

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 Tuesday, November 17, 2020 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

*Also present were:*

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Scott Lockwood	District Engineer
Jonathan Perry	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta
Dan Fagen	Vesta Property Services

The following is a summary of the discussions and actions taken at the November 17, 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.

*The following item was taken out of order from the agenda.*

**SIXTH ORDER OF BUSINESS**

**Discussion of District Projects**

Mr. Lockwood informed the Board if they would like to expand the fitness facility, the expansion would need to go through the City of Jacksonville for building permits and site development permits to change any of the parking areas. He went on to note there is a 0.7-acre area of land between a JEA easement and the soccer field which could be used for a dog park. He also suggested designating one board member to work with the District engineer between meetings on various options to be presented to the entire board at the next meeting.

Ms. Timmons suggested polling the residents to get their opinion on what amenity facility upgrades or additions are most desirable.

**SECOND ORDER OF BUSINESS                      Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS                      Organizational Matters**

**A.    Consideration of Resolution 2021-01, Declaring Vacancies in Seats 1 and 3**

Mr. Torres stated the vacancies are effective today. Seat one was occupied by Brian Richardson and seat three was vacated by Dan Plourde a few months ago.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor Resolution 2021-01, declaring vacancies in seats 1 and 3 was approved.

**B.    Consideration of Appointing New Supervisors to Fill Seats 1 and 3**

Mr. Torres stated there are several resumes in your agenda package. Brian Richardson your former supervisor is still interested and would also like to be considered.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor appointing Brian Richardson to fill seat one was approved.

Mr. Torres being a notary public of the State of Florida administered an oath of office to Mr. Richardson.

Ms. Ashtin Henninger and Ms. Lillia Ann Schaffer whose resumes were included in the agenda package were present at the meeting and briefly introduced themselves to the Board.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor appointing Ashtin Henninger to fill seat three was approved.

**C.    Oath of Office for Newly Appointed Supervisors**

Mr. Torres administered an oath of office to Ms. Henninger.

**D. General Information for New Supervisors**

Mr. Torres provided a packet of information to the new supervisor and gave a brief overview of the Sunshine Law.

**E. Consideration of Resolution 2021-02, Designating Officers**

Ms. Henninger was designated as an Assistant Secretary. The remaining officers will hold the same positions: Brandon Kirsch is Chairman, Monica Timmons is Vice Chairperson, Ernesto Torres is Secretary and Treasurer, and Brian Richardson and Linda Waldhauer are Assistant Secretaries.

On MOTION by Ms. Waldhauer seconded by Mr. Richardson with all in favor Brandon Kirsch serving as Chairman was approved.

Ms. Timmons motioned to designate Brian Richardson as Vice Chairman. There being no second, the motion died.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor Monica Timmons serving as Vice Chairperson was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 8, 2020 Meeting**

There were no comments on the minutes.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the minutes of the October 8, 2020 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03, Ratifying and Approving Actions Taken by the Board of Supervisors at Meetings Held Via Media Communications Technology as a Result of the COVID-19 Pandemic**

Mr. Knight stated in an abundance of caution, we think we ought to adopt this resolution now that you’re physically here ratifying the actions that were taken by this Board when you had virtual meetings.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2021-03 ratifying and approving actions taken at meetings held virtually was approved.
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**SIXTH ORDER OF BUSINESS**

**Discussion of District Projects (Continued)**

Mr. Torres noted a draft resident survey regarding potential District projects will be included on the January meeting agenda for consideration prior to being distributed to the community.

**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.

**E. Field Operations Manager**

**1. Report**

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

**2. Proposal Related to Security**

Mr. Perry presented a proposal to the Board related to security. Discussions regarding security are confidential and exempt.

**3. Proposals to Repair Pool Lights**

Mr. Perry presented proposals for repairing the lights in the main pool.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor the proposal from All Weather for repairing the pool lights was approved.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests / Audience Comments**

A resident asked is the survey going to be sent to homeowners only or renters as well?

Mr. Torres responded whoever is registered with Constant Contact. We can do it via mail based on the tax roll if you'd like, but that would be an additional cost to the District. Ms. Harden noted there are various options to separate the responses out or limit to one response per household.

Mr. Richardson asked if staff could provide the board members with the schedules in which lawn and lake maintenance vendors will be servicing the District.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 7, 2021  
at 6:00 p.m. at the Yellow Bluff Amenity  
Center**

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman