

TISON'S LANDING
Community Development District

January 3, 2019

Tison's Landing

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092

Phone: 904-940-5850 - Fax: 904-940-5899

December 27, 2018

Board of Supervisors
Tison's Landing
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Tison's Landing Community Development District will be held Thursday, January 3, 2019 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. Landscape
 - B. District Engineer
- IV. Consideration of ADA Related Proposals
 - A. ADA Website Accessibility
 - B. ADA Facility Inspection
- V. Discussion of Project Management and Board Expectations
- VI. Approval of Minutes
 - A. October 4, 2018 Meeting
 - B. December 13, 2018 Special Meeting
- VII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - C. Operations Manager
 1. Memorandum
 2. Consideration of Pool Filter Box Repair
 3. Update on TraffixLogix Signs and Data Box
 4. Consideration of Street Sign Proposal
 5. Update on Sidewalk Additions
 6. Consideration of Lake Fountain Proposals
 7. Consideration of Proposals to Re-Stripe the Parking Lot
 8. Update on Atlantic Security Cameras Installation
 9. Consideration of Proposals for Handicap Lift
 - D. Amenity Manager - Discussion of Proposed Fitness Center Guest Policies
- VIII. Other Business

- IX. Supervisor Requests / Audience Comments
- X. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Check Run Summary
- XI. Next Scheduled Meeting – April 4, 2019 at 6:00 p.m. at the Yellow Bluff Amenity Center
- XII. Adjournment

The fourth order of business is consideration of ADA related proposals. Enclosed for your review and approval are copies of proposals for an ADA website conversion and an ADA facility inspection.

Enclosed for your review and approval under the sixth order of business are copies of the minutes of the October 4, 2018 and December 13, 2018 meetings.

Multiple proposals are enclosed under staff reports for your review and approval.

The balance of the agenda is routine in nature. Any additional support material will be presented and discussed at the meeting. If you have any questions, please contact me.

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

AGENDA

Tison's Landing
Community Development District
Agenda

Thursday
January 3, 2019
6:00 p.m.

Yellow Bluff Amenity Center
16529 Tison's Bluff Road
Jacksonville, Florida 32218
Call In # 1-800-264-8432 Code 964485
www.tisonslandingcdd.com

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FOURTH ORDER OF BUSINESS

A.



Website Proposal
for

Tison's Landing CDD

Prepared by: Bobbi Nagle
October 10, 2018

Introduction

Thank you for the opportunity to submit a proposal for the design and development of the **Tison's Landing CDD** website. Working together, I believe we can create a site that is simple to navigate and has a professional yet welcoming design.

Based on our preliminary discussion at your office, I have identified and listed below the Needs and Solutions that we will want to address in this project.

Needs

Tison's Landing needs a website to reach out to the community and also to serve and support the current exchange of information pertaining to the subdivision including policies and activities.

Furthermore, Tison's Landing needs a website that can be maintained by an employee, without the need to regularly employ Unicorn Web Development or an outside source to make changes. The process needs to be easy for the employee to add and revise both text and photos and additional pages if necessary

Solutions

Website: Unicorn Web Development will provide Tison's Landing with a fresh new web design that is easy to navigate and provides useful information to current residents.

Central to the new design from Unicorn Web Development will be a robust Content Management System (CMS) using WordPress as the platform. WordPress is a highly recommended platform and will allow Tison's Landing to make changes easily to the website, without requiring a dedicated workstation or additional software. Not only will the CMS save Tison's Landing website revision costs but it will also ensure that the website stays fresh and up to date.

Website Organization

The website will also have the following WordPress plugins for functionality:

- Determine overall look for the website consistent with upscale community
Website will be ADA Compliant
- Custom design home page using pictures of community, sliders or stationary photos
- Provide pertinent event information to the residents; events, meeting dates, etc.
- Drop down tabs for easy use and quick click connection to information
- Links to any other pertinent sites related to community
- Live Twitter feed for residents to be able to check most current information, i.e. pools closed due to weather, event cancelled, event reminders etc.
- Monthly calendar of events
- Photo Galleries (if requested)
- Ensure that the site complies with Florida Statutes Chapter 189
- Accessibility Compliant with American Disabilities Section 508
- Control of content by client, add and upload as needed
- Ongoing monthly maintenance to ensure the content stays up-to-date
- Weather Plugin (if requested)

Workflow

Preliminary Design

Working in conjunction with Tison's Landing, Unicorn Web Development will provide Tison's Landing with a preliminary design concept for the new website. That design concept will include the basic layout, color palette, font choices, etc.

The website will be completed on a production site on the Unicorn Web Development server and available for Tison's Landing to review as the site development progresses.

Tison's Landing can at that point request one round of design revisions within the scope of the Fee Schedule (see below). If more revisions are deemed necessary at that point by Tison's Landing, the work will be done at our hourly rate of \$65.

Integration of Content Management System

Once the design is approved, then Unicorn Web Development will incorporate the Content Management System into the design.

Training

Unicorn Web Development will then run a two-hour training session with Tison's Landing employees, showing them how to use the Content Management System. This can be done on site or online. Unicorn Web Development will also be available by email or phone to assist with any questions.

Launch

When Tison's Landing has finished incorporating all the content they wish to have at launch, they will ask Unicorn Web Development to move the website from the development site to the main site of the domain, thereby making the site go live. Congratulations!

Fee Summary

Website Design and Setup **\$2495.00**

Includes:

- work with client to create a custom website interface - layout, colors, and fonts
- set up website architecture and navigation system
- implement nameplate/logo placement and design
- create website mirror for beta testing purposes
- integrate content management system

Hosting

As part of our current CMS package, we are offering a free first year hosting.

Annual Hosting (after first year) **\$395.00**

Domain Name Registration and Renewal

Included in the set-up charge and part of the annual hosting.

Project Total **\$2495**

Fee Schedule

Website

- 50% due upon acceptance of the proposal before work commences
- 50% due upon delivering the completed design with the content management system

Terms and Conditions

- Once project fee is paid in full to Unicorn Web Development any elements of text, graphics, photos, contents, trademarks, or other artwork furnished to Tison's Landing for inclusion in website are owned by Tison's Landing.
- Unicorn Web Development assumes Tison's Landing has permission from the rightful owner to use any images or design elements that are provided by Tison's Landing for inclusion in the website, and will hold harmless, protect, and defend Unicorn Web Development from any claim or suit arising from the use of such elements.
- Unicorn Web Development retains the right to display graphics and other Web content elements as examples of their work in their portfolio and as content features in other projects. Unicorn Web Development also retains the right to place a discreet text link at the bottom of the website page(s).
- The agreement contained in this contract constitutes the sole agreement between Tison's Landing and the Unicorn Web Development regarding all items included in this agreement.

Next Steps

To proceed with this project, Tison's Landing is required to take the following steps:

1. Accept the proposal "as is" or discuss desired changes. Please note that changes to the scope of the project can be made at any time, but additional charges may apply.
2. Finalize and sign contract.
3. Submit initial payment of 50% of total project fee.

Once these steps have been completed we will begin the project.

Examples of Our Work and References

You can see a list of some of the current websites designed and developed by Unicorn Web Development

Wings of Dreams: wingsofdreams.org
Fleming Island Plantation: fipcommunity.com
Durbin Crossing Living: durbincrossingliving.com
FPSA (Florida Public Service Association): myfpsa.us
Pine Ridge Planation: pineridgeplantation.net/

References are available upon request.

Website Compliance Proposal For

Tison's Landing CDD

(<http://www.tisonslandingcdd.com>)

Website Accessibility for People with Disabilities as per

[Nondiscrimination requirements of Title II of the American Disabilities Act \(ADA\)](#)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added WCAG Standards Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
August 13, 2018	1.4	Updated pricing for simple, medium and high complexity CDD websites	As per requirements from Ariel and Valerie
August 28, 2018	2.0	Updated conversion and support costs based on discussed scope	As per meeting with GMSCFL

Presented by: VB Joshi, CEO, VGlobalTech, Orlando, Florida



Project: ADA and WCAG Website Compliance

Service Providers: VGlobalTech LLC, Orlando, Florida, USA

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1.0 Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

1.1 Common Problems and Solutions in Website Accessibility?

1.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

1.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

1.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

1.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

2.0 Pricing

Website Complexity: **Small Level Websites**

VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:

2.1 One time (website conversion and compliance cost):

	Task	Estimated Cost
1.	Perform ADA Website Compliance Check for current website – All webpages on the website. Create a project plan, code review, html updates, plugins / security updates (wordpress, joomla, etc CMS websites)	\$500
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility	\$100
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)	\$700
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
5.	Create a webpage showing websites ADA Compliance efforts	\$100
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)	\$50
	Total (one time compliance / conversion cost)	\$1750 / one time

2.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task	Cost
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	\$200
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	\$75
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)	\$75
4.	Support (upto 5 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any). Posting new documents, minutes, agendas etc to the websites as needed – Worry Free Monthly Maintenance.	\$600
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
	Annual Maintenance (starts after initial compliance engagement quoted above is complete)	\$1250 / year (can be broken up into smaller monthly bills)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

3.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

For Customer *Date*

VB Joshi

For VGlobalTech *Date*

4.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



B.



- Engineering / Permitting
- Development Services
- Property Management
- Construction Management
- ADA Consulting

ADA Facility Inspection
For the
Tison’s Landing Community Development District

Yuro & Associates, LLC is pleased to provide this proposal to complete an “ADA Facility Inspection” on your existing recreation facilities pursuant to the 2010 revised ADA Standards for Accessible Design (the “2010 Standards”).

As a “Public Entity”, the Tison’s Landing CDD is obligated to adhere to Title II of the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of a disability by public entities. Generally speaking, the 2010 Standards include a “Safe Harbor” provision which does not require existing facilities to be modified in order to comply with the requirements of the 2010 Standards. However, there are a number of elements identified in the 2010 Standards that are not eligible for the element-by-element “Safe Harbor”, including 1) exercise machines & equipment, 2) swimming pools, wading pools & spas, 3) play areas, 4) accessible routes in court sports facilities, and 5) fishing piers & platforms, among others.

Based on communication with CDD Staff and a review of the 2017 Public Facilities Report, it is our understanding that the Tison’s Landing CDD has swimming pools, a fitness room, tennis courts, basketball courts, a volleyball court and a playground. The Facilities Inspection to be completed as part of this scope of work will focus on these recreation facilities and will result in a complete written report with recommendations for the Board to review and act upon to ensure compliance with the new 2010 Standards.

Yuro & Associates is managed by Michael J. Yuro, P.E., a Licensed Professional Engineer with more than 27 years of design and project management experience. Since the 2010 ADA standards have been in effect, *we have completed inspections on dozen’s of similar recreation elements* for CDD’s and commercial clients and we are eager to put this experience to work for the Tison’s Landing CDD.

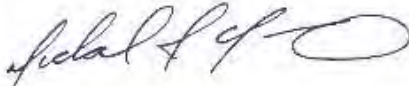
Our inspection does NOT include any topographic survey and will consist of a visual inspection of the recreation elements along with measurements using a tape measure & “smart” level.

We propose to complete the above referenced scope of work for a **lump sum fee of \$2,850⁰⁰**

Accepted By:

_____ Date

Tison’s Landing CDD

 11/26/18
 _____ Date

Yuro & Associates, LLC

SIXTH ORDER OF BUSINESS

A.

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 4, 2018 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Doug Maier	Chairman
Brandon Kirsch	Vice-Chairman
Brian Richardson	Supervisor
Dan Plourde	Supervisor
Monica Taylor	Supervisor

Also present were:

Ernesto Torres	GMS
Gerald Knight	District Counsel
Christopher Hall	Riverside Management
Amanda Ferguson	Riverside Management
Leo Dickinson	LawnBoy

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres 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

Staff Reports (1)

Mr. Torres stated I have taken the liberty of taking the staff reports and breaking them up into two parts. We will hear from Leo for landscaping so we won't keep him here all night. I will turn it over to Leo for his report.

A. Landscape

Mr. Dickinson stated since the last meeting, we have changed flowers. He gave a brief overview of what changes were made. There was an irrigation problem that was corrected, and he briefed the board on what diagnostic measures were taken to determine the problem. As of

this month, they are going to over other week schedule instead of every Thursday. Mr. Dickinson asked do you want LawnBoy to do the area underneath the JEA?

Mr. Plourde stated don't you do it every couple of months or weeks – I thought we put that in.

Mr. Kirsch stated weren't we going to pay the a-la-carte fee for it. I don't know when JEA does their twice a year maintenance. I am good with it. It looks like it needs to be done. It should probably be the last one for the rest of the year unless it doesn't get cold.

Mr. Dickinson stated going forward we will work with Chris on the frequency perspective.

Mr. Kirsch stated I want to meet with you and Dana and whoever else is local to figure out where the valves are for each station so in case something does happen like that again, one of us can actually come shut the water off. I am good to do that too.

B. District Engineer

Mr. Torres stated since the District is not in the need of a bond financing, it is best if we ask the Engineer to come on an as-needed basis. It also reduces the cost. He is available at any time. The only message he conveyed for this meeting is the repainting of the parking lot lines.

Mr. Plourde stated there are a lot of sidewalks that stop, have a 3' gap, and then the sidewalk continues. Wouldn't that be part of the original plan when the development was being planned, that all the sidewalks are continuous?

Mr. Maier responded the builders neglected to do that.

Mr. Plourde asked how do we come back against that one?

Mr. Maier responded I don't think you really can. There are not very many of those spots. Maybe we can just do it as a capital improvement project, which wouldn't take that much. We can have Riverside take a look at that, quantify it, and get some proposals. That is what I would recommend. There are three or four spots. I tried to get the builders to do it. I sent them many an email, and I got no responses.

FOURTH ORDER OF BUSINESS

Consideration of Agreements

Mr. Torres stated since our last meeting, we have Gerry and his team draft the agreements for the vendors that were approved.

Mr. Knight stated this is all consistent with what the board did last meeting.

A. Riverside Management Services, Inc. for Amenity Staff, Janitorial and Pool Maintenance.

Mr. Knight stated the changes we made there to provide a terminative agreement that would automatically renew for one-year extensions automatically unless either party terminated the agreement under the provisions of the agreement. We have added pool maintenance to the activities of Riverside Management. That is consistent with our termination of Crystal Clean Pool Services. We sent a letter of termination right after the meeting last time. That was a 15-day notice, so they are already gone, and Riverside will be doing the pool maintenance from now on. The total payment to RMS this year will be \$99,742. Section 4 of the agreement, page 3, the \$99,742 includes \$49,902 for the Amenity Center manager full time; \$11,000 for Assistant Manager for 550 hours; \$22,300 for field management; \$7,000 for janitorial services; and \$9,540 for pool maintenance. The board approved this at the last meeting. If this is acceptable, we want to go ahead to get a vote to approve this second amendment to the services agreement with Riverside Management.

Mr. Plourde asked who is the facility manager, Amanda or Brian.

Ms. Ferguson stated I am the Facility Manager. Dana is the Assistant Manager. Dana and I are the ones that manage the facilities. Brian and Chris are in Operations and do all the operations and maintenance.

On MOTION by Mr. Maier seconded by Mr. Plourde with all in favor the FY19 agreement for Riverside Management Services, Inc. for amenity staff, field operations, janitorial, and pool maintenance was approved.

B. Lake Doctors, Inc. for Lake Maintenance

Mr. Knight stated the board terminated Crystal Clear Waters. A letter was sent out on September 17, and they were given a 30-day notice. The new agreement is with Lake Doctors for aquatic maintenance. Section 4 is on Page 3 of that agreement, and the compensation is

\$795 per month NTE \$9,540 annually. Their duties are listed in Section 2B on Page 2 of the agreement.

Mr. Hall stated Lake Doctors will touch base with me when they are here. They will also provide a monthly service report. A sign-in sheet will be provided for them.

Mr. Kirsch stated does RMS bill us for gator use to inspect and clean lakes. Is that just around the lakes and nothing to do with the grass or anything like that.

Mr. Hall stated it is just trash.

Mr. Kirsch stated so they are still responsible for the vegetation part of it.

Mr. Hall responded they are responsible for vegetation, and they don't pick up any trash. They can if they see something, but generally that is not what they do.

On MOTION by Mr. Kirsch seconded by Ms. Taylor with all in favor the FY19 agreement for Lake Doctors, Inc. to provide lake maintenance was approved.

C. Nader's Pest Raiders for Pest Control

Mr. Knight stated the changes to this agreement is this is the third amendment. The changes are that we remove pest control in the Amenity Center from their contract. The compensation is \$12,132.72 per year. The other change in the agreement was that we also provided that the agreement would automatically renew from year-to-year unless it is terminated in accordance with the provisions of the agreement.

On MOTION by Mr. Kirsch seconded by Mr. Maier with all in favor the FY19 agreement for Nader's Pest Raiders for pest control to provide lawn fertilization and weed control was approved.

D. LawnBoy for Landscape Maintenance Services

Mr. Knight stated we added some supplemental services, which they agreed to do. We automatically extended the term from year-to-year again unless it is terminated. There is no increase in payment. This is the second amendment to the agreement. We did \$385 per cut for the JEA area. They included a flower change and monthly irrigation inspections.

On MOTION by Mr. Maier seconded by Ms. Taylor with all in favor the FY19 agreement for LawnBoy to provide landscape maintenance services was approved.

E. Atlantic Companies for Security Cameras

Mr. Knight stated this is the agreement to install cameras at the main and rear entrances. The payment is \$17,220.00. There are a couple of blanks that need to be filled in on the agreement. Section 10 has a blank for the period of the warranty. The period should be one year, and we will fill that in. Section 5 states the project is supposed to be completed by the Contractor within seven (7) days after all required permits are ready to be picked up. If permits are not required, the Project shall be completed and fully operational within twenty-eight (28) days of the date of this agreement.

Mr. Hall stated it is four cameras per side, and each of those tie into a four terabyte hard drive. It doesn't say how long the storage is on that. I know I have got 8 cameras added to a 2 terabyte hard drive, and I have seven days. So they have half the cameras but twice the hard drive.

On MOTION by Mr. Maier seconded by Ms. Taylor with all in favor the proposal from Atlantic Security for installation of cameras at the main and rear entrances in the amount of \$17,220.00 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Pool Area Gate Access Card

Mr. Torres stated we discussed this the last time we met. I will turn it over to Chris.

Mr. Hall stated Brandon and I met with him. Access to the back gate is going to be \$4,335. Magnetic door locks.

Ms. Ferguson stated it will be ADA accessible. There will also be a way to contact us if someone does not have access. The phone number for the office or my cell phone will be posted. We can make it accessible if they don't have a card.

Ms. Taylor questioned about not everyone having access.

Mr. Kirsch asked what is the legality? Limited access being granted in an ADA situation or is it all?

Mr. Knight responded I don't know the answer to that specifically, but we usually take a position as long as there is access, reasonable access. Doesn't necessarily have to have access at every location but as long as it is reasonably access.

Mr. Plourde asked with all the security cameras, can't be put a camera on that access so when people do access it, we can see if it is kids.

Mr. Hall stated there is a camera on that corner.

Mr. Kirsch stated where I understand where Monica is coming from because you don't want to go through those extra steps especially if you are one who has a valid reason to use the gate.

Ms. Taylor stated I validate ADA stuff every day for the City, and you can't deny access. It is not something you can do. I can point every ADA situation out right now that we are not meeting, and I want us to cover that. You have people that will purposefully sue you just because it is not ADA compliant. You don't want that.

Mr. Kirsch stated either way, we need it. Access we can move for further discussion.

Mr. Torres stated we can talk about the access once we get closer to having it installed. So there is a proposal from Atlantic Companies for \$4,335 for key access to the gate. This company is the only one who gave us a bid, and it is a good price.

Ms. Taylor asked so that gate will be solely for handicap access?

Ms. Ferguson responded that is what I would propose. I think you are opening up a whole box of worms if you let everybody in and out two different entrances. It is hard enough to see and figure out who is using cards and coming in one let alone a second one.

Mr. Torres stated I think the discussion is do we want to have it and then we will talk about the access at a later date.

Mr. Kirsch stated so let's build it. There is another meeting on December 6 that we can expand on how we can control access. We all as a group agree we need this.

<p>On MOTION by Ms. Taylor seconded by Mr. Richardson with all in favor the proposal from Atlantic Security for pool area gate access card in the amount of \$4,335.00 was approved.</p>
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SIXTH ORDER OF BUSINESS

Consideration of Handicap Pool Lift

Mr. Torres stated I don't have a quote on this. I will turn it over to Mandy

Ms. Ferguson stated we have been doing some investigation on the pool lift. It is required. It is going to depend on a pool lift of either installation or a portable pool lift. We are talking anywhere from \$3,000 to \$6,000. The \$3,000 would be for the purchase of a pool lift for installation, but then you are going to have tearing up of the pavers, wiring, etc. There is also a portable one, and the one I found with pretty good reviews was about \$6,000. You bring it in every day, take it out every day. Other communities have had problems of kids jumping off of them if they are mounted out there.

Mr. Plourde stated so if we left it in a corner in a shed to keep it protected, then every day you would just drive it out to the pool.

Ms. Taylor asked what about the weekends you are not here? Who would be responsible to bring it out?

Mr. Kirsch stated when Atlantic Security was out here, and we were talking about gate access, I also asked them if he was able to do card access for either a stationary pool lift, but if you have a portable one, we can build a shed with another gate card access, and the same policy can go to accessing both of those. That would be an additional expense, but we can't even keep pool skimming nets out there because they get torn up.

Mr. Plourde asked is there training for them to use this?

Ms. Ferguson responded no, they are supposed to be literally hands on. There are instructions on them, so anybody can use them. The ones I have seen before are all remote control.

Mr. Torres stated there is no proposal for the board, it is just discussion. Mandy will bring some proposals to the next board meeting. Sometimes the seats fold. They are all different. I think at this point lets get more proposals.

Mr. Kirsch asked do we send her in the direction of a stationary or a portable?

Mr. Plourde stated I think a portable would last longer.

Mr. Kirsch stated let's get proposals. If it is stationary, can you work up what your budgetary number would be for the installation and paving tear-up. Also, get the footprint size of the stationary one.

Ms. Ferguson stated they actually send their own person out, and at the end of their evaluation they tell you what two choices you have because of the room, the spaces, etc. They figure all that out for you.

Mr. Torres stated Mandy has been provided guidance from the board and will work on it for the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion on Speed Data and Consideration of Placement of Digital Speed Signs / Slow Children Playing Signs

Mr. Torres stated I have handed out to each board member a proposal from TrafficLogix. This is to add the additional traffic speed sign that the community voted for several months ago. It also adds data collection of both signs. With the data collection, it is a Bluetooth device. It will go to the laptop of the community manager to pull the reports. Based on traffic flow in the community, the installer estimates that you could pull data for one to two months. It is basically the same sign you have now, but it is \$500 less than what you paid for last year. This has already been approved once before, so there is nothing to go into great detail. The quote is for \$4,599.00 and includes shipping with in-house installation.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the proposal from TrafficLogix for solar power speed sign with data collection capability in the amount of \$4,599.00 was approved.

After discussion and looking at a map, the board provided guidance of where to place the new solar sign. The same can be moved around.

There was discussion regarding adding Children Playing signs and Speed Limit signs. The City does not provide them. The CDD would have to buy more and put them up. Placement would have to be on CDD property or get easement access. Putting them by the pocket parks would helpful. Chris Hall was asked to get additional information regarding these signs.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal from
VGlobalTech for ADA Website
Accessibility**

Mr. Torres stated ADA accessibility not only impacts facilities but also your website. Some of the CDDs in south Florida have been sued because their websites are not in compliance. The person who has a reader has to be able to listen to what is posted. There is a proposal from VGlobalTech based on a bulk type conversion for all the GMS websites for CDDs. This will be a new website designer and maintainer. We solicited several and found that these are the most affordable. It is to get started with shifting from how the website currently looks to ADA compliance ones. The price is \$1,750 one-time charge. You have to have a website by law. You have to have certain things posted. You have to have agenda packets for two years and minutes and everything accessible. There is a one-time charge to convert it for the 1st year, which is \$1,750 and thereafter it will be maintained at \$1,250 per year charge. Right now we have changed the website to say that we are putting effort to go to the ADA compliance.

Mr. Kirsch asked about having a community page also.

Mr. Torres responded the price would be more. Another CDD is going with another vendor just to have a community page, but they are paying \$2,450 for the one-time charge, and to maintain it and upload documents is another \$300 a month. I would rather bring you a proposal.

Mr. Kirsch stated we have a meeting in December. Can we bring in an alternate proposal to include the community page plus the website.

Mr. Torres stated we will table it until I bring another proposal, and it will include a community type website.

At this point, Supervisor Doug Maier left the meeting

NINTH ORDER OF BUSINESS

**Ratification of Agreement with Sweat N
Core Fitness, LLC for Fitness Classes**

Mr. Torres stated we do have a schedule that we added to the agreement.

Ms. Ferguson stated the participation is pretty good. I think it is better than what we had towards the end of Zumba.

Mr. Kirsch stated I wanted to bring up the fact that they hang on the gates to do their exercises. I don't think they want to be doing that anymore. They have the bungee cords attached.

Mr. Torres stated nothing has changed on this agreement.

Mr. Knight stated she did provide Certificate of Insurance.

On MOTION by Mr. Kirsch seconded by Ms. Taylor with all in favor to ratify agreement with Sweat N Core Fitness, LLC for fitness classes was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Designating Officers**

Mr. Torres stated there is no change to the seats on the board. It is adding me as your Secretary and Assistant Treasurer. Doug's seat expires in November. We will do the special meeting in December to select three board members. Dave retires in November, so basically where Dave's name is actually the secretary and treasurer – my name will go there.

On MOTION by Mr. Kirsch seconded by Ms. Taylor with all in favor Resolution 2018-05 Designating Officers was approved.

ELEVENTH ORDER OF BUSINESS

**Approval of the Minutes of the July 12,
2018 Meeting**

Mr. Plourde questioned about when the agenda package is being sent out.

Mr. Torres responded our goal is to have it out a week prior to the meeting for you to have and also posted on the website. I believe you also get an electronic copy the day it goes out.

Mr. Plourde stated I have gotten one electronic copy out of the three years I have been here.

Mr. Kirsch stated I was getting electronic only, and I told Courtney I wanted a paper, and then my electronic version stopped. How soon are the minutes available after a meeting?

Mr. Torres responded the minutes are not available until we actually approve them. So we have to have the board approve them, then they are posted.

On MOTION by Mr. Plourde seconded by Ms. Taylor with all in favor the Minutes of the July 12, 2018 meeting were approved.

Mr. Torres stated the minutes for the September meeting will be in the December packet.

TWELFTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

Mr. Knight stated I have nothing to report.

B. District Manager

Mr. Torres stated I have nothing to report.

C. Operations Manager

Mr. Hall's report is located in the agenda package behind Tab XII-C.

Mr. Hall briefly highlighted a few items in his report. Mr. Hall stated I will work on the items that have been brought up tonight. I will get proposals for parking lot lines and proposals to cut the trees around the lights. Lake Doctors will begin as soon as we get the contract back. We are ready to go.

Mr. Torres stated Doug has signed, and I have signed. We will take them back to Lake Doctors for their signature, and then it is official.

Ms. Ferguson stated the fountain in the fitness center will be fixed tomorrow. There is an elliptical that needs repair, and it will be repaired under warranty. It is still useable right now, but they are getting it fixed as of yesterday. Regarding the fitness center policies, I have been talking to Brandon about it, but we have been having an issue with a lot of teenager kids going into the fitness center, and one lets eleven in. Before you know it, there is a party in there. They are hanging out and not working out. I would suggest that an 18-year-old and under can only bring one guest to the fitness center. They don't need to have that many kids being in there. I would also like to change the policies. Right now it reads that children who are 13 to 15 years of age may use the fitness center only when accompanied by an adult. I would suggest that would be parent or legal guardian because the kids stated "Oh, he is 18." There might be one 18-year-old, but the rest are staggering all the way down to 9 or 10 years

old. Even before that policy is changed, Dana and I have been going ahead and telling the kids that.

Mr. Kirsch stated so the change we want to make is to change it from 18 years of age to adult or legal guardian?

Mr. Torres stated since the public really hasn't had a chance to consider this, we need to give some guidance to Mandy to draft changes she is proposing. We will add it to the agenda. That way the public can have time to review.

Mr. Kirsch asked can we look at one guest per card as another rule.

Ms. Ferguson responded we can. Do you want that to be even over-18 year old?

Mr. Kirsch responded I would think so.

Mr. Plourde asked aren't we supposed to have guest cards where they punch it? You are only supposed to bring in like two guests or four guests into the pool. How many guests are you allowed to bring into the gym?

Ms. Taylor stated we don't have room now.

Mr. Kirsch stated it is a double-edged sword. Do we figure out what is the max capacity in there, and then get the Fire Marshall out here, and then realize we have too much equipment in there and they make us remove it or start policing these punch cards?

There was general discussion among everyone regarding this issue. Mr. Torres stated this was not on the agenda for us to discuss, but I would recommend that if someone is not keeping up with the rules that we have, you can ban them. If they come again, it is trespassing, and you can have them arrested. We can get Mandy and Dana up to speed on how to start that process.

Ms. Ferguson stated I can trespass anyone at any time.

Mr. Plourde asked what are other neighborhood doing?

Mr. Torres responded other neighborhood have surveillance, and I think we do too. We can identify any vandalism or anyone who breaks the rules. When you identify a person that breaks the rules as far as how many guests you are bringing in, the Amenity Manager at that point can issue a temporary ban. They will have an opportunity to come in front of the board, and the board decides what the punishment is. Once the board listens to all parties, they decide whether there is a 6-month suspension, 3-month, or whatever it is. A letter is given to the

minor, and if we see he or she in surveillance again, they will be trespassed. Typically when we issue a suspension, the parent also comes with the minor to the meeting.

Ms. Ferguson stated typically at other communities when we issue a suspension of access cards, it is the whole family. So if a parent is up here with a kid after that, they can both be trespassed.

Mr. Kirsch stated we suspend cards, and then I come up here for a food truck Friday, and I the same kids. They don’t have the cards, so they came to the party and cut through. I don’t think it should go to a strike one, strike two, strike three. If the suspension of the card doesn’t work, and they are back up here, then we go straight to trespass.

In response to a question asked about outside people getting a pass to come here, Mr. Torres responded there is a membership they have to pay, which is the equivalent to what would be paid as a homeowner for the CDD fee at the highest amount. It is currently \$1,800 for an outside person to come and use the amenities and pools.

Ms. Ferguson stated they come in just like a new resident would. I show them around, and they get two access cards. They fill out access card paperwork. We get all their information. They pay a one-time yearly fee.

Mr. Torres asked if there was anything else from Ms. Ferguson.

Ms. Ferguson responded casino night went really well. The adults only corn hole tournament is next weekend. We have a big Halloween event coming up. Yard sales are October 20 and 21. We have a Christmas event being planned and lots of food trucks. One more thing, a guy came here wanting to know if he can do karate. I couldn’t even answer that, but I would suggest no.

Mr. Kirsch stated if one of the two existing contracts is terminated, he can come back and ask again.

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor Request / Audience Comments

Supervisor Requests

Mr. Plourde stated I think we talked about pond fountains, and someone was going to get some quotes. Did that fall through the cracks. It was last meeting and we talked about aeration. Mr. Hall will obtain proposals to add fountains to all CDD ponds.

Mr. Kirsch asked Mr. Hall what is the status on the soccer field?

Mr. Hall responded I talked to Brian today and people actually are using it. It is scheduled to open at the of this month. Nader is about throw a bunch of fertilizer at it. They are hoping by November 1 it will be ready to go.

Mr. Kirsch stated I was on the field, and there are some uneven areas. Is there anything we can do? Soccer balls are not rolling straight, and the field needs leveling.

Mr. Hall was asked to coordinate a meeting with Brian Stephens and resident, David, about leveling soccer field.

Audience Comments

A resident stated this weekend, the gate was wide open.

Ms. Ferguson stated we are not here full time on the weekends. We are checking in with the rentals and are checking out with the rentals and doing janitorial, but we are not here 8 hours. I think I am going to put an extra line on the rental application that they initial off that they know they are not allowed to prop a gate open.

There was general discussion among several people regarding ADA compliance at the kiddie pool and other areas. Mr. Torres will consider getting an ADA compliance consultant to inspect all CDD property and provide report.

Ms. Taylor stated her support for getting an ADA consultant.

A resident stated she leaves for work between 6:30 and 6:45 a.m., and twice she has almost been taken out by school bus. They drive too fast. Kids are on the bus.

Another resident stated speed is recorded on the bus. You can report the school bus number to the authorities.

Another resident asked is it possible that a long hose be bought, because the house they have here won't reach to the pots. I have spent my own money to put some pretty plants and stuff, and they die. I really don't have a way to water them. They do have a drip irrigation, but it is not getting enough water because they are terra cotta pots. They need to be hand watered. I don't mind to come up and hand water, but to bring my own hose from home is a pain.

Mr. Kirsch stated you do a lot. Can you give us how many feet you need, and we can have them purchase the cart and hose? Give us an amount, and I will motion to approve it.

FIFTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Torres stated these are as of August 31, 2018. There are no unusual variances.

B. Assessments Receipt

This item is located in the agenda package.

C. Check Run Summary

Mr. Torres stated the total of the check run summary is \$96,748.04.

On MOTION by Mr. Plourde seconded by Mr. Kirsch with all in favor the Check Run Summary in the amount of \$96,748.04 was approved.

Mr. Torres will coordinate a meeting with Rich Whetsel and Supervisor Brandon Kirsch to discuss invoice format.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Torres stated the next scheduled meeting is December 6, 2018 at 6:00 p.m. at the Yellow Bluff Amenity Center. It is a special meeting regarding the election of new board members and other items that need to be considered.

SEVENTEENTH 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

B.

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:

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

Also present were:

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.

On MOTION by Mr. Plourde 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.
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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.

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

SEVENTH ORDER OF BUSINESS

C.

1.

Tison's Landing Community Development District
9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, FL 32257

Memorandum

Date: January 3, 2018

To: Rich Whetsel email
Operations Director

From: Chris Hall Mandy Ferguson
Operations Manager Facility Manager

Re: Tison's Landing CDD
Monthly Managers Report

The following is a summary of items/activities related to the facility and field operations for Tison's Landing Community Development District.

Access Cards:

- Twelve (12) access cards have been issued to new residents.
- Two (2) replacement cards have been issued.

Special Events & Amenity Management:

- Food Truck Friday was held on October 5th from 5:00 p.m. to 8:00 p.m.
- An Adults Only Corn Hole Tournament was scheduled for October 13th, but it was cancelled due to lack of participation.
- The social committee and CDD staff met on October 17th at 6:00 p.m. in the social room.
- A Food Truck Friday Event was held on October 19th.
- A Fall Community Yard Sale was held on October 20th and 21st from 8:00 a.m. to 1:00 p.m. Staff advertised the sales on Craigslist, Swip-Swap sites, on the marquee board and posted big banners at both entrances.
- A Fall Festival was held on October 26th from 5:00 p.m. to 9:00 p.m. Residents participating in a pumpkin dive in at the pool, where hundreds of pumpkins were thrown in the pool and kids jumped in and picked out their favorite pumpkin to take home and carve or paint. The social room was decorated as a Haunted House. There was a horse drawn hayride for everyone, a Costume Contest and Food Trucks. Approximately 400 residents attend this event.
- The social committee and CDD staff met on November 14th at 6:00 p.m. to discuss future events.
- Food Truck Friday Event was held on November 16th from 5:00 p.m. to 8:00 p.m.
- A Neighborhood Christmas Party is being held on Saturday, December 22nd from 5:00 p.m. to 10:00 p.m. The social committee will be sponsoring the food for the event, which will be catered by The Millhouse Restaurant. Ace Winn will be

performing from 6:00 p.m. to 8:00 p.m. Afterwards, residents can participate in a White Elephant Gift Exchange or Holiday Win, Lose or Draw.

- Upcoming events being planned: Family Bingo Night, Ladies Bunco Night, A Kids Kraft Day, Captain Character, a Teenager Only Cornhole Tournament and new events will be coming with the New Year.
- Walk Thru with Sheriff Mike Williams was held on November 29th at 4:00 p.m. The Sheriff and Officers walked the neighborhood discussing security concerns and any questions residents may have.
- A Christmas Event was held on November 30th from 5:00 p.m. to 9:00 p.m. Santa and the Grinch were present for pictures from 5:00 p.m. to 8:00 p.m. Residents enjoying the singing of 12 carolers on the back patio, while sitting next to the burning wood fireplace drinking hot chocolate. There were lots of sweets for everyone to enjoy in the social room, which was provided by the social committee and the CDD. Kids enjoyed the Saran Wrap Games with gift cards to Walmart inside, wrapped in toys and candies. Food Trucks were also present.
- Food Trucks were scheduled for December 14th, but the event was rained out.
- Staff is booking up Food Truck Friday's thru the middle of 2019 already. We are working on getting new food trucks to attend and securing the residents favorites to come back.
- An Adults Only Christmas Party is being held on Saturday, December 22nd from 5:00 p.m. to 10:00 p.m. The social committee will be sponsoring the food for the event, which will be catered by The Millhouse Restaurant. Ace Winn will be performing from 6:00 p.m. to 8:00 p.m. Afterwards, residents can participate in a White Elephant Gift Exchange or Holiday Win, Lose or Draw.
- Upcoming events being planned: Family Bingo Night, Ladies Bunco Night, A Kids Kraft Day, Captain Character, a Teenager Only Cornhole Tournament and new events will be coming with the New Year.

• **RMS Maintenance – Amenity Center/Common Areas/Pool Area:**

- The burnt-out parking lot lights have been replaced.
- Tree branches around the parking lot lights have been trimmed.
- New electrical has been run down the medians for the tag capture cameras.
- License plate capture cameras are being installed by Atlantic Securities.
- Electronic speed sign has been installed on Dowing Creek.
- Several chairs from the pool deck have been re-upholstered.
- The contactor for the tennis court lights has been repaired.
- Holiday decorations have been put up at the entrances and the amenity center.
- Night time light inspections are performed monthly.
- Trashcan liners are being replaced weekly.
- The Pocket Parks are being cleaned and inspected weekly.
- The filter tank for the swimming pool is cracked in several areas and will require replacement. RMS is working with 3 pool contractors and getting quotes for the repairs.

- RMS staff has met with and received three (3) proposals for the parking lot to be re-striped.
- RMS has provided a proposal for the installation of new children at play signs, and speed limit signs.
- RMS staff has met with two (2) concrete contractors to receive proposals to add sidewalks that are missing in the community.
- All the common areas are being policed for trash and debris.

Lakes:

- Lake Doctor's continues treating the lakes monthly.
- Lake Doctor's will add the remaining carp that was approved with Clearwaters.
- RMS is inspecting and cleaning the lakes and outfall structures monthly.
- Met with Lake Doctor's to discuss adding fountains in the lakes. They have provided two (2) options.

Landscaping & Irrigation:

- The playing field grass is being monitored by Nadar's and RMS.
- Nadar's continues to monitor the turf and ornamentals and is treating as needed.
- Lawnboy continues to perform monthly irrigation inspections.
- Riverside Management continues to perform bi-weekly landscape inspections with Lawnboy.

Fitness Center:

- RMS staff continues to clean the fitness room and equipment.
- Fitness Pro continues to perform quarterly preventative maintenance on fitness equipment.
- The fitness center is being painted.
- Fitness center wipes were ordered and delivered.
- The carpet shows wear and tear and replacing it should be considered.

Should you have any questions or comments regarding the above information, please feel free to contact Chris Hall at (904) 657-9211 or Rich Whetsel at (904) 759-8923.

4.

Riverside Management Services

9655 Florida Mining Blvd. W, Bld. 300, Suite 305, Jacksonville, Florida 32257

Proposal for street sign installation for Tison's Landing CDD

RMS proposes:

- Installation of 18" x 24" Speed Limit signs
- Installation of 18" x 24" Slow, Children at Play signs
- Installation includes Heavy Duty, High Strength U-channel post with mounting hardware.

Total price per sign and post: \$200.00

Price includes materials and labor.

5.



Tison's Landing CDD

16529 Tison's Bluff Rd.

Jacksonville, FL 32218

Installation of concrete sidewalks where missing including material and labor **\$3200.00**



AC CONCRETE ENTERPRISE, INCORPORATED

YOUR VISION. OUR CRAFTSMANSHIP. QUALITY WORK.

Proposal

Date 12/21/18

Proposal Submitted to:

Work Performed at:

Chris Hall	16529 Tison's Bluff road, Jax FL 32218
Address 16529 Tison's Bluff Jacksonville, FL 32218	
Contract: Chris	Contact
Telephone Number: 904-657-9211	Telephone Numbers:

AC Concrete Enterprise Inc. (1) will come in and take up grass/dirt and haul off. (2) set from grade out/compact. Saw cut curb to make hand cap ramp. (4) pour out concrete with light bloom finish (5) Come back take up from a saw cut sidewalk and back fill.

I furnish labor / and concrete/ equipment. The price is of job \$6000

Note.

6.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Sales Agreement
AQUAMASTER

MAS724857

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER" PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations(s):

One (1) Aquamaster Master Series aerating fountain for TISON'S LANDING CDD, Jacksonville Florida.

Includes 5 HP, 240 volt, 1 phase, LAKEWOOD Nozzle, Low profile float, patented high efficiency composite impeller system. Exclusive, custom-designed, oil-cooled, energy efficient motor with stainless steel motor housing. NEMA Control Panel with GFCI, 24 hr. digital timers. Total Component UL, cUL Listing and CE Mark. 3 X 35 watt, 11700 Lumen, LED Night Glow Lighting, clear lenses, submersible stainless steel fixtures & braided jumper cable. Deposit must be received prior to installation; unless otherwise noted. ***EXCLUDES ONSHORE ELECTRICAL WORK, TRENCHING, CONDUIT, OR CONTROL PANEL MOUNTING.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5hp 240V 1P Aquamaster Aerating Fountain with 50' cable	\$	7,285.00
2.	Additional 196' of #8/4 motor cable (Total 246' fountain cable)	\$	1,080.00
3.	3 X 35 Watt Night Glow White LED Lighting with 250' cable	\$	2,495.00
4.	Shipping, Delivery and Anchoring in Lake*	\$	1,075.00
5.	5 Year Parts and Labor Warranty. 3 Years on LED Lighting	\$	INCLUDED
6.	Electrical Subcontracting*	\$	Pending
	Total of Services Accepted	\$	11,935.00

A deposit of \$5,967.50.00 shall be payable upon execution of this Agreement. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 30, 2018.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURERs warranty. **AQUAMASTER** warranties remain as below:

Masters Series®

- 1 to 5HP – 5 Years parts and labor
- 7.5 to 10HP – 4 years parts and labor

Master Decorative Series ½ HP

- Upgraded Panel – Unit Warranty 5 years – Panel 3 years
- Standard Panel – Unit Warranty 3 years – Panel 1 year
- No Panel – Unit Warranty 2 years

Celestial Fountains®

- 10 to 25 HP – 4 years parts and labor

Volcano II & Hydromax Series

- ½ HP – 3 Years parts and labor
- 1 ½ to 5 ½ HP – 5 years parts and labor

Night Glow Lighting: LED & RGBW – 3 years parts and labor (all components)

If fountains or aerators will be installed in salt or highly brackish water applications, **AQUAMASTER** recommends upgrading to Series 316 Stainless Steel.

The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
14. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
15. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
16. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
17. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Sales Agreement Aqua Control

MAS724857

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER" **PURCHASE ORDER #:** _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations(s):

One (1) Aqua Control Endur Series Floating Fountain for TISON'S LANDING CDD, Jacksonville Florida.

Includes 5 HP, 230 volt, single phase, Endur Series fountain. Choice of nozzles. Patented Endur vertical motor assembly with triple Sic/Sic & SiC/Carbon seals. Exclusive composite pump assembly. Stainless steel debris screen and fasteners. LED Lighting: 4 X 35 watt, submersible LED lighting package with composite fixtures.

Deposit must be received prior to installation; unless otherwise noted. **EXCLUDES ANY ON-SHORE ELECTRICAL WORK.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	5hp 240V Endur Series Floating Fountain with 200' cable	\$	14,053.00
2.	4 X 35 watt white LED composite fixture lighting package with 200' cable	\$	INCLUDED
3.	Control Panel, fiberglass with GFCI, Fountain and Lighting Timers	\$	INCLUDED
4.	8 year warranty on Endur fountain, 3 year panel, & 2 year LED lighting	\$	INCLUDED
5.	Shipping, Assembly, Delivery and Anchoring in lake*	\$	1,075.00
	Total of Services Accepted	\$	15,128.00

A deposit of \$7,564.00 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before January 14, 2019.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____ Dated _____

Mark A. Seymour, Sales Manager

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURERs warranty. **AQUA CONTROL** warranties remain as below:

Endur Masters

- 8 Year Limited Warranty

Titan Series

- 4 Year Limited Warranty

Select Series

- 5 Year Limited Warranty

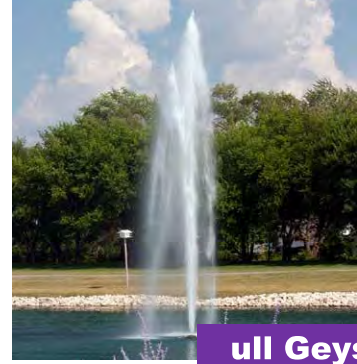
The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.

2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
14. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
15. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
16. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
17. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.

FOUNTAIN NOZZLE APPLICATION



Large & Sky Geyser



Full Geyser



Sky Geyser



Spoke & Trellis



Trellis

FOUNTAIN NOZZ

O TION



7.

THE STRIPE ZONE, INC.

Expert Pavement Marking and Repair

1015 Atlantic Boulevard, # 284, Atlantic Beach, FL 32233
 (904) 334-2726 / Fax: (904) 270-2825
 www.thestripezone.com

Parking Lots . Airports . Roads . Game Courts . Design . ADA . Car Stops . All Signs
 Asphalt Seal Coating, Overlays, Patching, Drainage Correction & Pressure Washing



We're
proud
of our
stripes!

PRICE QUOTE # 20181214

DATE: DECEMBER 14, 2018
FOR: RIVERSIDE MANAGEMENT SVCS / CHRISTOPHER HALL
JOB LOC: 1629 TISONS BLUFF RD, JACKSONVILLE, FL

SCOPE:

RE-STRIPE PARKING LOT TO EXISTING CONFIGURATION

INCLUDES:

53 STD PARKING SPACES

3 ADA PARKING SPACES

1 24" WHITE STOP BAR

*PRIOR TO PAINTING, STRIPE ZONE WILL BLOW AND BROOM ALL MARKINGS AS NECESSARY
 IN ORDER TO REMOVE ANY LOOSE DIRT, SAND AND DEBRIS*

*FINISHED MARKING WILL BE BETTER THAN NEW!
 WE USE FDOT APPROVED PREMIUM TRAFFIC PAINT - PROSTRIPE*

Item	Color	Qty	Unit Price	Ext Price
YELLOW BLUFF LANDING AMENITY CTR				
RE-STRIPE PER ABOVE	W/BLU	1	650.00	\$650.00
TOTAL QUOTE AS LISTED				\$650.00

TERMS: NET 20 UPON SATISFACTORY COMPLETION

Don Clark, 904-334-2726

QUOTES GOOD FOR JOBS THAT COMMENCE W/IN 120 DAYS OF ABOVE DATE
 All work to be accomplished according to existing engineering plans & local/state and federal Traffic Marking Codes
QUALITY AND WORKMANSHIP SECOND TO NONE - YOUR SATISFACTION GUARANTEED



Pavement Maintenance, Inc.
P.O. Box 65909
Orange Park, FL 32065

Proposal

Date	Proposal #
12/14/2018	8359

Customer	
Riverside Management Services 9255 Florida Mining Blvd. Building 300, Suite 305 Jacksonville FL 32257	
Attn To	Chris

Job Name & Address			
Yellow Bluff Landing Amenity Center Parking 16529 Tisons Bluff Road Jacksonville FL 32218			
Estimator	Lindsay	DOP	

Description	Qty	U/M
Restripe 4" White Line as Currently Laid Out.	1,107	LF
Restripe 24" Line as Currently Laid Out.	15	LF
Repaint Handicap Stall as Currently Laid Out..	3	EA
Repaint Wheelstop.	3	EA
<p>NOTES: 1. PRICE IS BASED ON UP TO TWO MOBILIZATIONS, MONDAY - FRIDAY; NORMAL BUSINESS HOURS.</p>		

Acceptance Signature			Total	\$950.00
Phone #	Fax #	E-mail	Terms	
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30	



**CONSOLIDATED
SERVICE GROUP**

One Contact - Many Services - Your Solution

Orlando Division - 3416 Shader Road, Suite 100 - Orlando, Florida 32808 - 407.298.0911
Tampa Division - 3606 East 9th Avenue - Tampa, Florida 33605 - 813.243.3023
Jacksonville Division - 3320 Lenox Avenue - Jacksonville, Florida 32254 - 904.731.5169

Parking Lot Maintenance Service Proposal

Project:

Bill To:

Tison Landing
Chris Hall

Proposal Date: 12/18/2018

Proposal #: 5726

Rep: DP-P

Property Address:

1652 Tison Bluff Road
Jacksonville, Florida 32218

Cost

Line Striping & Pavement Markings 3,065.00
Paint 58 Stalls, 3 Handicap Stalls, 1 Stop Bar, 45 L.F. of 4" Center line 2,663 Sq
Yds

Applications & Scheduling (see attached)
Terms & Conditions (see attached)

Total \$3,065.00

Rep Signature: _____

Customer Signature: _____

D.

swimming pool in attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder or lightning occur, everyone shall be required to exit the Pool Areas at the first sound of thunder or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder is heard or lightning is seen, the waiting period shall be extended 30 minutes from the last sound of thunder or sighting of lightning.

Darrin Mossing 12/20/18 11:39 AM
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F. SWIMMING POOL: FECES POLICY

- (1) If contamination occurs, the pool will be closed for the necessary amount of time for the water to be shocked with chlorine to kill the bacteria.
- (2) Parents should take their children to the restroom before entering the pool. (3) Children under three years of age, and those who are not reliably toilet trained, must wear a rubber lined swim-diaper, and a swimsuit over the swim-diaper.

G. FITNESS CENTER POLICIES

- (1) All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the Amenity Center. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Prior to entering the Fitness Center, persons are required to register with Fitness Center attendant.
- (2) **Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**
- (3) *Hours:* The Fitness Center is available for use by Patrons during normal operating hours of 5:00 a.m. to 10:00 p.m.
- (4) *Emergencies:* All emergencies and injuries must be reported to 911 and the Amenity Manager.
- (5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied by a parent or legal guardian. No children twelve (12) years of age and under are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron. Patrons eighteen (18) years of age to thirteen (13) years of age may only bring one guest per access card. Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Amenity Center prior to using the Fitness Center. (See attachment)
- (6) *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
- (7) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (8) *General Policies:*
 - Each individual is responsible for wiping off fitness equipment after use.

Darrin Mossing 12/20/18 11:37 AM
Deleted: an Adult

Darrin Mossing 12/20/18 11:39 AM
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TENTH ORDER OF BUSINESS

A.

Tison's Landing
Community Development District

Unaudited Financial Statements
as of
November 30, 2018

Board of Supervisors Meeting
January 3, 2019

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$33,572	---	---	\$33,572
Due From Other Funds	---	\$12,463	---	\$12,463
<i>Investments:</i>				
SBA-Surplus Funds	\$46,874	---	\$92,617	\$139,492
<i>Series 2016-1</i>				
Reserve	---	\$149,488	---	\$149,488
Prepayment	---	\$2,288	---	\$2,288
Construction	---	---	\$58,975	\$58,975
<i>Series 2016-2</i>				
Reserve	---	\$42,990	---	\$42,990
Prepayment	---	\$3,846	---	\$3,846
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$345	---	---	\$345
TOTAL ASSETS	<u>\$84,994</u>	<u>\$211,076</u>	<u>\$151,592</u>	<u>\$447,662</u>
LIABILITIES:				
Accounts Payable	\$42,196	---	---	\$42,196
Accrued Expenditures	\$2,083	---	---	\$2,083
Due to other Funds	\$12,463	---	---	\$12,463
TOTAL LIABILITIES	<u>\$56,742</u>	<u>\$0</u>	<u>\$0</u>	<u>\$56,742</u>
FUND BALANCES:				
<i>Nonspendable:</i>				
Prepaid items and deposits	\$4,548	---	---	\$4,548
<i>Restricted for:</i>				
Debt service	---	\$211,076	---	\$211,076
Capital Projects	---	---	\$151,592	\$151,592
Unassigned	\$23,704	---	---	\$23,704
TOTAL FUND BALANCES	<u>\$28,252</u>	<u>\$211,076</u>	<u>\$151,592</u>	<u>\$390,920</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$84,994</u>	<u>\$211,076</u>	<u>\$151,592</u>	<u>\$447,662</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2018

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/18</u>	<u>ACTUAL THRU 11/30/18</u>	<u>VARIANCE</u>
REVENUES:				
Maintenance Assessments - Tax Roll	\$527,464	\$17,165	\$17,165	\$0
Clubhouse Income	\$3,000	\$500	\$1,890	\$1,390
Interest Income	\$0	\$0	\$188	\$188
TOTAL REVENUES	<u>\$530,464</u>	<u>\$17,665</u>	<u>\$19,242</u>	<u>\$1,578</u>
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$4,000	\$1,000	\$1,000	\$0
FICA Taxes	\$306	\$77	\$77	\$0
Engineering	\$7,500	\$1,250	\$0	\$1,250
Arbitrage Calculation	\$600	\$0	\$0	\$0
Dissemination	\$1,000	\$167	\$217	(\$50)
Assessment Roll	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$15,000	\$2,500	\$1,870	\$630
Annual Audit	\$4,100	\$0	\$0	\$0
Trustee Fees	\$3,725	\$0	\$0	\$0
Management Fees	\$47,250	\$7,875	\$7,875	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Telephone	\$100	\$17	\$7	\$10
Postage	\$1,000	\$167	\$343	(\$176)
Printing & Binding	\$1,575	\$263	\$630	(\$367)
Insurance	\$8,692	\$8,692	\$8,152	\$540
Legal Advertising	\$1,500	\$250	\$82	\$169
Other Current Charges	\$500	\$83	\$170	(\$87)
Office Supplies	\$150	\$25	\$52	(\$27)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$100,673</u>	<u>\$25,206</u>	<u>\$23,315</u>	<u>\$1,891</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2018

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/18</u>	<u>ACTUAL THRU 11/30/18</u>	<u>VARIANCE</u>
<i>Field:</i>				
Insurance	\$13,064	\$13,064	\$11,612	\$1,452
Field Management & Administration	\$28,300	\$4,717	\$3,717	\$1,000
Recreation Center Attendant	\$48,902	\$8,150	\$8,317	(\$167)
Recreation Center Seasonal Assistant	\$11,000	\$0	\$0	\$0
Pool Maintenance	\$11,400	\$1,900	\$1,668	\$233
Pool Chemicals	\$6,000	\$1,000	\$1,195	(\$195)
Permit Fees	\$1,475	\$0	\$0	\$0
Landscape Maintenance	\$59,540	\$9,923	\$9,935	(\$11)
Landscape Contingency	\$6,855	\$1,143	\$0	\$1,143
Pest Control	\$340	\$65	\$65	\$0
Irrigation Maintenance	\$5,625	\$938	\$305	\$633
Lake Maintenance	\$9,000	\$1,500	\$1,590	(\$90)
General Facility Maintenance	\$25,000	\$4,167	\$4,166	\$1
Utilities-Electric	\$21,000	\$3,500	\$3,173	\$327
Utilities-Water	\$22,500	\$3,750	\$4,370	(\$620)
Utilities-Cable	\$3,300	\$550	\$537	\$13
Utilities-Telephone	\$2,100	\$350	\$286	\$64
Refuse Service	\$2,300	\$383	\$391	(\$8)
Repairs and Maintenance	\$36,000	\$6,000	\$2,013	\$3,987
Janitorial Maintenance	\$7,140	\$1,190	\$1,167	\$23
Janitorial Supplies	\$3,000	\$500	\$62	\$438
Special Events	\$12,000	\$5,985	\$5,985	\$0
Amenity Supplies	\$3,350	\$558	\$140	\$418
Capital Outlay	\$25,000	\$0	\$0	\$0
Capital Reserve	\$65,600	\$0	\$0	\$0
TOTAL FIELD	\$429,791	\$69,333	\$60,693	\$8,639
TOTAL EXPENDITURES	\$530,464	\$94,539	\$84,008	\$10,531
EXCESS REVENUES (EXPENDITURES)	\$0		(\$64,765)	
FUND BALANCE - Beginning	\$0		\$93,018	
FUND BALANCE - Ending	\$0		\$28,252	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2018

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/18</u>	<u>ACTUAL THRU 11/30/18</u>	<u>VARIANCE</u>
REVENUES:				
Interest Income	\$0	\$0	\$490	\$490
Capital Reserve-Transfer In	\$90,600	\$0	\$0	\$0
TOTAL REVENUES	<u>\$90,600</u>	<u>\$0</u>	<u>\$490</u>	<u>\$490</u>
Expenditures				
Capital Outlay	\$0	\$0	\$11,248	(\$11,248)
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$11,248</u>	<u>(\$11,248)</u>
EXCESS REVENUES	<u>\$90,600</u>		<u>(\$10,757)</u>	
FUND BALANCE - Beginning	\$149,142		\$103,375	
FUND BALANCE - Ending	<u>\$239,742</u>		<u>\$92,617</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2018

<u>DESCRIPTION</u>	<u>AMENDED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/18</u>	<u>ACTUAL THRU 11/30/18</u>	<u>VARIANCE</u>
REVENUES:				
Special Assessments - On Roll	\$384,344	\$12,463	\$12,463	\$0
Interest Income	\$750	\$125	\$884	\$759
TOTAL REVENUES	<u>\$385,094</u>	<u>\$12,588</u>	<u>\$13,347</u>	<u>\$759</u>
EXPENDITURES:				
<i>Series 2016-1</i>				
Interest - 11/01	\$63,163	\$63,163	\$63,163	\$0
Interest - 05/01	\$63,163	\$0	\$0	\$0
Principal - 05/01	\$170,000	\$0	\$0	\$0
Special Call - 11/01	\$0	\$0	\$5,000	(\$5,000)
<i>Series 2016-2</i>				
Interest - 11/01	\$24,675	\$24,675	\$24,440	\$235
Interest - 05/01	\$24,675	\$0	\$0	\$0
Principal - 05/01	\$35,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$380,676</u>	<u>\$87,838</u>	<u>\$92,603</u>	<u>(\$4,765)</u>
OTHER FINANCING SOURCES/(USES):				
Interfund Transfer In / (Out)	\$0	\$0	(\$584)	(\$584)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$584)</u>	<u>(\$584)</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$4,418</u>		<u>(\$79,841)</u>	
FUND BALANCE - Beginning	\$93,386		\$290,917	
FUND BALANCE - Ending	<u>\$97,804</u>		<u>\$211,076</u>	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2019**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/2019	\$170,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2020	\$175,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2021	\$180,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$215,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2032	\$930,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2018		\$4,170,000.00
Less:	Nov 1, 2018 (Special Call)	(\$5,000.00)
	May 1, 2019 (Mandatory)	\$0.00
Current Bonds Outstanding		\$4,165,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2018		\$1,035,000.00
Less:	May 1, 2019 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,035,000.00
Total Current Bonds Outstanding		\$5,200,000.00

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended November 30, 2018

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/18</u>	<u>ACTUAL THRU 11/30/18</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$177	\$177
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$177</u>	<u>\$177</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>OTHER FINANCING SOURCES/(USES):</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$584	\$584
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>\$584</u>	<u>\$584</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$0</u>		<u>\$762</u>	
FUND BALANCE - Beginning	<u>\$0</u>		<u>\$58,213</u>	
FUND BALANCE - Ending	<u><u>\$0</u></u>		<u><u>\$58,975</u></u>	

Tison's Landing
Community Development District
 General Fund
 Statement of Revenues and Expenditures (Month by Month)
 FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
Revenues													
Maintenance Assessments - Tax Roll	\$0	\$17,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,165
Clubhouse Income	\$0	\$1,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,890
Interest Income	\$94	\$94	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188
Total Revenues	\$94	\$19,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,242
Supervisor Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Taxes	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$83	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217
Assessment Roll	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney	\$1,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,875
Computer Time	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167
Telephone	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage	\$242	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343
Printing & Binding	\$582	\$48	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630
Insurance	\$8,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,152
Legal Advertising	\$0	\$82	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82
Other Current Charges	\$131	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170
Office Supplies	\$46	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$18,878	\$4,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,315

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
FIELD:													
Insurance	\$11,612	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,612
Field Management & Administration	\$1,858	\$1,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Recreation Center Attendant	\$4,159	\$4,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,317
Recreation Center Seasonal Assistant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$873	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,668
Pool Chemicals	\$1,195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,195
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$4,967	\$4,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,935
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65
Irrigation Maintenance	\$305	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
Lake Maintenance	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,590
General Facility Maintenance	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,166
Utilities-Electric	\$1,557	\$1,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,173
Utilities-Water	\$2,367	\$2,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,370
Utilities-Cable	\$263	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$537
Utilities-Telephone	\$143	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286
Refuse Service	\$195	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$391
Repairs and Maintenance	\$1,012	\$1,001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,013
Janitorial Maintenance	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167
Janitorial Supplies	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Special Events	\$5,390	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,985
Amenity Supplies	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenditures	\$39,485	\$21,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,693
Subtotal Operating Expenditures	\$58,362	\$25,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,008
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$58,268)	(\$6,497)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$64,765)

TISON'S LANDING
Community Development District
Series 2016 Special Assessment Revenue and Refunding Capital Improvement Bonds

1. Recap of Capital Project Fund Activity Through November 30, 2018

Opening Balance in Construction Account		\$547,212.92
Source of Funds:		
Interest Earned		\$1,487.99
Interfund Transfer		(\$6,748.23)
Use of Funds:		
Disbursements:		
Fitness Equipment		(\$25,565.00)
Fitness Room Improvements		\$0.00
Security Room Improvements		(\$8,379.00)
Pool Improvements		(\$108,244.29)
Hard Costs		\$0.00
Tennis Court Improvements		\$0.00
Basketball Court Improvements		\$0.00
ADA Improvements		\$0.00
Cost Of Issuance		(\$336,770.56)
Professional Fees		(\$4,019.00)
Adjusted Balance in Construction Account at November 30, 2018		<u>\$58,974.83</u>

2. Funds Available For Construction at November 30, 2018

Book Balance of Construction Fund at November 30, 2018	\$58,974.83
Construction Funds available at November 30, 2018	<u>\$58,974.83</u>

3. Investments - US Bank

November 30, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$58,974.83	\$58,974.83

Contracts Payable	<u>\$0.00</u>
Balance at November 30, 2018	<u><u>\$58,974.83</u></u>

B.

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

9/22/18 - 12/12/18

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
10/01/18	2174-2178	\$11,466.88
10/03/18	2179-2180	\$260.94
10/12/18	2181-2185	\$11,371.49
10/30/18	2186-2195	\$6,011.45
11/06/18	2196-2199	\$4,840.68
11/13/18	2200-2202	\$2,385.75
11/14/18	2203-2205	\$12,017.08
11/15/18	2206-2211	\$12,788.99
11/21/18	2212-2213	\$17,433.78
11/27/18	2214	\$142.95
11/28/18	2215-2218	\$8,147.13
12/06/18	2220-2223	\$4,284.49
12/11/18	2224-2228	\$422,616.51
12/12/18	2229	\$350,000.00
Total		<u><u>\$863,768.12</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/18	00017	9/14/18	90475760	201809		320-57200-41000			AT&T	*	137.65	137.65	002174
10/01/18	00133	9/17/18	09172018	201809		300-36900-10000			DWR VENTURES LLC	*	2,500.00	2,500.00	002175
10/01/18	00015	8/29/18	AUG 2018	201808		320-57200-43000			JEA	*	1,781.45	3,642.75	002176
		8/29/18	AUG 2018	201808		320-57200-43100				*	1,245.62		
		8/29/18	AUG 2018	201808		320-57200-43100				*	451.17		
		8/29/18	AUG 2018	201808		320-57200-43100				*	164.51		
10/01/18	00132	8/27/18	2830	201809		300-13100-10000			NI TELITES	*	4,991.50	4,991.50	002177
		8/27/18	2830	201809		600-53800-60000				*	4,991.50		
		8/27/18	2830	201809		600-20700-10000				*	4,991.50		
10/01/18	00077	9/16/18	0687-000	201810		320-57200-43200			REPUBLIC SERVICES #687	*	194.98	194.98	002178
10/03/18	00012	9/12/18	18-07366	201809		310-51300-48000			DAILY RECORD	*	94.75	172.94	002179
		9/25/18	18-07710	201809		310-51300-48000				*	78.19		
10/03/18	00064	9/25/18	32299053	201809		320-57200-46202			NADER'S PEST RAIDERS	*	88.00	88.00	002180
10/12/18	00030	9/25/18	0906133-	201810		320-57200-41050			COMCAST	*	263.31	263.31	002181
10/12/18	00003	10/01/18	72476	201810		310-51300-54000			DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	002182

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/18	00015	9/27/18	1539-09/	201809	320-57200-43000				ELECTRIC	*	1,656.70		
		8/27-9/25/18											
		9/27/18	1539-09/	201809	320-57200-43100				IRRI GATI ON	*	1,610.04		
		8/27-9/25/18											
		9/27/18	1539-09/	201809	320-57200-43100				SEWER	*	457.75		
		8/27-9/25/18											
		9/27/18	1539-09/	201809	320-57200-43100				WATER	*	166.43		
		8/27-9/25/18											
									JEA			3,890.92	002183
10/12/18	00052	10/01/18	6439	201809	320-57200-46200				LANDSCAPE MAINT SEPT 18	*	3,950.00		
		10/01/18	6445	201809	320-57200-46200				FLOWER ROTATI ON 9/11/18	*	1,300.00		
									LAWNBOY LAWN SERVI CES, I NC.			5,250.00	002184
10/12/18	00064	8/05/18	31783826	201808	320-57200-46200				SHRUB SERVI CE AUG 2018	*	104.00		
		8/05/18	31783827	201808	320-57200-46200				LAWN SERVI CE AUG 2018	*	584.88		
		8/05/18	31783828	201808	320-57200-46200				ORNAMENTAL SV AUG 18	*	86.00		
		9/01/18	32471789	201809	320-57200-46200				LAWN PROGRAM SEPT 18	*	242.50		
		9/02/18	32037150	201809	320-57200-46200				SHRUB SERVI CE SEPT 18	*	104.00		
		9/02/18	32037152	201809	320-57200-46200				LAWN SERVI CE SEPT 18	*	584.88		
		9/02/18	32037153	201809	320-57200-46200				ORNAMENTAL SV SEPT 18	*	86.00		
									NADER' S PEST RAI DERS			1,792.26	002185
10/30/18	00017	10/14/18	90475760	201810	320-57200-41000				PHONE SV 10/14-11/13/18	*	142.80		
									AT&T			142.80	002186
10/30/18	00020	9/05/18	92112	201809	320-57200-46800				LAKES 1-8 YELLOW BLUFF	*	715.00		
									CLEAR WATERS I NC			715.00	002187
10/30/18	00009	7/13/18	0187679	201806	310-51300-31100				ENGI NEER SV THRU 6/30/18	*	1,602.00		
									ENGLAND, THI MS & MI LLER			1,602.00	002188
10/30/18	00101	10/08/18	17823	201810	320-57200-46000				OCT 18 PREVENT MAI NT	*	175.00		
									FIT NESS PRO			175.00	002189

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/18	00042	9/02/18	A28112	201809 320-57200-46000	CLEAR DRAIN PAN	*	85.00		
		9/02/18	A28112	201809 320-57200-46000	CLEAN/UNCLOG DRAIN LINE	*	116.00		
					FLORIDA AIR SERVICE & ENGINEERING			201.00	002190
10/30/18	00103	10/26/18	20182090	201810 320-57200-49400	HORSE DRAWN HAYWAGON RIDE	*	950.00		
					JACKSONVILLE CARRIAGE CO.			950.00	002191
10/30/18	00052	10/05/18	6448	201810 320-57200-35000	REPL OF VALVE/ SOLENOID	*	305.00		
					LAWNBOY LAWN SERVICES, INC.			305.00	002192
10/30/18	00077	10/16/18	0687-000	201811 320-57200-43200	WASTE CONTAINER SV NOV 18	*	196.45		
					REPUBLIC SERVICES #687			196.45	002193
10/30/18	00046	8/21/18	295	201807 320-57200-46600	JUL 18 - FACILITY MAINT	*	1,157.00		
		8/21/18	295	201807 320-57200-46000	JUL 18 - REPAIRS/ MAINT	*	371.00		
		8/21/18	295	201807 320-57200-46602	JUL 18 - JANITORIAL SUPP	*	131.20		
					RI VERSI DE MANAGEMENT SERVICES INC.			1,659.20	002194
10/30/18	00134	10/05/18	5508156	201810 320-57200-46202	PEST CONTROL SV OCT 18	*	65.00		
					TURNER PEST CONTROL			65.00	002195
11/06/18	00135	11/05/18	11052018	201811 300-36900-10000	RENTAL DEPOSIT REIMBURSE	*	250.00		
					PATRICIA AZOR			250.00	002196
11/06/18	00030	10/25/18	0906133-	201811 320-57200-41050	NOV 18 - CABLE/ INTERNET	*	273.40		
					COMCAST			273.40	002197
11/06/18	00018	10/29/18	S20209	201810 320-57200-46400	POOL MAINTENANCE/ REPLACE	*	393.43		
					CRYSTAL CLEAN POOL SERVICE, INC			393.43	002198
11/06/18	00015	10/26/18	89708215	201810 320-57200-43000	ELECTRIC SV THRU 10/24/18	*	1,557.21		
		10/26/18	89708215	201810 320-57200-43100	IRRIGAT SVC THRU 10/24/18	*	1,954.90		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/26/18	89708215	201810	320-57200-43100		SEWER SVC THRU 10/24/18	*	293.21		
		10/26/18	89708215	201810	320-57200-43100		WATER SVC THRU 10/24/18	*	118.53		
							JEA			3,923.85	002199
11/13/18	00117	8/27/18	11302018	201811	320-57200-49400		TRACKLESS TRAIN	*	295.00		
							AMAZI NG AMUSEMENTS			295.00	002200
11/13/18	00018	10/12/18	M20028	201809	320-57200-46400		POOL SV SEPT 18	*	950.00		
		10/12/18	M20028	201809	320-57200-46500		TANK FILL	*	840.75		
							CRYSTAL CLEAN POOL SERVICE, I NC			1,790.75	002201
11/13/18	00136	8/17/18	08172018	201811	320-57200-49400		SANTA 11/30/18	*	300.00		
							SOUTHERN SANTA FRED			300.00	002202
11/14/18	00061	10/18/18	1143531	201810	300-13100-20000		DEP FOR CAMERAS	*	4,305.00		
		10/18/18	1143531	201810	600-53800-60000		DEP FOR CAMERAS	*	4,305.00		
		10/18/18	1143531	201810	600-20700-10000		DEP FOR CAMERAS	*	4,305.00-		
		10/18/18	1143532	201810	300-13100-20000		DEP ON CCTV SYSTEM	*	4,305.00		
		10/18/18	1143532	201810	600-53800-60000		DEP ON CCTV SYSTEM	*	4,305.00		
		10/18/18	1143532	201810	600-20700-10000		DEP ON CCTV SYSTEM	*	4,305.00-		
		10/18/18	1143533	201810	300-13100-20000		ADD ACCESS CNTRL SI DE GT	*	2,167.50		
		10/18/18	1143533	201810	600-53800-60000		ADD ACCESS CNTRL SI DE GT	*	2,167.50		
		10/18/18	1143533	201810	600-20700-10000		ADD ACCESS CNTRL SI DE GT	*	2,167.50-		
							ATLANTI C COMPANI ES			10,777.50	002203
11/14/18	00132	10/29/18	2988	201810	300-13100-20000		MAKE OUTLET HOT-LABOR/ MAT	*	470.00		
		10/29/18	2988	201810	600-53800-60000		MAKE OUTLET HOT-LABOR/ MAT	*	470.00		
		10/29/18	2988	201810	600-20700-10000		MAKE OUTLET HOT-LABOR/ MAT	*	470.00-		
							NI TELI TES			470.00	002204

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/14/18	00009	8/07/18	0187822	201807	310	51300	31100		ENGINEER FEE THRU 7/31/18	*	739.50		
		9/07/18	0188202	201808	310	51300	31100		ENGINEER SV THRU 8/31/18	*	30.08		
ENGLAND, THIMS & MILLER											769.58	002205	
11/15/18	00064	10/01/18	32719045	201810	320	57200	46200		LAWN PROROGAM OCT 18	*	242.50		
		10/07/18	32444618	201810	320	57200	46200		SHRUB SERVICE OCT 18	*	104.00		
		10/07/18	32444619	201810	320	57200	46200		LAWN SERVICE OCT 18	*	584.88		
		10/07/18	32444620	201810	320	57200	46200		ORNAMENTAL SV OCT 18	*	86.00		
		11/01/18	32949627	201811	320	57200	46200		LAWN PROGRAM NOV 18	*	242.50		
NADER'S PEST RAIDERS											1,259.88	002206	
11/15/18	00137	10/11/18	392319	201810	320	57200	46800		WATER MGMT SV OCT 18	*	795.00		
		11/01/18	397519	201811	320	57200	46800		WATER MGMT SERVICE NOV 18	*	795.00		
THE LAKE DOCTORS, INC.											1,590.00	002207	
11/15/18	00081	8/31/18	152443	201808	310	51300	31500		AUG 18 - ATTORNEY FEES	*	1,072.50		
		9/30/18	152444	201809	310	51300	31500		SEP 18 - ATTORNEY FEES	*	5,176.17		
BILLING, COCHRAN, LYLES, MAURO & RAMSE											6,248.67	002208	
11/15/18	00125	10/01/18	4	201810	310	51300	31200		AMORT SCHED S2016A PREPAY	*	50.00		
DISCLOSURE SERVICES, LLC											50.00	002209	
11/15/18	00009	10/10/18	0188469	201809	310	51300	31100		ENGINEER THRU 9/30/18	*	492.69		
ENGLAND, THIMS & MILLER											492.69	002210	
11/15/18	00018	9/11/18	M19737	201808	320	57200	46400		POOL SERVICE AUG 18	*	950.00		
		9/11/18	M19737	201808	320	57200	46500		TANK FILL AUG 18	*	2,197.75		
CRYSTAL CLEAN POOL SERVICE, INC											3,147.75	002211	
11/21/18	00004	9/04/18	375	201809	310	51300	34000		MGMT SERVICES SEPT 2018	*	3,937.50		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/04/18	375	201809	310-51300-	35100	COMPUTER SVC SEPT 2018	*	83.33		
		9/04/18	375	201809	310-51300-	31200	DI SSEMI NATI ON SV SEPT2018	*	83.33		
		9/04/18	375	201809	310-51300-	51000	OFFICE SUPPLI ES SEPT 2018	*	.30		
		9/04/18	375	201809	310-51300-	42000	POSTAGE SEPT 2018	*	66.45		
		9/04/18	375	201809	310-51300-	42500	COPI ES/ PRI NTS SEPT 2018	*	8.85		
		9/04/18	375	201809	310-51300-	41000	TELEPHONE SV SEPT 2018	*	6.96		
		9/04/18	376	201809	320-57200-	34400	CONTRACT ADM N SEPT 2018	*	2,358.33		
		9/20/18	377	201810	310-51300-	31400	ASSESSMENT ROLL FY 2019	*	2,500.00		
GOVERNMENTAL MANagements SERVI CES										9,045.05	002212
11/21/18	00046	9/04/18	296	201809	320-57200-	46601	JANI TORI AL SUPPLI ES 09/18	*	595.00		
		9/04/18	296	201809	320-57200-	45105	FACI LIT Y MGMT SVC 09/18	*	3,956.50		
		9/07/18	298	201808	300-36900-	10000	RENTAL/ PARTY AUG 2018	*	480.00		
		9/07/18	299	201808	320-57200-	45106	FACI LIT Y ASSI ST SVC 8/18	*	700.00		
		9/17/18	300	201808	320-57200-	46600	GEN FACI LIT Y MAI NT AUG18	*	1,768.00		
		9/17/18	300	201808	320-57200-	46000	REPAI R/ MAI NR AUG 2018	*	683.23		
		9/17/18	300	201808	320-57200-	46602	JANI TORI AL SUPPLI ES AUG18	*	206.00		
RI VERSI DE MANAGEMENT SERVI CES I NC.										8,388.73	002213
11/27/18	00017	11/14/18	0565-111	201811	320-57200-	41000	SERVI CE 11/14-12/13/18	*	142.95		
AT&T										142.95	002214
11/28/18	00081	10/31/18	152780	201810	310-51300-	31500	LEGAL SV THRU 10/31/18	*	1,870.00		
BI LLI NG, COCHRAN, LYLES, MAURO & RAMSE										1,870.00	002215
11/28/18	00018	11/13/18	M20334	201810	320-57200-	46400	OCT 18 - POOL SERVI CE	*	475.00		
		11/13/18	M20334	201810	320-57200-	46500	OCT 18 - TANK FILL	*	1,194.75		
CRYSTAL CLEAN POOL SERVI CE, I NC										1,669.75	002216

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/28/18	00101	11/12/18	18114	201811 320-57200-52000 GYM WPES	FITNESS PRO	*	140.00	140.00	002217
11/28/18	00013	11/09/18	17357	201807 310-51300-31600 SERIES 2016A1/A2 7/31/18	GRAU AND ASSOCIATES	*	1,200.00	1,200.00	002218
11/28/18	00046	10/09/18	302	201809 320-57200-46600 GENERAL FAC MAINT 9/18		*	1,181.00		
		10/09/18	302	201809 320-57200-46000 REPAIR/MAINT 9/18		*	166.70		
		10/09/18	302	201809 320-57200-46602 JANITORIAL SUPPL 9/18		*	77.00		
		10/25/18	303	201810 320-57200-49400 CASINO NIGHT 2018		*	777.82		
		10/25/18	304	201810 320-57200-49400 NATIONAL NIGHT OUT 2018		*	162.17		
		10/25/18	305	201810 320-57200-49400 ICECREAM SOCIAL 2018		*	222.06		
		11/07/18	308	201811 320-57200-46000 REP ENTRANCE CAMERAS		*	680.63		
					RI VERSI DE MANAGEMENT SERVICES INC.			3,267.38	002219
12/06/18	00116	11/15/18	53850	201811 320-57200-46000 BACKFLOW TEST	BOB'S BACKFLOW & PLUMBING SERVICES	*	320.00	320.00	002220
12/06/18	00030	11/25/18	6133-112	201812 320-57200-41050 DEC 18- CABLE/INTERNET	COMCAST	*	263.40	263.40	002221
12/06/18	00012	11/29/18	18-09298	201811 310-51300-48000 NOTICE OF SPECIAL MEETING	DAI LY RECORD	*	81.50	81.50	002222
12/06/18	00015	11/28/18	1539-112	201811 320-57200-43000 ELECTR SV 10/24-11/26/18		*	1,615.96		
		11/28/18	1539-112	201811 320-57200-43100 IRRIG SV 10/24-11/26/18		*	1,685.36		
		11/28/18	1539-112	201811 320-57200-43100 SEWER SV 10/24-11/26/18		*	220.81		
		11/28/18	1539-112	201811 320-57200-43100 WATER SV 10/24-11/26/18		*	97.46		
					JEA			3,619.59	002223

TISSON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/18	00004	10/01/18	378	201810 310-51300-34000		MGMT FEE OCT 2018	*	3,937.50		
		10/01/18	378	201810 310-51300-35100		IT OCT 2018	*	83.33		
		10/01/18	378	201810 310-51300-31200		DI SSEMI NATION OCT 2018	*	83.33		
		10/01/18	378	201810 310-51300-51000		OFFICE SUPPLIES OCT 2018	*	45.54		
		10/01/18	378	201810 310-51300-42000		POSTAGE OCT 2018	*	241.76		
		10/01/18	378	201810 310-51300-42500		COPIES OCT 2018	*	582.00		
		11/01/18	380	201811 310-51300-34000		MGMT SV NOV 18	*	3,937.50		
		11/01/18	380	201811 310-51300-35100		IT NOV 18	*	83.33		
		11/01/18	380	201811 310-51300-31200		DI SSEMI NATION NOV 18	*	83.33		
		11/01/18	380	201811 310-51300-51000		OFFICE SUPPLIES NOV 18	*	6.49		
		11/01/18	380	201811 310-51300-42000		POSTAGE NOV 18	*	101.10		
		11/01/18	380	201811 310-51300-42500		COPIES NOV 18	*	47.85		
		11/01/18	380	201811 310-51300-41000		TELEPHONE NOV 18	*	6.60		
		12/01/18	382	201812 310-51300-34000		DEC 18- MGMT FEE	*	3,937.50		
		12/01/18	382	201812 310-51300-35100		DEC 18- COMPUTER TIME	*	83.33		
		12/01/18	382	201812 310-51300-31200		DEC 18 - DI SSEMI NATION	*	83.33		
		12/01/18	382	201812 310-51300-51000		DEC 18 - OFFICE SUPPLIES	*	.75		
		12/01/18	382	201812 310-51300-42000		DEC 18 - POSTAGE	*	11.75		
		12/01/18	382	201812 310-51300-42500		DEC 18 - COPIES	*	16.20		
GOVERNMENTAL MANagements SERVICES									13,372.52	002224
12/11/18	00052	11/08/18	6471	201810 320-57200-46200		LAWN MAINT OCTOBER 18	*	3,950.00		
		12/03/18	6505	201811 320-57200-46200		NOV 18- LANDSCAPE MAINT	*	3,950.00		
LAWNBOY LAWN SERVICES, INC.									7,900.00	002225

TISSON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/18	00064	11/04/18	32694647	201811 320-57200-46200	NOV 18-SHRUB SV	*	104.00		
		11/04/18	32694648	201811 320-57200-46200	NOV 18-LAWN SV	*	584.88		
		11/04/18	32694649	201811 320-57200-46200	NOV 18- ORNAMENTAL SV	*	86.00		
NADER' S PEST RAI DERS								774.88	002226
12/11/18	00046	10/01/18	301	201810 320-57200-46601	OCT 18 - JANI TORI AL SVC	*	583.33		
		10/01/18	301	201810 320-57200-45105	OCT 18 - FACI LIT Y MGMT	*	4,158.50		
		10/01/18	301	201810 320-57200-34400	OCT 18 - OPERATI ONS MGMT	*	1,858.33		
		10/01/18	301	201810 320-57200-46400	OCT 18 - POOL MAI NTENANCE	*	397.50		
		11/01/18	306	201811 320-57200-46601	JANI TORI AL SV NOV 18	*	583.33		
		11/01/18	306	201811 320-57200-46400	POOL MAI NTENANCE NOV 18	*	795.00		
		11/01/18	306	201811 320-57200-34400	OP MGMT SV NOV 18	*	1,858.33		
		11/01/18	306	201811 320-57200-45105	FACI LIT Y MGMT NOV 18	*	4,158.50		
		11/07/18	307	201810 320-57200-49400	HALLOWEEN EVENT 2018	*	2,437.84		
		11/20/18	309	201810 320-57200-46600	OCT 18 - GEN FACI LIT Y MAI	*	2,083.00		
		11/20/18	309	201810 320-57200-46000	OCT 18 - REPAI R/ MAI NT	*	444.00		
		11/20/18	309	201810 320-57200-46602	OCT 18 - JANI TORI AL SV	*	62.47		
		11/20/18	309	201810 320-57200-49400	OCT 18 - SPECI AL EVENTS	*	840.00		
		12/01/18	310	201812 320-57200-46601	DEC 18-JANI TORI AL SV	*	583.33		
		12/01/18	310	201812 320-57200-46400	DEC 18-POOL MAI NT SV	*	795.00		
		12/01/18	310	201812 320-57200-34400	DEC 18-OP MGMT SV	*	1,858.33		
		12/01/18	310	201812 320-57200-45105	DEC 18-FACI LIT Y MGMT SV	*	4,158.50		
RI VERSI DE MANAGEMENT SERVI CES I NC.								27,655.29	002227
12/11/18	00038	12/11/18	12112018	201812 300-20700-10200	TAX RECEI PTS 12/11/18	*	372,913.82		
TI SON' S LANDI NG CDD								372,913.82	002228

*** CHECK DATES 09/22/2018 - 12/12/2018 ***

TI SONS LANDING GF
BANK A TI SON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/12/18	00102	12/12/18	12122018	201812	300-	15100-	10000		TXFER EXCESS FUNDS TO SBA	*	350,000.00		
TI SON' S LANDING CDD												350,000.00	002229

TOTAL FOR BANK A											863,768.12		
TOTAL FOR REGISTER											863,768.12		

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