving \$2,500 for repairs to the field was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 6, 2017 Meeting--**

Mr. Laughlin stated a copy of the minutes is in your agenda package.

On MOTION by Mr. Plourde seconded by Mr. King with all in favor the Minutes of the July 6, 2017 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Selection of Audit Committee**

Mr. Laughlin stated this is something that I would recommend the board serve as the Audit Committee. This is to find a firm to perform the audits. Right now we use McDirmitt, so at the next meeting we will put together RFP. This past year was the last one for the current contract we have, so now we are putting a committee together, which will be the board. The will put out a Request for Proposal, and companies will come back and give us bids. I am looking for a motion for the board to serve a the Audit Committee.

On MOTION by Mr. King seconded by Mr. Plourde with all in favor to have the board serve as the Audit Committee was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Plourde asked why does it take so long from when we pass something like the solar lights and the speed sign. Some of these things don't get done quickly. It has been almost four months, and still nothing has been done. We have already approved for funds to be spent on this, and we don't see it.

Mr. Stephens stated once the approval is made, I request an invoice from said company, whether it be the radar sign company or the solar power. They give it to me, and then we send it to our accountant. They cut a check and mail it to said company. Once it is processed, then they start making it. Once they finish making it, then they mail it to us. The last part of the solar light came in today, and the radar sign came in last week. Your radar sign would be up, but at the last board meeting we talked about multiple possibilities. We decided it would be best to wait for the board to all get together to confirm where you wanted it since it isn't very mobile. We didn't want to put it in the wrong place. The radar sign came from California, and the solar light came from south Florida, which Hurricane Irma substantially affected. The playground should have been installed two weeks ago, and they are approximately three weeks behind because of Irma. It is scheduled to be installed next week.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Knight stated behind Tab VII-A is a memo from our firm regarding a couple of pieces of legislation that passed last session. One has to do with the Public Records law and when attorney's fees should be paid by the government for a public records request that wasn't met by the agency. You all can read it. It was a crackdown on law firms generating public records requests, and trying to get the agency to make a mistake and then suing and getting attorney's fees. This is remedial legislation to address that. The other one has to do with public works projects. The legislature essentially prohibited political subdivisions, which would include special tax deductions in this case, from adopting policies that would require any contractor working for the government to pay a certain wage to their workers. This would apply to projects where at least 50% of the cost comes from state appropriation. It would not affect CDDs that much because we don't get participation by the state in our projects. I will be happy to answer any questions after you read it, but I won't go through it in detail now.

**B. Engineer**

There was no Engineer's report.

**C. Manager****1. Clarification on Filled Seat Vacancies**

Mr. Laughlin stated last time you were wondering what seat number you had and when they expire. Seat 1 expires in 2020, and is held Brian Richardson. Seat 2 expires 2018, and is held by Fitch King. Seat 3 expires 2020, and is held by Daniel Plourde. Seat 4 expires 2018, and is held by Doug Maier. Seat 5 expires 2018, and is held by Brandon Kirsch.

**2. Discussion Regarding Obtaining Bids to Conduct a Reserve Study**

Mr. Laughlin stated I highly recommend you go out and get bids for the reserve study. Most of the Districts have them. It breaks down all of your assets, and it tells you when it is expected they should be replaced. You can go ahead and put a good Capital Reserve plan together. In four years, you might need to get new AC units, so you can start budgeting for that and putting money away as opposed to just having a big expenditure come at you. I can go out and get bids from different reserve companies and bring it back to the next meeting. Things like the field would have been in the Capital Reserve study. I will bring some proposals back to the next meeting.



**D. Operations Manager****1. Report**

Mr. Stephens' report is located in the agenda package behind Tab VII-D. All of the patio doors have been repainted. The men's restroom has been repainted. The window and door have been replaced. We have installed three pallets of sod back by the playground. The new treadmills, ellipticals, and recumbent bike have been delivered and installed. There is a sinkhole at the bus stop on Pond Run. I reported it back in August when it first happened. I followed up again the first of September, and I have followed up again since the hurricane. They seem to respond better to residents calling, so I would recommend someone calling 630-CITY and report that. The banner flags at the front entrance were destroyed during the hurricane. I will pull everything out. Also, the city came in and painted all the lines around the roundabout but the triangles. I would like to go in and paint yellow around the barriers of them like we did on the steps. Also, we need to talk about the light location, the solar light and radar, and finalize everything on that.

There was discussion about where to put the solar light. It will be at the bus stop. Mr. Stephens will put a flag next week at the spot discussed so the board members can look at it and confirm it is in the right location.

There was general discussion with resident input about where to put the radar sign. There is a pavilion area where the sign can be rotated in three different directions. If it is successful, more can be added. Mr. Stephens will put a flag at the spot discussed.

Mr. Plourde asked how has the new camera system been working?

Ms. Dobrie responded beautifully, I haven't had any issues. We had the lightning storm, cameras went out, they came out the next day and got us new equipment. We haven't had anybody jump the fence. We had someone bend the top of one of the pickets, but it got straightened back out.

Mr. Plourde asked any damages to any of our facilities that are covered by the camera system. I know we had a problem last year where they were rubbing fecal matter in the bathrooms, in the pools and on the walls. Mr. Dobrie responded no.

