

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, February 2, 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
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor
Ashtin Henninger	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

The following is a summary of the discussions and actions taken at the February 2, 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

Discussion of Resident Survey Results

Ms. Harden stated we asked the question if the person taking the survey was a resident or tenants. 94.37% were homeowners. We had 213 respondents. You all requested we get a 30% response rate and we received that.

Ms. Henninger joined the meeting at this time by telephone.

Ms. Harden gave an overview of the responses received on the survey sent in regard to which amenity improvements were preferred by residents. A copy of the survey and its results was included in the agenda package.

The Board discussed the options for improvements and will send the District Manager ideas for where improvements could be installed, and which improvements are preferred. Mr. Torres will then discuss the preferred projects with the District engineer to determine if the suggested locations are viable options and what the cost estimates might be.

FOURTH ORDER OF BUSINESS Selection of Audit Committee

Mr. Torres stated we typically have the Board members serve as the audit committee to simplify things. This is what we've done in years past as well.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Board members serving as the audit committee was approved.

FIFTH 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 – Discussion of Insurance Claim Status

Mr. Torres at the last meeting the Board requested an update on the insurance claims that we had on the island. As of today, we have received the USAA claim money for the accident that occurred in June 2020 and that was \$7,578.52. My recommendation is to put that check into the capital reserves because that's likely where the money came from for the expenditures. Progressive is also cutting us a check in a couple days in the amount of \$1,370 for the first accident. We have a personal injury claim for an accident that happened in the fitness room. As of today, there has been nothing filed, but the insurance company did start a case.

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 – Report

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package. Mr. Perry informed the board speed data was analyzed. At the next meeting an item will be added to the agenda to discuss the speeding issues and solutions further.

SIXTH ORDER OF BUSINESS

Supervisors' Requests / Audience Comments

Mr. Osborne, 15876 Tisons Bluff, stated driving around I notice a lot of cars parked on the side of the road illegally causing you to drive on the opposite side of the road. What do we have in place that can prevent that?

Mr. Kirsch responded there's not much we can do from the CDD's perspective. There is a meeting on the 18th for the HOA and I will be there in regard to that particular item as well as several others and the job they're doing to enforce that because I don't feel they're doing an adequate job enforcing that. The CDD is only responsible for the common areas and amenities. The enforcement of the covenants and the residents is something that the HOA is involved with.

Mr. Osborne stated I've heard you speak about the speed detection devices and you said you were thinking about moving one. Can you just put it anywhere, like in front of my house?

Mr. Kirsch responded right now they're on CDD property in the common areas. If someone thinks there's an issue and they're willing to give us an easement space I'd be willing to entertain other areas.

Mr. Osborne asked if it is possible to add a gate to personal property.

Ms. Waldhauer responded you have to ask for approval from the HOA.

Supervisor Requests

Ms. Waldhauer stated I'd like to see how much it would cost to install water stations at the dog park.

Mr. Perry responded we have a spicket at the gazebo by the volleyball court so we could run it from there or we have some at the building as well. It's a pretty lengthy area, but we can look into it.

Ms. Waldhauer asked did they take care of the sand spurs that were in the dog park area?

Mr. Perry responded I'll look into that as well.

Ms. Waldhauer asked you used to be able to get underneath the fence. Has then been repaired?

Mr. Perry responded it has not.

Mr. Richardson asked legally is there a difference if we wanted to install speed tables versus speed bumps?

Mr. Knight responded I don't know what the County's process is on allowing communities to put speed bumps in. You have to go through a process with the County to get permission and you have to pay for it. It would be up to the County what you could use whether it's speed bumps or tables.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the January 7, 2021 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 \$811,277.47. Included in the check register are transfers to the State Board of Administration account.

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

- E. Ratification of E-Verify Memorandum of Understanding for Employers**

Mr. Knight stated E-Verify is a program run by the Department of Homeland Security to verify employment eligibility in the United States. This year effective January 1st Florida has required that all public employers in the state, and that includes this Community Development District because it's a state agency, to utilize the E-Verify system to verify employment eligibility of any employees. In order to do that, we have to enter into a memorandum of understanding with the Department of Homeland Security, which you see in the agenda package. Ernesto has already executed it. Our contracts will require the contractor to also utilize E-Verify.

On MOTION by Ms. Waldhauer seconded by Mr. Richardson with all in favor the E-Verify memorandum of understanding was ratified.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – March 3, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman