

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 8, 2020 at 6:00 p.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-246 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Jonathan Perry	Operations Manager - Vesta
Dana Harden	Amenity Manager – Vesta
Dan Fagen	Vesta Property Services
Roy Deary	Vesta Property Services

The following is a summary of the discussions and actions taken at the October 8, 2020 meeting. An audio 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

**Consideration of Proposals for
Underwriting Services or Bank Loan**

Mr. Torres stated if the Board will recall, in September we brought in MBS and the Board did not approve their agreement and asked staff to consider funding options that may

yield less costs in closing fees. On September 18th I received an email from Vesta that stated under the direction of Brandon, a gentleman would be contacting me to discuss Vesta's affiliated entity for potential finance consideration. We had a conference call and went back and forth a few times, and I received a proposal that I sent the Board this afternoon. I think there is potential for a direct loan for the District for a lesser amount. I also contacted Center State Bank, and Hancock Whitney. There are still closing fees associated with those services. However, a common ask of the lenders was what is the money going to be used for, how much do you want and for how long of a term so we're not there yet because we have not had those kinds of discussions. I'm certainly willing to get all the parties together once we determine what you want to do. For many districts the Board will discuss that perhaps through a workshop, or during a couple of regular meetings, they draft a list, surveys are sent out to gauge the appetite of the community as to what they want to do and then we have the engineer involved getting the estimates for those projects to give you an idea of how much money you'll need to borrow so I think that's where we're at. I don't think we're going to have a problem receiving financing as long as it's within reason. I used an example of \$1 million during communications with the lenders and all were comfortable with that amount.

The Board and staff discussed various options for new amenities and upgrades for existing amenities. The discussion will continue at the next meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 17, 2020 Meeting

There were no comments on the minutes.

<p>On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the minutes of the September 17, 2020 meeting were approved.</p>

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Court Surfaces for Resurfacing of Basketball and Tennis Courts

Mr. Torres noted the proposal from Court Surfaces as approved at the last meeting and the agreement was executed between meetings.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the agreement with Court Surfaces was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for the Fiscal Year 2020 Audit

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the net item followed.

D. Amenity Manager - Memorandum

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

Field Operations Manager – Report

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package and informed the Board that the court resurfacing project is now scheduled for the middle of November.

Mr. Perry presented three quotes for replacement of his computer. Ms. Waldhauer asked him to look for options during Black Friday sales and the Board made the following motion.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor authorizing Mr. Perry to spend an amount not to exceed \$800 to purchase a computer was approved.

The following item was taken out of order.

NINTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. Torres gave an overview of the financial statements, copies of which were included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipts schedule showing the District is 100% collected was included in the agenda package.

C. Check Run Summary

A copy of the check register totaling \$69,790.94 was enclosed in the agenda package.

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

EIGHTH ORDER OF BUSINESS Supervisors' Requests / Audience Comments

Mr. Richardson stated I'm wondering how the people of the community feel about pocket parks; are they necessary? We have a lot of them, and I didn't know if there was ever a point where a few of them could ever be sold off to neighbors on either side of these parks. I'm curious about how often they used, how much maintenance they require and whether that is even possible to sell something off like that.

Mr. Knight stated theoretically it's possible, but you'd have to do some research to see if the site plan for the community included those pocket parks or do they serve a function, and what it would take to sell them off in terms of amending the site plan to remove them. I don't know if the land was paid for by the CDD as part of the project. We'd have to take a look at whether it would be okay to sell them off if the bonds have not been paid off, but I will look into it.

Ms. Timmons asked about the possibility of making changes to the Board member's positions. Mr. Torres noted organizational matters will be added to the next meeting's agenda following the general election, at which point new appointments could be made to two open seats and the Board can also consider restructuring the slate of officers.

Mr. Knight noted the November meeting would likely require in person attendance for the board members.

Mr. Kirsch asked if the notice of vacant seats could be posted on the community's message board.

TENTH ORDER OF BUSINESS **Next Scheduled Meeting**

The next scheduled meeting is November 17, 2020 at 11:00 a.m. at the Yellow Bluff Amenity Center. The CDD's website will be updated to list access information for the meeting should the Governor's Executive Order permitting virtual meetings be extended beyond the current expiration date of November 1, 2020.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman