

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, June 15, 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
Mark Johnson	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 June 15, 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**

**Affidavit of Publication**

A copy of the affidavit of publication for the meeting and public hearing was enclosed in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Update Regarding Request for Installation of Speed Humps**

Ms. Timmons informed the Board that after the last meeting she reached out to the representative from the County regarding the inquiry into installing speed humps and he

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clarified that the positioning of speed humps is decided by the District. The cost will be around \$5,000 per speed hump. It is recommended that a speed hump be placed every 500-feet.

Ms. Harden provided a quote for 10 speed limit signs in the amount of \$887. The quote did not include installation of the signs.

Mr. Kirsch suggested tabling further discussion until the next meeting.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

Mr. Torres reminded the Board the budget approved totaled \$648,742. The administrative budget increased from \$104,517 to \$133,053 largely due to the architect services addition. The amenity budget increased from \$175,530 to \$241,673, largely due to moving the electric costs from the field budget to the amenity budget. The increases result in a \$95.75 annual increase in the assessments per unit. Mr. Torres will adjust the repairs and maintenance line down \$3,000 to \$17,000 and will increase the special events line up \$3,000 to \$20,000 at the request of the Board.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the public hearing was opened.
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A resident stated that she felt speed humps were necessary as she lives on Dowling and has trouble backing out of her driveway.

Resident Thomas at 16221 Stanis Court asked for clarification on the need for the architect services budget line. Mr. Torres responded that if the Board decides to move forward with improvements to the amenities, an architect would need to be engaged. Resident Thomas also asked for clarification on the need for a website lifestyle line in the budget. Mr. Kirsch responded that there will be a new app and website coming online that is dedicated to the lifestyle of the community.

Resident Catherine Stepalavich stated that speed bumps have been talked about a lot in the community and the consensus is nobody wants to pay for them. She has a concern with safety at the roundabout as the visibility is an issue with not being able to see the other side from one side of the roundabout.

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A couple of residents expressed that they were not in favor of an increase in assessments.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the public hearing was closed.

**A. Consideration of Resolution 2021-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2021-05, relating to annual appropriations and adopting the budget for fiscal year 2022 as amended was approved.

**B. Consideration of Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Torres informed the Board his office will provide the assessment roll to Duval County.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor Resolution 2021-06, imposing special assessments and certifying an assessment roll was approved.

**SIXTH 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 – Report on the Number of Registered Voters (1,433)**

Mr. Torres informed the Board that the Duval County Supervisor of Elections office reports there to be 1,433 registered voters residing within the District boundaries.

**D. Amenity Manager - Memorandum**

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Ms. Harden gave a brief overview of her memorandum, a copy of which was included in the agenda package and noted the dive-in movie will be moved up from July 31<sup>st</sup> to July 9<sup>th</sup>.

Ms. Harden asked the Board for their selection of the website domain. There is a one-time purchase fee of up to \$1,000 depending on the chosen domain name, and an \$8 annual renewal fee.

On MOTION by Ms. Henninger seconded by Mr. Richardson with all in favor selecting yellowblufflanding.com as the lifestyle website domain at a cost of \$1,000 was approved.

### **E. Field Operations Manager – Monthly Report**

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

The Board discussed the illegal dumping happening at the amenity center dumpster, which is costing the District money due to increased service needed to empty the dumpster. Options such as increasing staffing, increasing security coverage and fining residents illegally using the dumpster were discussed and will be discussed further at the next meeting.

## **NINTH ORDER OF BUSINESS**

### **Supervisors' Requests / Audience Comments**

#### **Audience Comments**

Ms. Natohya Mallory, 138 Bradford Lakes Circle, asked if other communities being able to buy a membership to use the amenity facilities is being entertained as a source of revenue. Mr. Torres responded that as part of the District rules, a non-resident can pay \$1,800 annually to gain access to the amenity facilities. Ms. Mallory also asked if the Board would consider opening the field up for usage for additional revenue, such as what was done for I-9. Mr. Kirsch responded that the revenue received from I-9 was minimal and the treatment of the facilities and residents while I-9 was using the facilities has resulted in the District not currently entertaining allowing usage of the field.

#### **Supervisor's Requests**

Mr. Richardson asked if the Board would be open to engaging a professional arborist to lift some of the magnolias to improve sight lines while keeping the trees healthy and looking

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aesthetically pleasing. Mr. Torres recommended he work with Mr. Johnson to obtain a proposal from an arborist.

Mr. Kirsch asked that the board members provide input to Ms. Harden on the lifestyle website. He also asked that on the next agenda Mr. Torres include a discussion on the illegal dumping, a discussion on revising the room rental rate, and a discussion on speed humps.

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

- A. Minutes of the May 4, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$40,268.97.

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

**NINTH ORDER OF BUSINESS** **Next Scheduled Meeting – Tuesday, August 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center**

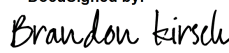
The Board moved the August meeting up to August 17, 2021.

On MOTION by Ms. Henninger seconded by Mr. Kirsch with all in favor moving the August meeting up to August 17, 2021 was approved.

**TENTH ORDER OF BUSINESS** **Adjournment**

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

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 Secretary/Assistant Secretary

DocuSigned by:  
  
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 Chairman/Vice Chairman