

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 7, 2021 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 (by phone)
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor (by phone)

*Also present were:*

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Jonathan Perry	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta

The following is a summary of the discussions and actions taken at the January 7, 2021 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 Resident Survey**

Mr. Torres stated based on discussion the Board had and guidance they provided to staff at the last meeting, Dana prepared this survey and we put it in the agenda package so you can review it and provide input before we actually send it out.

Ms. Timmons asked that the typos be corrected and Ms. Harden noted the corrections have already been made.

Mr. Kirsch asked that question four be elaborated upon to avoid confusion coupled with question number three, such as asking, "Would you like outdoor fitness equipment installed in the field area?".

Ms. Waldhauer asked that the word demolish be substituted with repaired or replaced on question number 11.

Ms. Harden noted there are two additional questions not visible on the copy in the agenda packet; number 12 inquires as to whether the residents would like to have a fountain added to the pond by the amenity center and number 13 allows residents to add any additional suggestions they have. The cost to enroll in the program from which the survey will be sent is \$384.

Ms. Henninger suggested including a disclosure of possible assessment increases for any projects that are initiated.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the resident survey was approved in substantial form.

**FOURTH 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 – Consideration of Adjustment to FY21 Meeting Schedule**

Mr. Torres presented a revised meeting schedule for Fiscal Year 2021 due to schedule conflicts and asked for the Board's approval.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor the revised Fiscal Year 2021 meeting schedule was approved.

**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. Proposals for Pressure Washing**

Mr. Perry presented three bids for pressure washing services, copies of which were included in the agenda package. One of the quotes is for the District to build their own pressure washer to keep onsite.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor purchasing all the items necessary to build a pressure washing system at an amount not to exceed was approved.

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests / Audience Comments**

A resident asked if the increased assessment cost due to any projects undertaken as a result of the resident survey would be disclosed to renters as well.

Mr. Kirsch responded once we get to a dollar figure, the announcement of the proposed increase would be brought up at a meeting and then we would decide if we want to put it on the survey monkey or if we keep it here for public forum and if there is anything that is agreed upon that would be sent out with the annual assessment notice.

A resident stated the only question I had coming in was about the signs because we talked about it last year and nothing got done, but it's on the survey.

Mr. Torres stated yes, it's a costly repair but we're looking at it.

**Supervisor Requests**

Ms. Timmons stated last Saturday I was walking around and there was trash everywhere around the amenity manager. Dana, if you could just send an email to the residents.

**SIXTH ORDER OF BUSINESS** **Approval of Consent Agenda**

- A. Approval of the Minutes of the November 17, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials and noted the check register totals \$162,914.57. The Board discussed the invoices in question under the check register and made the following motion to approve the consent agenda.

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


**SEVENTH ORDER OF BUSINESS** **Next Scheduled Meeting**

With the approval of the revised meeting schedule, the next scheduled meeting is February 2, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center.

**EIGHTH 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