

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, February 7, 2019 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	Chairman
Monica Timmons	Vice Chairperson
Brian Richardson	Supervisor
Dan Flourde	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Christopher Hall	Riverside Management
Amanda Ferguson	Riverside Management
Dana Harden	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

A resident asked how many "children at play" signs do you envision?

Mr. Kirsch stated that's what is up for discussion on the agenda.

THIRD ORDER OF BUSINESS

Consideration of Proposal for ADA Facility Inspection

Mr. Torres stated last month you asked me to go back to Yuro & Associates and ask them to provide a proposal for all District-owned property rather than just the amenity center. As you can see, he adjusted his fee and it is a total of \$5,850 for him to provide a full report on all CDD property.

Mr. Flourde stated out of curiosity, what was his previous bid?

Mr. Kirsch stated it was \$2,850.

Mr. Torres stated that bid included everything around the amenity center only. We can either go back to that proposal or approve this one.

Mr. Plourde asked weren't you supposed to get another bid?

Mr. Torres stated I tried three different firms and they respectfully declined.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor Yuro & Associates proposal for an ADA-related facility inspection was approved.

Mr. Knight stated we will prepare a small project agreement.

Mr. Plourde asked how does it jump up almost \$3000 by adding the other areas?

Ms. Waldhauer stated they included tennis courts, basketball courts, the playgrounds and all of the outstanding structures. There is more than one playground in this area so it's for the whole community, not just the building.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Unicorn Web Development, LLC for ADA Website Conversion Services

Mr. Torres stated I have a preview of the website if you'd like to see it. The agreement calls for her to launch by February 28th. I've been in contact with her, along with Brandon and other staff members and I believe she will meet that timeframe without any problems.

Mr. Kirsch asked will we have direct communication with her?

Mr. Torres stated absolutely.

Ms. Timmons asked this is not available to the public yet?

Mr. Torres stated it has not launched yet. The proposal was approved last month so we're just ratifying the agreement.

On MOTION by Mr. Kirsch seconded by Mr. Plourde with all in favor the agreement with Unicorn Web Development, LLC was ratified.

Ms. Waldhauer stated they did put a clause in here that they will be fined \$100 a day if they're not done by February 28th.

Mr. Kirsch asked that wasn't in Atlantic's agreement was it?

Mr. Torres stated no, because of that discussion Gerry's team is going to add that clause into any future agreements.

FIFTH ORDER OF BUSINESS

Consideration of Repair or Replacement of Pool Filter Fiberglass Box

Mr. Hall stated you have two proposals to replace the tank and two to patch it. Compac is the actual manufacturer and they will repair it with a one-year warranty for \$2,450 plus tax. BAP will do the same exact thing and they're at \$4,500. To replace the tank Crown is still the lowest. The other proposal came in at \$51,000.

Mr. Kirsch asked so you met with BAP and Compac onsite? What was your confidence level in them being able to do this and make it last? I like Compac's one-year warranty, especially since they manufactured the thing.

Mr. Hall stated BAP will give you a one-year warranty as well.

Mr. Plourde asked can we get this done soon or do we have to wait for July?

Mr. Hall stated no it would be done soon. As far as timeframe, I would sense BAP would move a lot quicker than Compac. I asked Compac to give me a price on replacing it but they did not provide that.

Mr. Torres stated with the agreement that is drafted we need to talk about timing and the terms. I think we select a proposal tonight and then we really narrow down the terms.

Mr. Hall stated I've really got to work with those guys. We definitely want it done before spring break. They're probably a few weeks out depending on the contractor.

Mr. Plourde asked would BAP be any quicker?

Mr. Hall stated I think they'd be quicker than Compac. Compac is kind of limited.

Ms. Waldhauer stated I think if we go with Compac they're going to use their own products and they're going to know how to handle their tanks the best.

Mr. Hall stated I agree and every pool contractor I've talked to calls Compac to ask how to do it or what their recommendations are so Compac would probably be the best to go with as far as knowing what they're doing.

Ms. Waldhauer stated BAP is \$2,300 more than Compac, probably because they're going to have to buy their products from Compac and then double the price. We're probably getting a cheaper price with Compac because they're the manufacturer.

Ms. Timmons stated the two lower bids are all giving us a one-year warranty. Have you worked with any of these companies before?

Mr. Hall stated I've worked with Crown but not really Compac or BAP.

Ms. Timmons stated wasn't there another company that told us not to do this repair?

Mr. Plourde stated no. We might want to do a patch and save to get a proper aboveground unit installed.

Ms. Timmons stated with replacing the tank we can't guarantee the pool will be ready by spring break.

Mr. Hall stated Crown told me they would be a couple weeks out before they could get started.

Mr. Plourde stated but then you're not guaranteed it won't crack again in five years.

Mr. Hall stated and Compac only gives a one-year warranty on their tanks.

Mr. Richardson stated they're saying the cause of the failure was the soil underneath giving way?

Mr. Hall stated yes now if you build a new pool you have to put a four-inch concrete pad underneath those tanks.

Mr. Richardson asked do you think it's a problem that is going to continue or has it settled?

Mr. Hall stated they're going to put foam in the bottom.

Ms. Waldhauer stated according to this they drill a half-inch hole and put the foam in. I know when I installed a Whirlpool tub in my bathroom when I took it down to the studs we put foam underneath it and it was as strong as concrete.

Mr. Hall stated we've had patches done before and they can last a couple years. Even if you get a couple years out of a \$2,500 patch and you have to patch a couple times you're still saving compared to the cost of a new tank.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor Compac's proposal to repair the pool tank was approved.

Mr. Knight stated I wouldn't ordinarily do a small project agreement for this because of the low amount but as far as I know time is of the essence on this so my suggestion would be to

go ahead and do an agreement for this and put a clause in there establishing a time limit to finish the project.

Ms. Timmons asked how much time do they need to fix this?

Mr. Hall stated it would probably take a week to get all of the sand out of it.

Mr. Plourde stated you can still open the pool during it can't you?

Mr. Hall stated we can. There is sand in the pool but the chemicals are fine right now.

Mr. Knight stated so the work wouldn't keep you from opening the pool for use if you wanted to?

Mr. Hall stated as long as we can keep it running.

Ms. Waldhauer stated according to one of the estimates I read they have to completely drain it and drill the holes. The filler is going to take 24-48 hours probably to dry with all of the sealant they put on it. While that's working the pool is going to be down for at least three days.

Mr. Torres stated I know it requires a 50% deposit and I can work with the accountant to get the check to Compac rapidly but do you know when they can start once they get the deposit?

Mr. Hall stated no I will talk to them.

Mr. Torres stated we've already drafted the agreement so we will get it signed tonight and we will leave the terms blank until I talk to Chris and find out the timing of it.

SIXTH ORDER OF BUSINESS

Discussion of Speed Limit and Children Playing Signs

Mr. Torres stated this is an item from last meeting that the Board wanted some time to visit the sites to recommend for additional signage.

Mr. Kirsch stated I only noticed one speed limit sign.

Ms. Waldhauer stated it's understood 30 mph in a residential area.

A resident asked are we decreasing the speed or are we putting up signs saying the speed limit is 30 mph?

Mr. Plourde stated we're going to put it at 20 mph.

Mr. Kirsch presented a map on which the Board pointed to areas signs should be placed.

Mr. Knight stated these are County roads so has anybody talked to the County about changing the speed limit?

Mr. Plourde stated we talked to Doug about this before he left and he said you can put up a sign but you're not changing the speed, you're just saying we want you to go 20 mph and it doesn't say it's the law.

Mr. Knight stated you have to get County approval to change the speed limit on the roads. If you go below a certain speed, I think it's 25 mph, you have to do a traffic study to justify it.