Mr. Plourde asked if there were any problems with the gates, and Mr. Dobrie responded no.

## 2. Proposal from East Coast Wells & Pump Service

Mr. Stephens stated there is a proposal in the agenda package from East Coast Wells to convert the existing pump for the Amenity Center over to a water tank and pressurized system. What we currently have is a pump start. The problem we are having is a lot of our wiring for the original system is old, and we are having failures. Because a lot of the wires are under pool deck pavers, plants, etc., we are installing battery valves in a couple of key locations. In order to do that on the existing system, I have to fool the pump to come on by programming dummy zones into the clock. It is an accident waiting to happen. With this system, it will be a constant pressurized system, so they would come on at any point. With the system getting older, it is thin wall pipe. Every time that pump comes on, the water compresses the air, the air compresses just so far, and if it doesn't come out an irrigation head, it ends up breaking the pipe. With a permanently pressurized system, that is a non-issue. It would be my recommendation to do the pressurized system. The amount is \$2,922, and it includes installing a cycle stop, which keeps that pump from kicking on and off all the time. The cycle stop needs to be replaced. Even if we didn't do this, I would still have to replace that. That also includes replacing the control box.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the proposal from East Coast Wells & Pump Service in the amount of \$2,922.00 was approved.

## EIGHTH ORDER OF BUSINESS

### Supervisor Request / Audience Comments

Mr. Kirsch stated I would like to look at getting bids and proposals on entry cameras. There is a lot of crime in the neighborhood. North Creek, the subdivision across the street from the high school, has entry cameras that record license plates in and out. They have them off to the side, so it is not in the median where we don't have power. They have them attached to a city light pole. I think things are doable. I tried to figure out who the contact person for their HOA was to see if we can get any success stories for them hopefully and maybe the name of the contractor. If you have other contacts, maybe you can bring a couple of bids to the next meeting.

Mr. Stephens stated I did get proposals about a year and a half ago for such a system. Obviously pricing has changed substantially I am sure with new technology and whatnot, but it was decided then it was too expensive, but I will get proposals again and bring them back.

Mr. Kirsch stated I think the residents would be happy to see something like that come out of their CDD fees. Also, there is a lot of overgrowth right down Main Street before we get to the entrance that is blocking the signage a little bit. The first two streetlamps are not working. Is there any way to either add more lighting to brighten that whole area?

Mr. Stephens responded I can look at changing out the two existing light fixtures that shine up on the sign. They can do something a little bit brighter there and make it look more visible. That would be the cheapest route if we want to do that first and see how that looks. If we need to add more, we can certainly do that.

Mr. King stated I am going to let the board know and the residents know that I have been serving on the board for a long time, but I will be submitting my resignation after this meeting, which will open up a position for a resident. I have been doing this since this board was formed, and it has been a pleasure. It has been great to see this community come together.

#### **Audience Comments**

Ms. Monica Wilson-Taylor stated I know we purchased some new equipment for the gym, and it is beautiful, but it is so tight in there. It is very very small. I know that was on one of the notes a while back, it was like \$200,000 set aside. Where are we on that decision? I know we tabled it to bring it back up, but I want to keep that in the ear.

Mr. Plourde asked how much do we have left in our coffers?

Mr. Laughlin responded I would have to look at the Capital Reserve.

Mr. Stephens stated we have the play set, the camera system, the fencing around the amenity center, both pools, and mulching that came out of that.

Mr. Laughlin stated that money wasn't for the gym per se, it was just for improvements. That was one of the options that could have been put towards. We still have \$91,000 of that money left.

Ms. Angela Taylor asked about the parking on the street.

Mr. Plourde stated you have to address your HOA. You can take a picture of the car in front of the house and email it to the HOA, and they will take action. That is not a CDD action.

Mr. Laughlin stated if it on a county road, then the county can be the only one to tow it. If it is CDD property, like this parking lot, then we can have it towed. We can't put speed bumps in because it is county operated.

A resident commented on the flowerbeds and doesn't feel like the flowers are being rotated.

Mr. Plourde stated he has heard comments also.

Mr. Stephens stated this year everybody looked pretty bad because we were inundated with rain after rain after rain. It was a very problematic year.

**NINTH ORDER OF BUSINESS**

**Financial Statements**

**A. Balance Sheet and Statement of Revenue & Expenditures**

Mr. Laughlin stated these are as of August 31, 2017.

**B. Assessments Receipt**

This item is located in the agenda package. We are 100% collected

**C. Check Run Summary**

Mr. Laughlin stated the total of the check run summary is \$126,971.38:

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the Check Run Summary in the amount of \$126,971.38 was approved.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

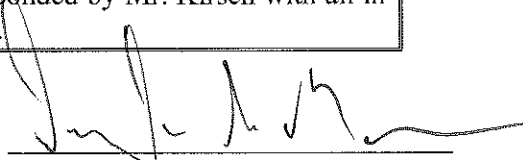
Mr. Laughlin stated the next scheduled meeting is January 4, 2018 at 11:00 a.m. at England Thims & Miller.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Plourde seconded by Mr. Kirsch with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman