

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, January 9, 2020 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
Jonathan Perry	Operations Manager - Vesta
Dana Harden	Amenity Manager - Vesta
Leo Dickinson	LawnBoy

The following is a summary of the discussions and actions taken at the January 9, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. Landscape

Mr. Dickinson stated at the very end of the last quarter we had some issues with the front irrigation system, and it went down for about two weeks so that advanced when we had to bring in the new set of flowers. However, the two major areas that we irrigate here on the property use well water and the source of the well water has a high PH so it limits the flowers we can use, but it also has an impact even on those when they're in the ground, so about a

month after we planted that rotation, the flowers started to go bad so we then did an experiment where we dug out the soil and replaced it, and used a product we've some pretty good success with in the past so when it actually came time to do a rotation the flowers that we had planted in that bed were still pretty good so we went ahead and swapped out the soil in all of the islands. We did that at our expense because we want the flowers to look good. We fixed the irrigation issues and moved some irrigation in support of the project to put the shed back behind the tennis court.

The area around the JEA station and the AT&T area around the front typically are not taken care of and are not CDD or HOA property. If you all would like to take care of them, I was asked to put together a proposal. It would be a one-time fee of \$315 to clean them up and then an additional \$105 a month for maintenance.

Mr. Torres stated we will do some research as to who the property belongs to and then we will bring it back to the Board next time we meet.

Mr. Dickinson stated there is one more proposal. JEA came through and did work along Yellow Bluff Road and tore out a complete irrigation zone so we have a proposal to fix that at \$2,425.

Mr. Perry stated I contacted JEA and they said they can't do anything because they don't have any record of it.

Mr. Knight stated we can make contact with JEA and see what they're willing to do, if anything. If they're not willing to do anything then it's going to be problematic to force them to.

FOURTH ORDER OF BUSINESS **Approval of Minutes**

- A. October 3, 2019 Meeting**
- B. December 11, 2019 Special Meeting**
There were no comments on the minutes.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the minutes of the October 3, 2019 meeting and December 11, 2019 special meeting were approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposals**

- A. Turf Fertilization**

Mr. Torres stated our current vendor's fee, Naders Pest Control, is incorporated into our landscape budget line. That amount is \$12,000. Anything considered above that will create a variance. It's too early for me to really give you an analysis as to how that will impact the entire budget.

Mr. Perry gave an overview of the three proposals. The Board tabled the item at this time to be revisited later in the meeting.

B. Handicap Ramp

Mr. Torres stated page seven of your financials gives you your capital project funds for the series 2016 bonds and in that you have \$29,902. We can use the remaining amount of money that you have in your capital projects to fund this and then we will be done with that account.

Mr. Perry stated most of the contractors I contacted said this job was too small for them. All Weather is also one of the vendors that submitted a proposal for the signs so it could be under one hat. The proposal is for a little over \$31,000 and it would essentially look just like the one up here and that would cover almost all of our ADA requirements.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor All Weather's proposal for construction of the ADA ramp was approved.
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C. Community Mobile App

Ms. Harden stated on the proposed app a lifestyle director will be coming to introduce this app but wanted to mention it while Vesta works through a few kinks. You can see upcoming events and book rentals six to nine months in advance. There's also a report a problem section that would send notice directly to Mr. Perry or myself. Also, if the pool closes, I can send notice out fast via the app. There's also a contact section where you can contact me directly. It also enables us to let residents know of pool closure fairly fast rather than email or constant contact.

Mr. Knight I noticed that on the proposals presented there was an issue raised with Durbin Crossing's regarding ADA compliance. Ms. Timmons affirmed that she had also read the same. Mr. Knight stated that they [Durbin Crossing's] opinion is that under the ADA rule, if it is cost prohibitive to comply that they don't have to. Which raises questions if someone

comes along and raises the issue, the District will then be obligated to comply. Mr. Knight is also concerned over public records request and the public requires access to everything to include the app. Mr. Knight stated these are some of the questions I may have. Mr. Kirsch asked if these are the kind of questions being asked at Durbin Crossing CDD? Mr. Perry confirmed that they are. The document presented mentions a Vesta agreement, Mr. Knight requested a copy of the agreement.

Ms. Timmons questioned if the CDD website could be made to be mobile phone friendly to eliminate the need for an app.

This item was tabled.

D. Entry Monument

Mr. Perry gave an overview of the proposals submitted for refurbishment of all four entry monuments and noted the costs could increase beyond the proposals if there is extensive damage to the signs once they are removed.

Mr. Torres stated on page four of your financials you have a capital reserve budget of \$144,000. From the list of projects that you have approved from capital reserves so far this year is the storage shed.

Mr. Perry asked that a decision be tabled to the next meeting in order to get clarification on the notation at the bottom of All Weather's proposal stating, "new signage done by others".

Mr. Kirsch asked staff to attempt to negotiate pricing if both the entry monument and ADA ramp projects are awarded to All Weather.

E. Pool Filtration Replacement

Mr. Torres stated when Vesta first assumed the property this is an issue that was brought up and we gave it a little time for them to get comfortable with the pool system, but they're still recommending this be addressed.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor Crown Pool's proposal in the amount of \$1,760.05 was approved.

F. Tennis Court Resurfacing

Mr. Torres stated at the last meeting this is something the Board asked to be considered.

The Board tabled consideration of the tennis court resurfacing project and asked that prioritization of the capital reserve projects be added to the agenda for discussion at the next meeting.

A. Turf Fertilization (continued)

Continuing the discussion on the turf fertilization proposals, the Board chose to terminate the contract with Nader's Pest Raiders and to assign Supervisor Richardson the duty of negotiating with Agrowpro for reduced services to better fit the budget.

On MOTION by Mr. Plourde seconded by Ms. Timmons with all in favor Mr. Richardson was authorized to negotiate an agreement with Agrowpro for turf fertilization services.

SIXTH ORDER OF BUSINESS

Discussion on the Status of ADA Projects

Mr. Torres stated I took the information listed on the checklist in your agenda package from the ADA report that was done by Mike Yuro & Associates. In speaking with Dana and Johnathan, I know that most of these projects have been completed.

Mr. Perry stated pathways leading to every bench that we have on property are required and we haven't done that yet.

SEVENTH ORDER OF BUSINESS

Consideration of Revising FY20 Meeting Calendar

Mr. Torres stated I brought this to the Board during our special meeting last month because we only approve four meetings a year and last year, we had six meetings and this year we've already had one special meeting in December. We should consider adding a meeting, perhaps in August. We can certainly wait until our June meeting to determine if you'd like to have a meeting in August.

Mr. Kirsch recommended meeting every other month. The Fiscal Year 2020 schedule was revised to include meetings on March 5, 2020, May 7, 2020, June 25, 2020 and September 17, 2020 with approval of the FY21 budget occurring at the March 5, 2020 meeting.

On MOTION by Mr. Plourde seconded by Mr. Richardson with all in favor the FY20 meeting schedule was revised to include meeting dates listed above.

EIGHTH ORDER OF BUSINESS Status Update on Storage Building Project

Mr. Perry stated the concrete has been completed with the sidewalk and we're essentially just waiting for the building. I got an email from the permitting office yesterday stating that they need a few more things so I will go down there tomorrow to give them to them. After that, I have to send the permit and pictures of it to the contractor's building company and then they will come and install it.

NINTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Torres reminded Board members and staff if there are any price increases for the District's maintenance contracts, we need to know during the process of drafting the budget for approval to lock it in before the budget is adopted.

C. Amenity Manager - Memorandum

Ms. Harden gave an overview of her memorandum, a copy of which was included in the agenda package.

D. Field Operations Manager - Memorandum

Ms. Waldhauer joined the meeting at this time.

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package.

Ms. Harden stated our insurance company came out a few weeks ago and recommended we put some signs out by the ponds that say "no swimming" so you will see us putting those up. I think we're also going to put up some "no loitering" signs. I've talked with one of the JSO officers on how exactly they need to be worded because they can't do a trespass unless we have a "no trespassing" sign in the community.

TENTH ORDER OF BUSINESS Supervisors’ Requests / Audience Comments

Audience Comments

A resident stated at the bus stop on the west end of Magnolia and Tisons they need some sort of trash can there because the bushes are so full of trash.

Mr. Perry stated I try to police the area as much as I can. We will look into it.

A resident asked who handles unlevel sidewalks and potholes in the roadway. Mr. Perry responded you can put in a request to the City of Jacksonville.

Supervisors’ Requests

Mr. Plourde stated when I was with Knights of Columbus, they looked into getting solar panels on the roof that was going to pay for their electricity and they were going to reap quite a bit in the long run. Would we be interested in getting solar panels on the community center roof? What is our electrical bill?

Mr. Torres stated \$1,382 a month.

Mr. Perry stated we could look into LED light bulbs as well.

Mr. Kirsch stated I think we would save more money putting wells in all of the pocket parks, but I don’t think we get electricity down there.

Ms. Harden stated our water bill is significantly higher than what any of our light bills run.

Mr. Richardson stated I noticed one of the LED up lights on the oak trees at the main entry is out.

ELEVENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Copies of the financial reports were included in the agenda package. Mr. Torres stated there are no large variances. I will work with the accountant on the availability of funds for the turf fertilization.

B. Assessment Receipt Schedule

Mr. Torres stated you are 2.6% collected.

C. Check Run Summary

Mr. Torres stated the check registers total \$924,932.42. These are for expenditures from February through December.

On MOTION by Mr. Plourde seconded by Ms. Waldhauer with all in favor the check register was approved.

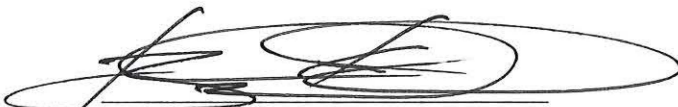
TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting**

Mr. Torres stated the next scheduled meeting is March 5, 2020 at 6:00 p.m.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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


Secretary/Assistant Secretary


Chairman/Vice Chairman