Mr. Plourde stated I thought we could put signs up, we just can't enforce it.

Ms. Waldhauer stated then what is the purpose? Just put a speed bump.

Mr. Kirsch stated we can't improve the road.

A resident stated the roads are owned by the County.

Ms. Timmons asked do you have an example of what the signs look like?

Mr. Hall stated they're just like any other speed limit signs.

Mr. Kirsch asked you said it was \$200 a sign. Is that on a metal or wooden post?

Mr. Hall stated metal.

Ms. Waldhauer stated I think it's against the law for us to put up our own signs.

Ms. Timmons stated initially our purpose for the sign that tells you what speed you're going we were supposed to capture that data and have it as proof that we need to change it because people are speeding. Us changing the sign is not going to work and we can't do that.

Ms. Waldhauer asked can we put the one that captures data on the straightaway and then go and ask for the speed limits to be lowered?

Mr. Plourde stated you still have to have a speed study done. You can use the data from those signs to do the study.

Mr. Kirsch stated that would be partial data. The city official study was \$12,000 a couple years ago and that's them coming out and assessing it, taking it back and the chance of them actually lowering it is only one option. They could increase it if it's justified to bring it to 35 mph.

Ms. Waldhauer asked is that where they put the things across the street that measure how fast people are going?

Mr. Kirsch stated yes.

Mr. Plourde asked who could we ask to find out if we can just put a sign up?

Handwritten notes:
I want to go on the record I will not approve

Mr. Torres stated we could work with the County road department and start there. We could table and come back with whatever we find out.

Mr. Plourde stated we should be able to put up children at play signs without a problem.

Mr. Kirsch stated just like the HOA enforces no parking on the street, although you're allowed to per City rules, there should be a community speak on it if we were to label the sign in that fashion.

Ms. Waldhauer stated such as "children at play, 25 mph".

A resident stated or just "slow, children at play".

Mr. Knight stated that's another question for the County but the only thing I think I know is speed limits and if it's a County road they set the speed limits. I think if you go below 25 mph you have to do a traffic study. If it's a County road, the County sets and enforces its speed limits.

Mr. Hall stated what I remember Doug saying is we could put in basically anything we want but the law is not going to enforce it. My neighborhood has 15 mph speed limit signs but the enforceable speed limit is still 30. The developer put those in.

Mr. Kirsch stated is this one of those things we do and ask for forgiveness later? Nonetheless, we're not doing it just to be mean, it's the safety of the kids. We have to do something. We've got cars blocking sidewalks and that's not going to get enforced so people are forced to walk through the street and with the street parking we've already got going on people are still flying down that road and there's kids popping out left and right. I personally would put signs up and if we get our hands slapped, then we get our hands slapped. It's not worth kids lives to sit here and debate what we think is right.

Mr. Plourde stated I think we go ahead and get some signs and put them up and then have Ernesto check into the legality of it.

Mr. Torres stated I can report back to the Board.

Mr. Plourde stated you're looking at maybe eight signs.

A resident stated to do them both directions it would be 16.

Mr. Kirsch stated I think we need to go with at least eight speed limit signs and at least the children at play signs at every pocket park.

Mr. Plourde asked where do we place them?

Mr. Kirsch stated according to Google to there's already two at this corner and they're facing incoming traffic. With these signs they have to be by direction. Can we do dual-sided signs?

A resident stated the children at play signs are on this side of the neighborhood. There are none on other side, not even near the bus stop. I think the bus stop location should be high priority but I can also tell you on Dowling where we have a ton of traffic and the main roads we need children at play mostly because it's where you have the most amount of cars coming through. There are residents in our neighborhood that live on corner lots that are more than willing to have those signs put in their yards and would like to see them put in. I can show a couple where I've already talked to the owners.

Ms. Ferguson stated I just text a guy I previously worked with and he said you cannot put up 20 mph signs without a speed study done by the County and if the study is done the lowest they will go is 25 mph. He said don't put them up at all.

A resident asked if the speed limit was lowered to 25 mph based on a study that we paid for we still pay for the signs?

Ms. Ferguson stated yes because they only put in what they think they need.

Mr. Torres stated we meet again in April. I'd rather not spend money just to spend it. Let's get all the answers.

Mr. Kirsch stated I'll motion to do the children at play signs.

Mr. Torres stated this Board has taken a lot of action for security and traffic by putting your electronic signs out and collecting data. You're doing as much as you can within your boundaries. Why don't we get the answer from the County for the speed signs and then come back.

Ms. Waldhauer asked the children at play signs are going to be a double-sided sign?

Mr. Kirsch stated yes on a single post. Let's say \$3,000 not to exceed for the signs and then if one of the pocket parks are in a non-speeding area we can use it in a residential lawn if necessary.

Mr. Torres stated we will need a written proposal from Riverside.

Mr. Hall stated we have a per sign proposal

Mr. Torres stated send it to me again. Do we need an agreement?

Mr. Knight stated let's look at the proposal. I don't think so as long as the insurance provisions are in there.

Mr. Kirsch stated I'll work with Chris to finalize placement and all that.

Mr. Torres asked how many signs are they to purchase?

Mr. Plourde stated as many as we can get for \$3,000.

Mr. Kirsch stated the way we calculated that is \$250 a sign, dual-sided. That's just an estimate based on single-sided times twelve.

Mr. Torres asked just so I'm clear, if I'm driving one direction there will be a sign, if I'm coming the other direction there will be another sign?

Mr. Kirsch stated there will be one post on one side of the road with a sign on each side of the pole.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor RMS installing children at play signs at an amount not to exceed \$3,000 approved.
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**SEVENTH ORDER OF BUSINESS
Supervisor Requests**

Supervisor Request / Audience Comments

Ms. Waldhauer stated when I spoke to the Atlantic people that were out here working on the system today he said he was tweaking it with his computer and it should be working soon. I asked him how you download the information and he said anybody with a laptop who has the security clearance could go up there and download it. You don't actually have to pull out a flash drive or anything like that. What is the status on that now?

Mr. Kirsch stated I don't have an update. I know that's how it was and that's why they put wireless routers in both of those so you could just be in the vicinity.

Mr. Hall stated yes it has its own IP address on both sides. Everything is up and running and we were on it today. They are tweaking camera angles. They may have to move one camera in the front because the bushes are kind of blocking it. They are working with Pipe Vision, which is the manufacturer, and they will get them set up perfectly but they are running right now, I can get on the video and it's recording.

Ms. Waldhauer asked how long does it keep the data?

Mr. Hall stated maybe a few days.

Mr. Kirsch stated Mandy and I met with Envera, which is an active security monitoring system. We requested a proposal to try and fight after hours activity. The company installs their cameras and speaker systems within the facility where we want to be monitored. They also have a monitoring center where they watch these cameras 24/7. They will go over protocols with Mandy and everybody else to determine what kind of action needs to be taken. If somebody were here after hours and they see that they could go over the speaker system and advise them they are trespassing and cops are being called, etc.

Mr. Plourde asked is it two-way communication where you could say you have a right to be there?

Mr. Kirsch stated yes.

Ms. Ferguson stated we have it in other communities and it's very effective. At a certain point in the night you could tell them at 9:00 at night or so you put perimeters up maybe around the pool so if someone crosses that barrier it alerts the monitoring system and then they come over the speaker saying something to the effect of "the pool is closed we're asking you to leave" and if they don't leave they can say something specific like, "you in the white shirt, you need to leave or we're going to call the cops" and then the cops will be dispatched if they don't leave on the final warning. We've had a lot of activity up here in the evenings.

Mr. Torres stated we find this type of system to be very useful for communities that do not employ private security after hours.

Mr. Plourde asked is it something we'd have to pay annually?

Mr. Kirsch stated the first page is the cost to set it up and the second page is the actual monthly cost associated with the monitoring service.

Mr. Plourde stated so it would be about \$12,000 a year.

Mr. Kirsch stated this is an alternative to an onsite security guard.

Ms. Ferguson stated a security guard is not going to be here 24/7 whereas the security system perimeters will be up from 8:00 at night until 4:00 in the morning when the fitness center opens.

Mr. Kirsch stated I'm not looking for a decision to be made, I just want to put this out there because the sales rep that came out here to meet with us wants to do a full presentation at a meeting for us. They're doing all of the camera and gate access for the Beachwalk

community on CR 210 so they said after Atlantic Security installs our cameras they can take over those cameras and also do tag registration because they interact with the DMV.

Ms. Timmons stated so they would take over our existing cameras, plus add additional cameras.

Mr. Kirsch stated yes they would mount posts out by the pool so they can look back at the amenity center.

Ms. Timmons asked what about the back part by the playground?

Ms. Ferguson stated he considered the playground as well. If we have them take control of the tag readers they actually pull the information from the DMV.

Mr. Plourde stated so they can then tie into those cameras at both entrances.

Mr. Torres stated another nice feature is any time the alarm is triggered they will send you video footage immediately so it's not something where you have to come in here and figure out how to work the DVR and try to capture that image. You're paying a lot but you're getting what you pay for.

Ms. Ferguson stated if the Board wants we can have the guy come and answer anyone's questions.

Ms. Waldhauer stated on the proposal it mentions tags for your car and that they're going to verify everybody before they come in. We're going to have to have something on our vehicles?

Mr. Kirsch stated that's if you're purchasing the virtual gates and I don't think that's on here. There is a virtual gate system they can do and we didn't talk about that during our meeting with him. He mentioned it as an option but we didn't ask for that.

Mr. Torres asked is there a particular meeting you'd like to invite him to?

Mr. Kirsch stated the next one in April.

Mr. Plourde asked has anybody considered the cost of a roving security guard compared to the price of this? A lot of things are being done at the other end of the neighborhood.

Mr. Kirsch stated Mandy looked at past minutes and I think Doug had a private security guard in here at one point and that was on the budget.

Mr. Ferguson stated there was a security guard at around \$30,000 a year that the District was paying for. If the District hires off-duty officers or the security company they can only manage CDD property so they would be up here and the parking lot.

Mr. Plourde asked but they wouldn't go to the satellite playgrounds?

Mr. Kirsch stated I'm sure they'd do that but if you got your car broken into in your driveway they wouldn't be responsible for that.

Mr. Hall stated we have Giddens Security at another district and yearly for them it's about \$30,000 and that's one guy there for 80 hours every two weeks.

Ms. Waldhauer stated we could always start a neighborhood watch program.

Ms. Plourde stated we have one.

Ms. Waldhauer stated do people make rounds regularly like a schedule?

Mr. Plourde stated they don't make rounds but we have the signs.

Ms. Harden stated I'd like to add something about Envera. For me working up here, what I liked about it is they can draw an invisible parameter around the pool area. For example, the gym is open until 10:30 so you can swipe your card and have access to all of this until whatever time you decide to leave at night as long as you get in the gate by 10:30. They can see out into the pool area so at 10:30 you're still allowed to be in the amenity center but after dark, according to code nobody can be in that pool so they would actually say at 7:30 at night, you need to leave the pool it's dark; versus somebody having to be here to say leave the pool. If you have a security guy they could just duck their head down and not be seen unless he's actually getting out of his car and walking around the area. It's just nice that at dark you'd have somebody watching the pool area.

Mr. Kirsch stated they can get very micro with it so if you're allowing resident access after hours for a party they can be in the pool area but not in the pool so they can draw a line around the pool and as soon as somebody breaks the border it will alert them and they can come over the speaker.

Mr. Torres stated we will reach out to Envera and have them come to the April meeting and put him on the agenda.

Audience Comments

Ms. Megan Waite stated I am on Dowing Creek and we've been here for about two years. I try to be an active resident. One of the things we've really noticed, and I don't know if

it's planned for maintenance or not, but at the entrance our sidewalk and curbs are in really bad shape. I don't know if that's been budgeted for or if we could get someone to take care of it this time of year and get a better deal but for me it's a pet peeve because we require that our residents have clean sidewalks and driveways but our sidewalk at our entrance is black. I think that's something that needs to be considered.

Mr. Kirsch stated I've noticed that too and I've meant to get a hold of a couple pressure-washing companies to get some bids out here but it's not out of the question. Can you guys work up some proposals? It's a lot of sidewalk because the pocket parks are disgusting too.

Ms. Waite stated the entrance is the first thing people see. I can get past the pocket parks.

Mr. Kirsch stated I'll call the resident here that does pressure washing and see if he wants to get in on the project but we've got to get a grasp on where all the sidewalks are because if you walk to the pocket parks and neighbors on either side clean their sidewalk then the one in the middle is a completely different color.

Ms. Waite stated the announcement board at the main street entrance I'm concerned about because it looks like it's bowing. I'm just afraid it's going to crack and then we're going to have to buy a new one.

Ms. Ferguson stated it needs to be reset in concrete.

Mr. Kirsch stated they've had to dig it up once because of a bowed leg.

Mr. Hall stated it came with a bowed leg.

Ms. Waite stated but we installed it anyway?

Mr. Hall stated I didn't install it.

Ms. Ferguson stated it could be wind or weather but we will pull it up and get it straightened out. I noticed that yesterday too.

Mr. Plourde stated last meeting we talked about the engineer looking at our sidewalks because there are some missing pieces. Will he have that report at the next meeting?

Mr. Torres stated I emailed the Board that he recommended not to install the new sidewalks. From what I recall you were trying to complete some areas that were not finished. I will resend his response.

Ms. Waldhauer stated I thought we tabled it until after we did the ADA study because he was going to tell us what we have to do?

Ms. Timmons stated no because he told us we would have to go back to the master plans and update the as-builts.

Mr. Torres stated it was not as easy as just digging up some dirt and putting some concrete in.

Mr. Kirsch stated there's still some holes we could fill but we're going to have to break up that quote and their going to have to do two pieces which might be more expensive. Can we touch base with the engineer at the next meeting?

Mr. Torres stated I think he said we have to update our master plan.

Mr. Kirsch asked and what's that entail?

Mr. Knight stated you probably have to go back to the County and show them a revised site plan with the new sidewalks.

Ms. Cathee Stephalavich stated when I moved onto Dowling Creek I had no neighbors and now I have a lot of them. I'm a walker and walk my dog over every sidewalk in here and I have taken two spills on raised sidewalks. If I didn't live here I would have sued you. My housemate walks with a walker and she can't use the sidewalks here. She has to walk in the street. There are a couple that are uneven by more than two inches. You're not going to get your ADA certification if you can't get those fixed because someone is going to get hurt.

Mr. Kirsch asked Gerry, is the sidewalk City or CDD?

Mr. Knight stated I was asking if we've been maintaining the sidewalks. I don't know if it's a CDD obligation or not.

Ms. Ferguson stated the County owns the sidewalks but the CDD maintains them.

Mr. Torres stated I'll get with Gerry and research it.

Ms. Waite stated are we responsible for replacing the plastic pieces that go at the entrances? We have some missing in our neighborhood. Also, curbs. I know this sounds so small but with the building in our subdivision there's going to be a lot of construction so we have a lot of really damaged curbs. Especially along Pond Run along the Main Street entrance where trucks have run along the curbs so they're crushed and broken. I don't know if that's something the County is responsible for or us.

Mr. Kirsch stated that's going to fall under the same category as the last one so we will find out.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Torres stated the next meeting is April 4, 2019 at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman