

*TISON'S LANDING*  
*Community Development District*

*NOVEMBER 3, 2021*

## *AGENDA*

# Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

[www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com)

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October 27, 2021

Board of Supervisors  
Tison's Landing Community Development District  
**Call In # 1-800-264-8432 Code 964485**

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Wednesday, November 3, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.  
Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Consideration of Renovation of Entry Monuments
- IV. Discussion on Magnolia Tree Trimming Project
- V. Consideration of Fiscal Year 2022 Meeting Schedule
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Amenity Manager – Memorandum
  - E. Field Operations Manager
    - 1. Monthly Report
    - 2. Consideration of Pressure Washing
- VII. Supervisor Requests / Audience Comments
- VIII. Approval of Consent Agenda
  - A. Minutes of the October 6, 2021 Meeting

- B. Financial Statements
- C. Assessment Receipts Schedule
- D. Check Register
- IX. Next Scheduled Meeting – Tuesday, December 7, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

## *FOURTH ORDER OF BUSINESS*

## SERVICES AGREEMENT

### (Tree Trimming 2021)

**THIS SERVICES AGREEMENT** (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, and whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and

**KEITH J. MCCAMMON, d/b/a ARBOR PRO**, whose principal address is 3618 Dellwood Avenue, Jacksonville, FL 32205 (the "Contractor").

### RECITALS

**WHEREAS**, the District is responsible for the maintenance of certain trees lining the entry roads within or just outside the boundaries of the District (the "Landscape Areas"); and

**WHEREAS**, the District has a need to retain an independent contractor for tree trimming services, including removal and proper disposal of debris, to these Landscape Areas (the "Services"), as more particularly described in the Contractor's Proposal, attached hereto and made a part hereof as **Exhibit A** (the "Proposal"); and

**WHEREAS**, Contractor represents that it is qualified to serve as a tree trimming contractor and has agreed to furnish to the District those Services in accordance with this Agreement and the Proposal.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Duties.** The duties, obligations and responsibilities of Contractor are described herein and in the Proposal. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The trimming of all trees shall be in accordance with the standards of the National Arborist Association and the codes and regulations of the City of Jacksonville (the "City") and Duval County, Florida (the "County").

**Section 3. Compensation.** In exchange for providing the Services pursuant to this Agreement, the District shall pay Contractor in accordance with the Proposal a lump sum amount of SEVEN THOUSAND FOUR HUNDRED TWENTY-FIVE AND 00/100 (\$7,425.00) DOLLARS (the "Contract Price"). District agrees to pay the initial installment of \$3,712.50 within ten (10) days of execution of this Agreement, and will pay the balance of \$3,712.50 within ten (10) days of Contractor's completion of all services required under this Agreement to

the satisfaction of the District Manager of the District. Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or its designee, shall not exceed the rates set forth on Contractor's Proposal and provided that any additional compensation for additional duties shall not cause the total amount for landscape and irrigation services to exceed the statutory public bidding threshold for maintenance contracts pursuant to Sections 190.033 and 287.017, Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month.

**Section 4. Contractor's Acceptance of Conditions.** The Contractor has carefully examined the Landscape Areas and any other areas and properties within the District upon which Contractor will perform Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

**Section 5. Contractor's Employees and Subcontractors.** The Contractor shall at all times enforce strict discipline and good order among Contractor's employees and the employees of any subcontractors and shall not employ on the jobsite an unfit person or anyone not skilled in the Services assigned to him or her. No liquor, alcoholic beverages, or narcotics shall be allowed within the boundaries of the District. All labor described herein or indicated on the Proposal, shall be executed in a high quality, thorough substantial and workmanlike and by people skilled in the applicable trade. All employees of Contractor and subcontractor shall at all times wear uniforms clearly identifying the company name for which they are employed. Contractor shall ensure employees are provided and utilize proper safety equipment and clothing in compliance with all applicable regulations for the scope of work included in this Agreement.

**Section 6. Waiver.** It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement.

**Section 7. Insurance.**

A. The Contractor shall provide and maintain during the life of this Contract "Worker's Compensation Insurance" for all of his employees employed in connection with the performance of this Agreement and, in case any work hereunder is sublet, the Contractor shall require each subcontractor similarly to provide "Worker's Compensation Insurance" for all of the latter employees unless such employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work under this Agreement at the site are not protected under the "Worker's Compensation" statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of his employees not otherwise protected.

B. The Contractor shall provide and maintain during the life of this Agreement, insurance that will protect Contractor, and any subcontractor performing work covered by the Agreement from claims for damage for personal injury, including accidental death, as well as from claims for property damages which may arise from operations under this Agreement, whether such operations be by himself or by any subcontractors or by anyone directly or

indirectly employed by either of them. The Contractor shall also provide and maintain during the life of the Agreement insurance that will indemnify and hold harmless the District, and its respective officers, agents and employees from and against all claims, costs, expenses, including attorney's fees and damages arising out of or resulting from performance of the work pursuant to this Agreement, injury to or conduct, want of care or skill, negligence and patent infringement providing that any such claim, damage loss or expenses (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property including the loss of use resulting there from and (b) is caused in whole or in part by any negligent act of Contractor, its employees, agents, officers, or Subcontractors, or anyone indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

C. Insurance shall be provided with a limit of \$1,000,000.00 in policy as follows: Commercial General Liability, Insurance, including Products and/or Complete Operations, Explosions Hazard, Collapse Hazard and Underground Property Damage Hazard and Contractual Liability. The Tison's Landing Community Development District and County (if the Landscape Areas include lands owned by or dedicated to the County) shall be named as an additional insured.

D. Insurance shall be provided with a limit of \$1,000,000.00 in policy as follows: Comprehensive Auto Liability Insurance. The Tison's Landing Community Development District and City/County (if the Landscape Areas include lands owned by or dedicated to the City/County) shall be named as an additional insured.

E. All such insurance shall be obtained from companies licensed and authorization to do business in the field of insurance in the State of Florida and are authorized and licensed to provide the insurance required herein.

F. At the time of execution of the Agreement, the Contractor will file with the District certificates of such insurance, acceptable to the District. These certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice has been given to the District.

**Section 8. Indemnification.** Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and the City/County (if the Landscape Areas include lands owned by or dedicated to the City/County), their directors, officers, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligent acts and omissions, recklessness or intentionally wrongful conduct of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the work or services performed hereunder. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this Agreement or otherwise.

**Section 9. Independent Contractor.** The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

**Section 10. Site Manager.** The foreman for Contractor shall communicate with the District Manager or the Owner's Representative of the District on a regular basis for matters relating to the Landscape Maintenance Services and upon each occurrence of the performance of



the Landscape and Maintenance Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. At the time of this Agreement, the Owner's Representative is Paul Winkeljohn at Governmental Management Services-South Florida, LLC.

**Section 11. Term.** This work under this Agreement shall commence no later than November 12, 2021 and shall continue until the scope of work described herein is completed. The Services shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and be completed no later than December 21, 2021, weather permitting. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed.

**Section 12. Protection of Property and the Public.**

A. The Contractor shall continually maintain adequate protection of all work and landscaping and hardscaping materials from damage and shall protect public and private property from injury or loss arising in connection with this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement. The Contractor shall take all necessary precautions for the safety of employees on the jobsite, and shall comply with all applicable provisions of federal, state and local laws, including, but not limited to the requirements of the Occupational Safety & Health Act of 1970, and amendments thereto, and building codes to prevent accidents or injury to persons on, about or adjacent to the premises to prevent accidents and injuries to persons or property in or about the jobsite.

B. The Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of owners of any land adjoining any work sites, which may be caused by him or his employees or Subcontractors, or which he or they might have prevented. The Contractor shall, at all times while the work is in progress, use extra ordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction operations, and to this end shall take such steps as may be necessary or directed, to protect the property there from; the same care shall be exercised by all Contractor's and subcontractor's employees.

C. Contractor shall duly protect buildings, sidewalks, fences, shade trees, lawns and all other improvements from damage. Property obstructions, such as sewers, drains, water or gas pipes, conduit, railroads, poles, walls, posts, galleries, bridges, manholes, valve boxes meter boxes, street monuments, etc., prior to adjusting them to grade and shall be held strictly liable to the affected utility if any such appliances are disturbed, damaged or covered up during the course of performance of this Agreement.

**Section 13. Defective Work.** Within fourteen (14) calendar days after being notified in writing of defective work, should the Contractor fail or refuse to correct any defective work performed, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written

notice, the District may cause the unacceptable or defective work to be corrected, or authorize such repairs as may be necessary to be made. Any expense incurred by the District in making corrections or repairs, which the Contractor has failed or refused to make after being duly notified shall be paid for out of any monies due or which may become due the Contractor under this Agreement. Failure or refusal on part of the Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to District shall be sufficient cause for the District to declare the Agreement in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Landscape Maintenance Services. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against the defaulting Contractor and the amount thereof deducted from any monies due, or which may become due him, as liquidated damages and not as a penalty. Any special work performed, as described herein, shall not relieve the Contractor in any way from his responsibility for the work performed by Contractor.

**Section 14. Agreement.** This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent that provisions in this Agreement conflict with the provisions provisions of this Agreement shall be binding, followed by the Landscape Areas, then the Proposal, in order of precedence from the highest priority to lowest.

**Section 15. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

**Section 16. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

**Section 17. Termination.** This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District. In the event this Agreement is terminated by either party, the Contractor shall bill the District, and receive payment for those Landscape Maintenance Services provided prior to the date of termination.

**Section 18. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to the District:** Tison's Landing Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
SunTrust Center, Sixth Floor  
515 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301  
Attn: Dennis E. Lyles, Esq.

**B. If to Contractor:** Arbor Pro  
3618 Dellwood Avenue  
Jacksonville, Florida 32205  
Attn: Keith J. McCammon, Owner

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**Section 19. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

**Section 20. Enforcement of Agreement.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**Section 21. Familiarity with Laws.** Contractor shall be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the performance of this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

**Section 22. Controlling Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Duval County, Florida.

**Section 23. Sovereign Immunity.** The Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

**Section 24. Public Records.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and



2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES –  
FLORIDA, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FLORIDA 32092  
TELEPHONE: (904) 940-5850  
EMAIL: [etorres@gmsnf.com](mailto:etorres@gmsnf.com)**

**Section 25. E-Verify.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 26. Definitions.** Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

**Section 27. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**Section 28. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

**Section 29. Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**Section 30. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF**, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**TISON'S LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_ day of \_\_\_\_\_, 2021

**Keith J. McCammon, d/b/a ARBOR PRO**

\_\_\_\_\_

By: \_\_\_\_\_  
Keith J. McCammon, Owner

\_\_\_\_\_

Print Name

\_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_ day of \_\_\_\_\_, 2021

(CORPORATE SEAL)

Exhibit A

**ARBOR PRO**

**Proposal**

To: 16529 Tisons Bluff Rd  
From: Keith McCammon  
P.O. Box 16156  
Jax, FL 32246

Description	cost
Raise canopy of all Magnolia trees along roadway and intersections to improve vision and maintenance, clean up and haul debris.	\$ 7,425

Total	\$ 7,425
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Thank You

Keith McCammon

ISA Certified Arborist #FL0518A

*FIFTH ORDER OF BUSINESS*



**NOTICE OF REVISED ANNUAL SCHEDULE OF MEETINGS  
TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for the remainder of **Fiscal Year 2022** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 as follows:

Wednesday, November 3, 2021  
Tuesday, December 7, 2021  
Wednesday, January 5, 2022  
Tuesday, February 8, 2022  
Monday, March 14, 2022  
Monday, April 11, 2022  
Wednesday, May 4, 2022 (FY23 Budget Approval)  
Monday, June 13, 2022  
Wednesday, July 6, 2022 (FY23 Budget Adoption)  
Monday, August 15, 2022  
Wednesday, September 7, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres  
District Manager

## *SIXTH ORDER OF BUSINESS*

*D.*



# TISON'S LANDING

## AMENITY MANAGER'S REPORT

*Date of report: 10-24-21*

*Submitted by: Dana Harden*

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### **SPECIAL EVENTS UPDATE:**

- The weather was perfect for our fall event! The kids enjoyed face painting and listening to the DJ. Nachos were enjoyed by all. We had over 120 kids at the event!

### **FOOD TRUCKS:**

- We have been having a Food Trucks come every Friday.
- Working with Kona Ice to see if they came on Saturdays and ride thru the neighborhood and park at the Amenity Center during the hot part of the day to offer residents a refreshing treat.

### **UPCOMING EVENTS UPDATE:**

- November 11 Veteran's Day Event
- December 11 will be our Christmas Event.
- December 17 will our adult Christmas Event.

*Should you have any comments or questions feel free to contact me directly.*



*E.*

*1.*



# TISON'S LANDING

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## FIELD OPERATIONS MANAGER'S REPORT

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*Date of Report: 10/26/21*

*Submitted by: Mark Johnson*

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### **Amenity Center Pressure Washing Trailer**

I have finished building the pressure washing trailer and it does a superb job. It can be found at a sidewalk or curb near you.





## Amenity Center Pressure Washing

I have started the pressure washing at the Amenity Center Sidewalks and Curbs and will be ongoing project.

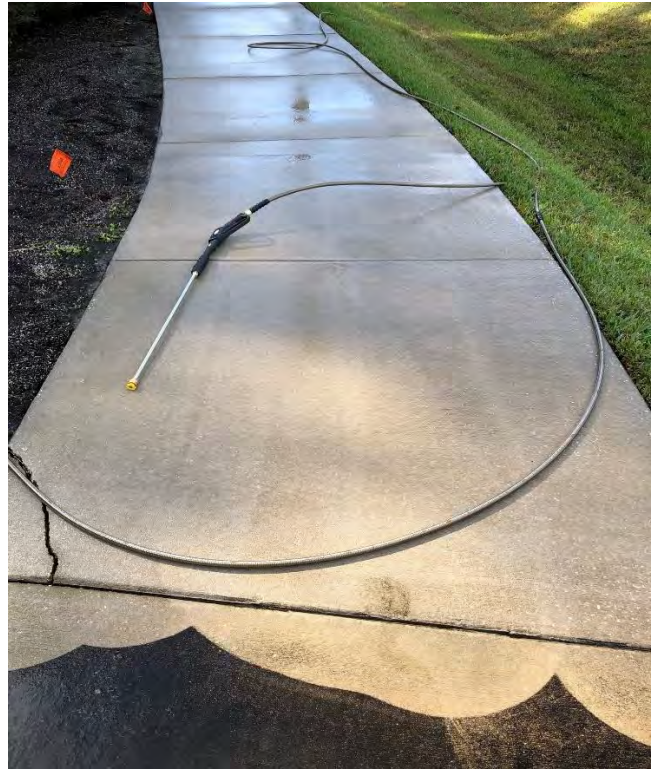


Before



After





## **Pressure Washing Follow Up**

Brandon and I did a test pocket park and some sidewalk at Main St entry. This will require a lot of work and time to include pre-treat of all areas to be power washed.

## **Lawn Boy Update**

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner, we did have some irrigation line breaks near Main St. entry that they have repaired. They also took care of some big tree limbs that had fallen.

## **The Lake Doctors**

The Lake Doctors have been out for regular service and to treat for algae issues.

## **Updates**

- East Coast Wells has finished installing the new bladder tank and assembly at the Main St entrance
- I will be closing the splash pad pool on November 8- 12 in order to drain pool, to do a major clean on the bottom and to pressure wash the pavers.

- Mulch and Sand has been ordered from Liberty Landscape and coordinated delivery for our community workday November 6.
- I am working with 2 contractors right now to obtain estimates on monument signs.

*Should you have any comments or questions feel free to contact me directly.*



*EIGHTH ORDER OF BUSINESS*

*A.*

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 Wednesday, October 6, 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
Dana Harden	Amenity Manager – Vesta
Mark Johnson	Field Operations Manager – Vesta
Dan Fagen	Vesta (by phone)
Leo Dickinson	LawnBoy
Sue Delegal	Billing Cochran Lyles Mauro & Ramsey

The following is a summary of the discussions and actions taken at the October 6, 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 Regarding Irrigation Repairs**

Mr. Dickinson informed the Board of irrigation issues throughout the community. A well repair company was called out to assess the pump and the motor was replaced, with the repair totaling \$7,678. He suggested putting a bladder on the front irrigation system that is now presenting issues, which was quoted at \$3,080. The Board members agreed they were okay

with forgoing obtaining other quotes and approving East Coast Well's quote given that it is a small job.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor East Coast Wells & Pump Service quote to replace the bladder on the front irrigation system for a total of \$3,080 was approved.

Mr. Dickinson informed the Board flowers have not yet been installed in the front of the community due to the irrigation issues, but they will be installed in the next week with the system being repaired.

The following item was taken out of order.

#### **SEVENTH ORDER OF BUSINESS**

##### **Discussion of Trimming Landscaping in Roundabout**

This item was added to the agenda as a result of a resident complaint of visibility around the roundabout due to the landscaping. Mr. Dickinson informed the Board the Loropetalum plants would have to be trimmed down quite a bit in order to improve the visibility enough to see the other side of the roundabout from one side. Ms. Waldhauer noted the Loropetalum would not be able to be trimmed until the spring to avoid frost damage, and they would only be left with sticks if they were to be trimmed as much as would be necessary to obtain the preferred visibility. Mr. Richardson stated that he felt the only option to improve safety would be to completely remove the Loropetalum and install groundcover. Mr. Kirsch suggested trimming the plants one more time before winter and reassessing in January before proceeding with any action on the roundabout.

#### **FOURTH ORDER OF BUSINESS**

##### **Discussion on Amenity Policies and Non-Resident Facility Rentals**

##### **A. Consideration of Resolution 2021-07, Amending the Amenity Center Policies Relating to Dumpster Use and Non-Resident Facility Rentals**

Mr. Torres reminded the Board this item was presented last month, and District Counsel has made changes as requested by the Board. The proposed changes are to restrict use of the dumpster by anyone who is not provided permission for such and to allow facility rentals

by non-residents as approved by District staff. Mr. Kirsch stated that the non-resident rentals would be subject to additional rules and terms such as not allowing alcohol, staff being required for the rental and requiring booking for the rental farther in advance. Mr. Fagen asked that there not be a specific rate set for non-patron rentals and instead note that the fee would be identified by the amenity manager based on the needs of the renting party and the Board agreed. Mr. Knight noted a public hearing would be needed to formally adopt the new rules.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with Mr. Richardson and Ms. Henninger in favor and Ms. Waldhauer opposed, Resolution 2021-07 was approved subject to a public hearing being held to formally adopt the rules on a 4-1 vote.

**FIFTH ORDER OF BUSINESS****Ratification of Regular Meeting Schedule  
for Fiscal Year 2022**

Mr. Torres presented a regular meeting schedule for the first Wednesday of each month, with exceptions to the June and July meetings which will be held on the first Monday of the month and the second Monday of the month respectively. Ms. Waldhauer has conflicts on Wednesdays so she and Mr. Torres will work together to come up with a schedule. This item was tabled.

**SIXTH ORDER OF BUSINESS****Ratification of Proposal for Well Pump  
Repair**

Mr. Torres informed the Board staff proceeded with approving a proposal from East Coast Wells in the amount of \$7,678 to avoid any further damage to the grass due to lack of irrigation. He asked for ratification of approval of the proposal.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor East Coast Wells & Pump Service proposal to replace the repair the well pump for a total of \$7,678 was ratified.

**EIGHTH ORDER OF BUSINESS****Re-Consideration of Proposals for  
Trimming of Magnolia Trees**

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor re-considering Beautiful Bloom's proposal previously approved by the Board was approved.

Mr. Kirsch reminded the Board at the last meeting a proposal from Mr. Richardson's employer Beautiful Blooms to trim approximately 30 magnolia trees along the perimeter of the community was approved, however due to conflict-of-interest issues, more proposals were obtained for the project. LawnBoy presented a proposal totaling \$8,300, however due to the higher quote and lack of experience with trimming trees, Mr. Kirsch stated he would not be considering the proposal. Arbor Pro presented a proposal in the amount of \$7,425. Mr. Knight noted a small project agreement would be needed for this project.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Arbor Pro's proposal for trimming the magnolia trees in the amount of \$7,425 was approved subject to entering into a small project agreement with Arbor Pro with Mr. Richardson authorized to serve as the liaison for the District regarding the project.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports (Continued)**

#### **A. District Counsel**

There being nothing to report, the next item followed.

#### **C. District Manager**

There being nothing to report, the next 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. Monthly Report**

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



## **2. Discussion Regarding Entry Signs**

Mr. Johnson informed the Board the entry signs were opened up revealing rotten wood frames due to termite damage. He asked for input as to what design the Board would like to use to replace the signs. The Board directed him to obtain design recommendations/quotes from a contractor to replace the entry signs using hardy board with their choice of foundation. Ms. Timmons stated that she would like a more modern design. Mr. Kirsch asked that multiple bids be sought.

## **3. Volleyball Sand & Playground Mulch**

Mr. Johnson informed the Board the volleyball area has a pit in it, making it difficult to use and the playground has areas that need to be filled in with additional mulch. He presented a quote for mulch only totaling \$2,695, and a quote with both sand and mulch totaling \$1,754.50. He noted the quotes do include labor to install the mulch, so he suggested asking for community volunteers.

On MOTION by Ms. Timmons seconded by Ms. Henninger with all in favor purchase and delivery of mulch and sand from Liberty Landscape at an amount not to exceed \$1,800 was approved.

## **4. Pressure Washing Quotes**

Mr. Johnson presented four quotes for pressure washing the common area sidewalks and curbing ranging from \$3,000 to \$5,000. The Board members stated that they were under the impression when they approved funding the purchase of pressure washing equipment that any pressure washing projects would be handled by Vesta as part of their current contract. Mr. Kirsch stated that he would pressure wash the sidewalks himself and would track the number of hours involved for future reference.

## **TENTH ORDER OF BUSINESS**

**Supervisor      Requests      /      Audience**  
**Comments**

### **Audience Comments**

Ms. Graby, 16227 Stanis Court, asked if insurance covers someone getting injured while on property for a non-resident rental. Mr. Torres responded that it does. Mr. Kirsch asked

if the intent to rent the facilities to non-residents should be disclosed to the District's insurance company. Mr. Knight responded that it would be a good idea.

Ms. Cathy Stepalavich, Dowing Creek, asked if the new entry signs will be lit. Mr. Kirsch responded that there is electric in the area currently for some up lights and he will ensure new lighting is installed.

Ms. Stepalavich asked if all ADA-related issues in the community have been resolved. Mr. Torres and Mr. Kirsch responded that the community had an ADA inspection and all items flagged were remedied.

Mr. Wendel France, 16235 Dowing Creek, asked for clarification on why non-residents will be allowed to rent the facilities and was concerned it allowing non-resident rentals would open a can of worms. Mr. Kirsch responded the Board is looking to have extra income flow in from the rentals and noted there would be no alcohol allowed and a staff member would be present to monitor the event. He also noted the intention was to have a place that meetings could be held for outside groups needing an alternative.

Mr. Dave Jackson stated that the Board should think about security for non-resident events. Mr. Kirsch noted a clause could be added to the rental policies that security may be required and clarified that non-residents would only have access to the meeting room.

### **Supervisor's Requests**

Mr. Richardson stated that he's noticed more algae on the lakes. Ms. Harden stated that Lake Doctors was out this week, but she would contact them to inquire about the algae issue.

Ms. Waldhauer asked what the status is of the lifestyle website. Ms. Harden responded that it would be up and running by the next meeting.

Ms. Henninger noted some of the pressure washing bids reference the water use being included, but not all specified so that is something to consider.

## **ELEVENTH ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Minutes of the August 17, 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 \$99,295.92.

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

**TWELFTH ORDER OF BUSINESS**

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

**THIRTEENTH 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

*B.*

# Tison's Landing

## Community Development District

Unaudited Financial Statements  
as of  
September 30, 2021

Board of Supervisors Meeting  
November 3, 2021

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

September 30, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b><u>ASSETS:</u></b>				
Cash	\$15,124	---	\$870	\$15,994
Accounts Receivables	\$75	---	---	\$75
<b>Investments:</b>				
SBA-Surplus Funds	\$91,895	---	\$130,663	\$222,558
<b>Series 2016-1</b>				
Reserve	---	\$149,260	---	\$149,260
Revenue	---	\$80,919	---	\$80,919
Prepayment	---	\$3,588	---	\$3,588
Redemption	---	\$3	---	\$3
<b>Series 2016-2</b>				
Reserve	---	\$42,223	---	\$42,223
Prepayment	---	\$890	---	\$890
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$25,492	---	---	\$25,492
<b>TOTAL ASSETS</b>	<b><u>\$136,789</u></b>	<b><u>\$276,882</u></b>	<b><u>\$131,533</u></b>	<b><u>\$545,205</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$17,345	---	---	\$17,345
Accrued Expenditures	\$2,000	---	---	\$2,000
Due to other Funds	\$0	---	---	\$0
<b>TOTAL LIABILITIES</b>	<b><u>\$19,345</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$19,345</u></b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable:				
Prepaid items and deposits	\$29,695	---	---	\$29,695
Restricted for:				
Debt service	---	\$276,882	---	\$276,882
Assigned for Capital Projects			\$131,533	\$131,533
Unassigned	\$87,749	---	---	\$87,749
<b>TOTAL FUND BALANCES</b>	<b><u>\$117,444</u></b>	<b><u>\$276,882</u></b>	<b><u>\$131,533</u></b>	<b><u>\$525,860</u></b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u>\$136,789</u></b>	<b><u>\$276,882</u></b>	<b><u>\$131,533</u></b>	<b><u>\$545,205</u></b>

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
<b><u>REVENUES</u></b>				
Maintenance Assessments - Tax Roll	\$588,517	\$588,517	\$590,182	\$1,665
Maintenance Assessments - Tax Roll Delinq	\$0	\$0	\$1,118	\$1,118
Clubhouse Income	\$5,000	\$5,000	\$9,010	\$4,010
Interest Income	\$4,000	\$4,000	\$283	(\$3,717)
Miscellaneous Revenues	\$0	\$0	\$226	\$226
<b>TOTAL REVENUES</b>	<b>\$597,517</b>	<b>\$597,517</b>	<b>\$600,819</b>	<b>\$3,302</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administrative:</u></b>				
Supervisor Fees	\$7,000	\$7,000	\$8,400	(\$1,400)
FICA Taxes	\$536	\$536	\$643	(\$107)
Engineering Fees	\$3,000	\$3,000	\$4,491	(\$1,491)
Arbitrage Calculation	\$1,200	\$1,200	\$550	\$650
Dissemination Agent	\$1,000	\$1,000	\$1,100	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$15,000	\$17,931	(\$2,931)
Annual Audit	\$3,570	\$3,570	\$3,570	\$0
Management Fees	\$50,000	\$50,000	\$50,000	(\$0)
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$100	\$100	\$235	(\$135)
Postage	\$1,000	\$1,000	\$387	\$613
Printing & Binding	\$2,000	\$2,000	\$2,016	(\$16)
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$1,000	\$2,312	(\$1,312)
Other Current Charges	\$500	\$500	\$779	(\$279)
Website Administration	\$1,800	\$1,800	\$2,064	(\$264)
Office Supplies	\$500	\$500	\$94	\$406
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$104,517</b>	<b>\$104,517</b>	<b>\$110,837</b>	<b>(\$6,320)</b>
<b><u>Field:</u></b>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$26,612	\$26,612	(\$0)
Amenity Manager (Vesta)	\$90,081	\$90,081	\$90,081	\$0
Security Camera Monitoring (Envera)	\$16,000	\$16,000	\$22,430	(\$6,430)
Pool Maintenance (Vesta)	\$23,540	\$23,540	\$23,540	(\$0)
Pool Repair	\$3,000	\$3,000	\$2,021	\$979
Pool Chemicals (Vesta)	\$8,568	\$8,568	\$8,772	(\$204)
Permit Fees	\$991	\$991	\$893	\$98
Landscape Maintenance (LawnBoy)	\$49,100	\$49,100	\$49,479	(\$379)
Landscape Fertilization (Agro Pro)	\$17,900	\$17,900	\$17,900	\$0
Landscape Contingency	\$7,500	\$7,500	\$2,486	\$5,014
Pest Control (Turner Pest)	\$780	\$780	\$365	\$415

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/21	ACTUAL THRU 09/30/21	VARIANCE
<b><i>Field: (continued)</i></b>				
Irrigation Maintenance	\$5,625	\$5,625	\$3,595	\$2,030
Lake Maintenance (The Lake Doctor)	\$9,540	\$9,540	\$11,090	(\$1,550)
Utilities-Electric (JEA)	\$23,000	\$23,000	\$16,922	\$6,078
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$30,000	\$39,672	(\$9,672)
Utilities-Cable (Comcast)	\$3,720	\$3,720	\$6,902	(\$3,182)
Refuse Service (Republic Services)	\$2,900	\$2,900	\$4,506	(\$1,606)
Repairs and Maintenance	\$40,000	\$40,000	\$5,766	\$34,234
Janitorial Maintenance (Vesta)	\$24,200	\$24,200	\$24,200	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$3,150	\$3,150	\$0
Special Events	\$17,000	\$17,000	\$19,327	(\$2,327)
Amenity Supplies	\$5,000	\$5,000	\$10,780	(\$5,780)
Contingency	\$2,000	\$2,000	\$5,083	(\$3,083)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
<b>TOTAL FIELD</b>	<b>\$493,000</b>	<b>\$493,000</b>	<b>\$480,077</b>	<b>\$12,923</b>
<b>TOTAL EXPENDITURES</b>	<b>\$597,517</b>	<b>\$597,517</b>	<b>\$590,914</b>	<b>\$6,603</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$9,905	\$9,905
Net change in fund balance	\$0	\$0	\$9,905	\$9,905
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$107,539</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$117,444</b>	



**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 09/30/21</b>	<b>ACTUAL THRU 09/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES</u></b>				
Interest Income	\$3,000	\$3,000	\$171	(\$2,829)
Miscellaneous Revenues	\$0	\$0	\$10,776	\$10,776
Capital Reserve-Transfer In	\$70,600	\$70,600	\$70,600	\$0
<b>TOTAL REVENUES</b>	<b>\$73,600</b>	<b>\$73,600</b>	<b>\$81,546</b>	<b>\$7,946</b>
<b><u>EXPENDITURES</u></b>				
Capital Outlay	\$50,000	\$50,000	\$38,007	\$11,993
Miscellaneous Services	\$800	\$800	\$414	\$386
<b>TOTAL EXPENDITURES</b>	<b>\$50,800</b>	<b>\$50,800</b>	<b>\$38,421</b>	<b>\$12,379</b>
Excess (deficiency) of revenues over (under) expenditures	\$22,800	\$22,800	\$43,126	\$20,326
Net change in fund balance	\$22,800	\$22,800	\$43,126	\$20,326
<b>FUND BALANCE - Beginning</b>	<b>\$116,038</b>		<b>\$88,407</b>	
<b>FUND BALANCE - Ending</b>	<b>\$138,838</b>		<b>\$131,533</b>	

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2016-1 & 2**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2021

<b>DESCRIPTION</b>	<b>ADOPTED BUDGET</b>	<b>PRORATED BUDGET THRU 09/30/21</b>	<b>ACTUAL THRU 09/30/21</b>	<b>VARIANCE</b>
<b><u>REVENUES</u></b>				
Special Assessments - On Roll	\$382,996	\$382,996	\$383,403	\$407
Special Assessments - On Roll Delinq	\$0	\$0	\$812	\$812
Special Assessments - Prepayments	\$0	\$0	\$4,434	\$4,434
Interest Income	\$3,600	\$3,600	\$23	(\$3,577)
<b>TOTAL REVENUES</b>	<b>\$386,596</b>	<b>\$386,596</b>	<b>\$388,672</b>	<b>\$2,076</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Series 2016-1</u></b>				
Interest - 11/01	\$59,501	\$59,501	\$59,501	\$0
Interest - 05/01	\$59,501	\$59,501	\$59,501	(\$0)
Principal - 05/01	\$180,000	\$180,000	\$180,000	\$0
<b><u>Series 2016-2</u></b>				
Interest - 11/01	\$22,325	\$22,325	\$22,325	\$0
Interest - 05/01	\$22,325	\$22,325	\$22,325	\$0
Principal - 05/01	\$40,000	\$40,000	\$40,000	\$0
Special Call - 05/01	\$0	\$0	\$5,000	(\$5,000)
<b>TOTAL EXPENDITURES</b>	<b>\$383,651</b>	<b>\$383,651</b>	<b>\$388,651</b>	<b>(\$5,000)</b>
Excess (deficiency) of revenues over (under) expenditures	\$2,945	\$2,945	\$21	(\$2,924)
Net change in fund balance	\$2,945	\$2,945	\$21	(\$2,924)
<b>FUND BALANCE - Beginning</b>	<b>\$86,468</b>		<b>\$276,861</b>	
<b>FUND BALANCE - Ending</b>	<b>\$89,413</b>		<b>\$276,882</b>	

**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2021**

<b>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</b>		
Interest Rate:	2.000%	
Maturity Date:	5/1/2021	\$180,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$210,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2029 - 5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2033 - 5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2020		\$3,815,000.00
	May 1, 2021 (Mandatory)	(\$180,000.00)
<b>Current Bonds Outstanding</b>		<b>\$3,635,000.00</b>
<b>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</b>		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2020		\$950,000.00
	May 1, 2021 (Mandatory)	(\$40,000.00)
	May 1, 2021 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$905,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$4,540,000.00</b>

**Tison's Landing**  
**Community Development District**  
General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
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*Revenues*

Maintenance Assessments - Tax Roll	\$0	\$86,593	\$483,003	\$4,021	\$4,810	\$4,563	\$4,849	\$815	\$2,645	\$0	\$0	\$0	\$591,300
Clubhouse Income	\$0	\$0	\$830	\$0	\$0	\$1,265	\$1,605	\$0	\$2,990	\$0	\$2,320	\$0	\$9,010
Interest Income	\$13	\$3	\$6	\$52	\$39	\$39	\$31	\$27	\$19	\$33	\$14	\$8	\$283
Miscellaneous Revenues	\$0	\$67	\$0	\$0	\$73	\$0	\$0	\$70	\$0	\$0	\$0	\$17	\$226

<i>Total Revenues</i>	\$13	\$86,663	\$483,838	\$4,073	\$4,922	\$5,867	\$6,484	\$912	\$5,654	\$33	\$2,334	\$25	\$600,819
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Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,800	\$0	\$1,000	\$1,000	\$0	\$800	\$0	\$8,400
FICA Taxes	\$61	\$77	\$0	\$77	\$77	\$138	\$0	\$77	\$77	\$0	\$61	\$0	\$643
Engineering Fees	\$89	\$134	\$0	\$0	\$267	\$1,024	\$0	\$89	\$0	\$2,367	\$490	\$32	\$4,491
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$550
Dissemination Agent	\$83	\$83	\$83	\$83	\$83	\$83	\$183	\$83	\$83	\$83	\$83	\$83	\$1,100
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Administration	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$2,118	\$2,063	\$688	\$1,155	\$605	\$2,008	\$1,183	\$1,898	\$1,613	\$541	\$2,063	\$2,000	\$17,931
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,570	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Management Fees	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$50,000
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Telephone	\$0	\$0	\$0	\$45	\$0	\$63	\$51	\$51	\$0	\$0	\$25	\$0	\$235
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$106	\$22	\$0	\$0	\$13	\$2	\$387
Printing & Binding	\$210	\$148	\$110	\$81	\$153	\$165	\$89	\$851	\$36	\$115	\$5	\$55	\$2,016
Insurance	\$8,773	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,873
Legal Advertising	\$0	\$140	\$140	\$298	\$137	\$237	\$120	\$934	\$0	\$0	\$97	\$210	\$2,312
Other Current Charges	\$79	\$77	\$62	\$8	\$52	\$52	\$58	\$102	\$53	\$78	\$83	\$74	\$779
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,014	\$0	\$0	\$0	\$2,064
Office Supplies	\$15	\$13	\$15	\$15	\$15	\$15	\$0	\$6	\$0	\$0	\$0	\$0	\$94
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

<i>Total Administrative</i>	\$23,028	\$8,361	\$5,608	\$7,161	\$6,788	\$13,553	\$6,189	\$9,362	\$8,126	\$7,985	\$7,969	\$6,706	\$110,837
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**Tison's Landing**  
**Community Development District**  
General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2021

OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
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FIELD:

Insurance (Property)	\$13,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,905
Field Management & Administration (Vesta)	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$26,612
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$90,081
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$790	\$944	\$3,867	\$1,225	\$944	\$4,043	\$1,008	\$1,072	\$22,430
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$23,540
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$478	\$0	\$99	\$0	\$0	\$2,021
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$918	\$714	\$714	\$714	\$8,772
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$368	\$0	\$893
Landscape Maintenance (LawnBoy)	\$4,092	\$4,092	\$4,092	\$4,092	\$4,090	\$4,090	\$4,092	\$4,091	\$4,091	\$4,091	\$4,476	\$49,479
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$17,900
Landscape Contingency	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$535	\$591	\$0	\$0	\$2,486
Pest Control (Turner Pest)	\$65	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$365
Irrigation Maintenance	\$227	\$0	\$572	\$787	\$0	\$50	\$469	\$753	\$523	\$0	\$0	\$3,595
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$795	\$795	\$795	\$2,345	\$795	\$795	\$795	\$795	\$11,090
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$1,206	\$1,178	\$1,280	\$1,363	\$1,364	\$1,665	\$1,554	\$1,620	\$16,922
Utilities-Water/Sewer/Irrigation (JEA)	\$5,075	\$5,248	\$5,974	\$4,019	\$2,191	\$1,993	\$2,344	\$2,378	\$2,687	\$2,572	\$2,530	\$39,672
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$575	\$574	\$574	\$574	\$575	\$568	\$575	\$575	\$6,902
Refuse Service (Republic Services)	\$221	\$221	\$340	\$343	\$346	\$227	\$482	\$231	\$357	\$359	\$847	\$4,506
Repairs and Maintenance	\$230	\$58	\$465	\$61	\$165	\$2,432	\$566	\$0	\$103	\$996	\$25	\$5,766
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$24,200
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$3,150
Special Events	\$5,231	\$1,093	\$2,625	\$1,024	\$1,418	\$942	\$4,615	\$323	\$22	\$1,448	\$382	\$19,327
Amenity Supplies	\$1,872	\$421	\$742	\$306	\$471	\$0	\$182	\$1,551	\$498	\$244	\$12	\$10,780
Contingency	\$78	\$0	\$0	\$384	\$0	\$4,305	\$0	\$58	\$0	\$0	\$0	\$5,083
Capital Outlay	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Capital Reserve	\$0	\$0	\$0	\$65,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,600

*Total Field Expenditures*

\$53,493	\$31,289	\$38,908	\$101,303	\$28,343	\$36,727	\$35,058	\$29,770	\$32,942	\$29,813	\$28,424	\$34,009	\$480,077
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**Total Expenditures**

\$76,521	\$39,649	\$44,515	\$108,464	\$35,131	\$50,280	\$41,247	\$39,132	\$41,068	\$37,798	\$36,393	\$40,715	\$590,914
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*C.*

**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts FY 2021

							Current		
							ASSESSED THROUGH DUVAL COUNTY		
TOTAL GROSS ASSESSMENT LEVY							\$636,235.20	\$413,321.24	\$1,049,556.44
TOTAL NET ASSESSMENT LEVY							\$588,517.56	\$382,322.15	\$970,839.71
							60.62%	39.38%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
11/06/20	10/16-10/31/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/10/20	11/1-11/6/20	\$7,609.84	\$304.40	\$146.11	\$109.58	\$7,049.75	\$4,273.52	\$2,776.23	\$7,049.75
11/19/20	11/7-11/16/20	\$26,721.24	\$1,068.85	\$513.05	\$384.79	\$24,754.55	\$15,006.07	\$9,748.48	\$24,754.55
11/27/20	11/17-11/23/20	\$118,512.16	\$4,740.44	\$2,275.43	\$1,706.58	\$109,789.71	\$66,553.90	\$43,235.81	\$109,789.71
12/04/20	11/24-11/30/20	\$841,866.82	\$33,674.59	\$16,163.84	\$12,122.87	\$779,905.52	\$472,774.33	\$307,131.19	\$779,905.52
12/11/20	12/1-12/8/20	\$15,671.70	\$613.29	\$301.17	\$225.88	\$14,531.36	\$8,808.83	\$5,722.53	\$14,531.36
12/22/20	6/1-10/21/20	\$544.50	\$28.58	\$10.32	\$7.74	\$497.86	\$301.80	\$196.06	\$497.86
01/06/21	12/18-12/31/20	\$2,693.31	\$80.80	\$52.25	\$39.19	\$2,521.07	\$1,528.26	\$992.81	\$2,521.07
01/21/21	1/1-1/14/21	\$4,389.81	\$128.59	\$85.22	\$63.92	\$4,112.08	\$2,492.72	\$1,619.36	\$4,112.08
02/04/21	1/15-1/29/21	\$6,489.79	\$129.80	\$127.20	\$95.40	\$6,137.39	\$3,720.45	\$2,416.94	\$6,137.39
02/23/21	2/1-2/16/21	\$1,882.12	\$18.82	\$37.27	\$27.95	\$1,798.08	\$1,089.99	\$708.09	\$1,798.08
03/04/21	2/17-2/28/21	\$4,611.29	\$46.11	\$91.30	\$68.48	\$4,405.40	\$2,670.53	\$1,734.87	\$4,405.40
03/19/21	3/1-3/15/21	\$3,235.40	\$0.00	\$64.71	\$48.53	\$3,122.16	\$1,892.64	\$1,229.52	\$3,122.16
04/05/21	3/16-3/31/21	\$4,467.85	\$0.00	\$89.36	\$67.02	\$4,311.47	\$2,613.59	\$1,697.88	\$4,311.47
04/19/21	4/1-4/14/21	\$3,764.24	(\$56.46)	\$76.41	\$57.31	\$3,686.98	\$2,235.03	\$1,451.95	\$3,686.98
05/10/21	4/15-4/30/21	\$1,353.28	(\$40.60)	\$27.88	\$20.91	\$1,345.09	\$815.39	\$529.70	\$1,345.09
06/18/21	6/1-6/14/21	\$4,389.81	(\$131.70)	\$90.43	\$67.82	\$4,363.26	\$2,644.98	\$1,718.28	\$4,363.26
TOTAL		\$1,049,556.44	\$40,659.64	\$20,177.93	\$15,133.46	\$973,585.41	\$590,181.99	\$383,403.42	\$973,585.41

**Assessed on Roll:**

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$636,235.20	60.62%	\$590,181.99	(\$590,181.99)	\$0.00
DEBT SERVICE	\$413,321.24	39.38%	\$383,403.42	(\$384,214.99)	\$0.00
TOTAL	\$1,049,556.44	100.00%	\$973,585.41	(\$974,396.98)	\$0.00

<b>YTD GROSS COLLECTED</b>	<b>100.00%</b>
<b>YTD GROSS OUTSTANDING</b>	<b>\$0.00</b>

							Delinquent from FY2020		
							ASSESSED THROUGH DUVAL COUNTY		
TOTAL GROSS ASSESSMENT LEVY							\$636,235.20	\$413,321.24	\$1,049,556.44
							57.93%	42.07%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
12/11/20	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30
TOTAL		\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30

**Assessed on Roll:**

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$570,231.35	57.93%	\$528,882.46	(\$528,882.46)	\$0.00
DEBT SERVICE	\$414,049.86	42.07%	\$384,020.68	(\$383,209.10)	\$0.00
TOTAL	\$984,281.21	100.00%	\$912,903.14	(\$912,091.56)	\$0.00

*D.*



**TISON'S LANDING**  
**COMMUNITY DEVELOPMENT DISTRICT**

Check Run Summary

9/23 - 9/30/2021

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
9/27/2021	2879-2882	\$2,921.38
9/28/2021	2883	\$425.88
	total	<u>\$3,347.26</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$3,347.26</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/27/21	00081	8/31/21 170748	202108 310-51300-31500	LEGAL SRVCS THRU 8/31/21	*	2,062.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,062.50 002879
9/27/21	00012	9/24/21 21-06524	202109 310-51300-48000	NOTICE OF BOS MTG 9/24/21	*	96.50	
		9/24/21 21-06525	202109 310-51300-48000	NOT OF ANNL SCH MTGS 9/24	*	113.38	
				DAILY RECORD + OBSERVER LLC			209.88 002880
9/27/21	00052	9/08/21 7707	202109 320-57200-46200	MOW UNDER POWER LINES 9/8	*	385.00	
				LAWNBOY LAWN SERVICES, INC.			385.00 002881
9/27/21	00082	9/22/21 16571A	202109 320-57200-46600	RPR PROMAXIMA CABLE	*	264.00	
				SOUTHEAST FITNESS REPAIR			264.00 002882
9/28/21	00152	9/03/21 44846100	202108 320-57200-49400	SUPPL FOR BAGEL BREAKFAST	*	24.65	
		9/03/21 44846100	202108 320-57200-46000	PET WASTE BAGS/CORDS/CABL	*	126.25	
		9/03/21 44846100	202108 320-57200-49100	POOLSIDE UMBRELLAS	*	257.96	
		9/03/21 44846100	202108 320-57200-49400	SUPPL FOR BAGEL BREAKFAST	*	33.61	
		9/03/21 44846100	202108 300-36900-10000	CASH BACK WELLSFARGO CC	*	16.59-	
				WELLS FARGO CREDIT CARD (AUTO PAY)			425.88 002883
TOTAL FOR BANK A						3,347.26	
TOTAL FOR REGISTER						3,347.26	

TISO TISON

TCESSNA

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
SUNTRUST CENTER, SIXTH FLOOR  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150

61

TISON'S LANDING CDD  
GOVERNMENTAL MANAGEMENT SERVICES  
5385 NORTH NOB HILL ROAD  
SUNRISE FL 33351

Page: 1  
08/31/2021  
Account No: 80-12113M  
Statement No: 170748

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
08/10/2021		
GLK	REVIEW DOCUMENTS, TELEPHONE CONFERENCE WITH DANA HARDEN RE: CHANGING RATES FOR RENTAL OF AMENITY CENTER FACILITIES	0.40
08/16/2021		
GLK	REVIEW AGENDA PACKAGE FOR CDD BOARD MEETING (8/17); TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.70
08/17/2021		
GLK	PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	3.00
08/18/2021		
GLK	TELEPHONE CONFERENCE WITH ERNESTO TORRES, TELEPHONE CONFERENCE WITH DANA HARDEN, TELEPHONE CONFERENCE WITH BRIAN RICHARDSON RE: BEAUTIFUL BLOOMS PROPOSAL (MAGNOLIA TREES); RECEIVE AND REVIEW CORRESPONDENCE FROM ERNESTO TORRES	0.60
MJP	REVIEW MULTIPLE CORRESPONDENCE AND DOCUMENTATION RE: MUSIC LICENSING	0.40
08/19/2021		
GLK	TELEPHONE CONFERENCE WITH ERNESTO TORRES; LEGAL RESEARCH AND PREPARE CORRESPONDENCE TO ERNESTO TORRES RE: ASCAP LICENSE	0.50
08/23/2021		
GLK	TELEPHONE CONFERENCE WITH BRIAN RICHARDSON, CORRESPONDENCE TO BRIAN RICHARDSON, CORRESPONDENCE TO ERNESTO TORRES	0.50

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 2  
08/31/2021  
Account No: 80-12113M  
Statement No: 170748

Hours

08/25/2021

GLK	REVIEW AND REVISE PROPOSED AMENDMENT TO AMENITY CENTER RULES (DUMPSTER AND RENTAL OF AMENITY FACILITIES)	0.50
GLK	TELEPHONE CONFERENCE WITH COURTNEY HOGGE, TELEPHONE CONFERENCE WITH ERNESTO TORRES, CORRESPONDENCE TO BRIAN RICHARDSON	0.50

08/30/2021

MJP	REVIEW AND REVISE DRAFT RULE AND RATE CHANGES	0.40
	For Current Services Rendered	7.50

2,062.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	6.70	\$275.00	\$1,842.50
MICHAEL J. PAWELCZYK	PARTNERS	0.80	275.00	220.00

Previous Balance \$541.00

Total Current Work 2,062.50 ✓

Balance Due \$2,603.50

310 513 315  
LST

PLEASE MAKE CHECKS PAYABLE TO  
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT  
IRS NO. 59-1756046

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

ESTABLISHED 1977

DENNIS E. LYLES  
JOHN W. MAURO  
KENNETH W. MORGAN, JR.  
BRUCE M. RAMSEY  
RICHARD T. WOULFE  
CAROL J. HEALY GLASGOW  
MICHAEL J. PAWELCZYK  
ANDREW A. RIEF  
MANUEL R. COMRAS  
SHIRLEY A. DELUNA  
MARK A. RUTLEDGE  
GINGER E. WALD  
JEFFERY R. LAWLEY  
DONNA M. KRUSBE  
SCOTT C. COCHRAN  
SHAWN B. MCKAMEY

LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

CENTURION TOWER  
1601 FORUM PLACE, SUITE 400  
WEST PALM BEACH, FLORIDA 33401  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

August 31, 2021

CAMILLE E. BLANTON  
CHRISTINE A. BROWN  
GREGORY F. GEORGE  
BRAD J. KIMBER  
JOHN C. WEBBER

OF COUNSEL  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
GERALD L. KNIGHT

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

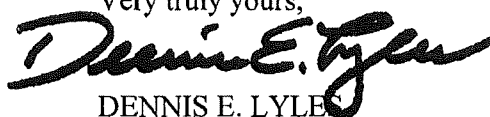
Mr. Richard Hans  
Tison's Landing CDD  
Governmental Management Services  
5385 North Nob Hill Road  
Sunrise, Florida 33351

**Re: Tison's Landing CDD  
Our File No.: 80.12113**

Dear Rich:

We enclose our Interim Statement for legal services rendered in the above-captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,  
  
DENNIS E. LYLES  
For the Firm

DEL/sa  
Enclosure

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

September 24, 2021

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial #	21-06524D	PO/File #		\$96.50
Notice of Board of Supervisors Meeting				Amount Due
BOS				
Tison's Landing Community Development District				Amount Paid
				\$96.50
				Payment Due
Case Number				
Publication Dates	9/24 ✓			
County	Duval 310 513 480			

*Payment is due before the  
Proof of Publication is released.*

*For your convenience, you  
may remit payment at [https://www.  
jaxdailyrecord.com/send-payment](https://www.jaxdailyrecord.com/send-payment).*

**Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)**

**TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.**

**Preliminary Proof Of Legal Notice**  
*(This is not a proof of publication.)*

*Please read copy of this advertisement and advise us of any necessary corrections before further publications.*

**NOTICE OF BOARD OF  
SUPERVISORS MEETING  
OF THE TISON'S LANDING  
COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Wednesday, October 6, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at [www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com). Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TLY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres  
District Manager

Sep. 24 00 (21-06524D)

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

September 24, 2021

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Payment Due Upon Receipt

Serial # 21-06525D PO/File # \$113.38

Amount Due

✓ Notice of Annual Schedule of Meetings

Amount Paid

Tison's Landing Community Development District

\$113.38

Payment Due

Case Number

Publication Dates 9/24 ✓

County Duval

310 513 480

*Payment is due before the  
Proof of Publication is released.*

*For your convenience, you  
may remit payment at [https://www.  
jaxdailyrecord.com/send-payment](https://www.jaxdailyrecord.com/send-payment).*

Your notice can be found at [www.jaxdailyrecord.com](http://www.jaxdailyrecord.com)

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.



**NOTICE OF ANNUAL  
SCHEDULE OF MEETINGS  
TISON'S LANDING  
COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors of the  
**Tison's Landing Community  
Development District** will hold  
their regularly scheduled public  
meetings for **Fiscal Year 2022**  
on the first Wednesday of each  
month at 6:00 p.m. at the Yel-  
low Bluff Amenity Center, 16529  
Tison's Bluff Road, Jacksonville,  
Florida 32218 as follows (\*unless  
otherwise indicated):

October 6, 2021

November 3, 2021

December 1, 2021

January 5, 2022

February 2, 2022

March 2, 2022

April 6, 2022

May 4, 2022

(FY23 Budget Approval)

June 7, 2022 (\*First Monday)

July 12, 2022 (FY23 Budget

Adoption) (\*Second Monday)

August 3, 2022

September 1, 2022

The meetings are open to the  
public and will be conducted in  
accordance with the provision  
of Florida Law for Community  
Development Districts. The meet-  
ings may be continued to a date,  
time, and place to be specified on  
the record at the meeting. Copies  
of the agendas for these meet-  
ings may be obtained from Gov-  
ernmental Management Services,  
LLC, 475 West Town Place, Suite  
114, St. Augustine, Florida 32092  
or by calling (904) 940-5850.

There may be occasions when  
one or more Supervisors or staff  
will participate by telephone. Pur-  
suant to provisions of the Ameri-  
cans with Disabilities Act, any per-  
son requiring special accommoda-  
tions at this meeting because of a  
disability or physical impairment  
should contact the District Office  
at (904) 940-5850 at least 48  
hours prior to the meeting. If you  
are hearing or speech impaired,  
please contact the Florida Relay  
Service by dialing 7-1-1, or 1-800-  
955-8771 (TTY) / 1-800-955-8770  
(Voice), for aid in contacting the  
District Office.

A person who decides to appeal  
any decision made at the meetings  
with respect to any matter consid-  
ered at the meeting is advised that  
person will need a record of the  
proceedings and that accordingly,  
the person may need to ensure  
that a verbatim record of the pro-  
ceedings is made, including the  
testimony and evidence upon  
which such appeal is to be based.

Ernesto Torres

District Manager

Sep. 24

00 (21-06525D)

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

**APPROVED**

Mark Johnson 09/17/21

# Invoice

Date	Invoice #
9/8/2021	7707

Bill To
Tison's Landing CDD c/o Vesta Property Services Attn: Mark Johnson 16529 Tison's Bluff Road Jacksonville, FL 32218

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		9/8/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Mowing	Mowing <u>under</u> the JEA <u>power lines</u> 9/8/2021  32 572 462			385.00	385.00
It's been a pleasure working with you!					Total	\$385.00

**APPROVED**

# SoutheastFitness

## REPAIR

Mark Johnson 09/23/21

Equipment Repair &amp; Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 16571A

<b>Facility Name:</b>	TISON'S LANDING AMENITY CENTER
<b>Facility Address:</b>	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
<b>Billing Address:</b>	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	PROMAXIMA SS M/N P-142 - CABLE. MARK 813-316-8968

Date: 22-Sep-2021

Payment is due within 30 days of  
invoice date.

Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	29.00	1.00	29.00
FLAT RATE FEE		125.00	1.00	125.00
PROMAXIMA - P-142 SS - CABLE: PROMAXIMA - P-142 SS - CABLE	CABLE	110.00	1.00	110.00
<b>Comments:</b>			<i>Parts Total</i>	264.00
			<i>Tax</i>	0.00
			<i>Balance</i>	264.00

Technician: FRANK HARDY

**Thank you for your business.**

RPR - Promaxima Cable

32 572 466

## TISONS LANDING CDD MONTHLY EXPENSE REPORT

DATE	TIME	LOCATION	STATUS
8/2/2021	8:00 AM	Room 101	Completed
9/3/2021	9:00 AM	Room 102	Completed

Date	Description	Budget	Credit Item	Debit
8/14/2021	Supplies for bagel breakfast	320.57200.49400	Special Events	Winn-Dixie \$ 24.65
8/24/2021	Pet Waste Bags, Cords & Cables	320.57200.46000	Maint & Repairs	Amazon \$ 126.25
8/24/2021	Poolside Umbrellas	320.57200.46000	Maint & Repairs	Amazon \$ 257.96
8/24/2021	Supplies for bagel breakfast	320.57200.49400	Special Events	Winn-Dixie \$ 33.61
				\$422.47

Expansion: Dana D. Gardner Dana Gardner, Agency Manager



### Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	7.240%	.01333%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	23.990%	.66872%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

### Important Information

\$0 - \$425.88 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/28/21. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

### Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
08/14	08/14	241374673017ZDNKQ	WINN-DIXIE #0012 JACKSONVILLE FL		24.66
08/24	08/24	24592157Q2XY4K4GA	AMZN Mktpl US*2D7GS4QX2 Amzn.com/bill WA		126.25
08/24	08/24	24592157Q2Y1574E5	Amazon.com*2D1XVQGS2 Amzn.com/bill WA		257.96
08/27	08/27	F3263097F00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	537.21	
08/29	08/29	24137467J014TMQ64	WINN-DIXIE #0012 JACKSONVILLE FL		33.61
09/03	09/03		WELLS FARGO CASH BACK - CREDIT	16.59	

### Wells Fargo News

Take advantage of the features that come with Online Banking:

Messages and alerts: Stay informed about your account with updates sent to your email or mobile phone.

Wells Fargo Card Design Studio® service: Make your card as unique as your business. Customize your card design with this free service.

Automatic Payments: Never miss a payment, avoid late charges and protect your credit rating.

amazon.com

Final Details for Order #113-1796035-6079439  
[Print this page for your records.](#)

Order Placed: August 24, 2021  
Amazon.com order number: 113-1796035-6079439  
Order Total: \$126.25

Shipped on August 24, 2021

**Items Ordered**

	Price
1 of: PowerBear 4K HDMI Cable 10 ft   High Speed Hdmi Cables, Braided Nylon & Gold Connectors, 4K @ 60Hz, Ultra HD, 2K, 1080P, ARC & CL3 Rated   for Laptop, Monitor, PSS, PS4, Xbox One, Fire TV, & More Sold by: PowerBear LLC ( <a href="#">seller profile</a> )	\$8.99

Condition: New

1 of: HJ Garden 2pcs 8mm x 45cm Bungee Cord with Hook Heavy Duty Straps 2 Climbing Hooks Strong Elastic Rope Shock Cord Tie Down Set(Blue) Sold by: HJ Garden ( <a href="#">seller profile</a> )	\$8.59
--	--------

Condition: New

2 of: Zero Waste Dog Waste Roll Bags, 10 rolls of 200, Total 2,000 bags Sold by: Amazon.com Services LLC	\$54.56
---	---------

Condition: New

**Shipping Address:**

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

**Billing address**

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

Item(s) Subtotal:	\$126.70
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$0.45

Total before tax:	\$126.25
Estimated tax to be collected:	\$0.00

**Grand Total: \$126.25**

**Credit Card transactions**

Visa ending in 3429; August 24, 2021: \$126.25

To view the status of your order, return to [Order Summary](#).

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amazon.com

Final Details for Order #113-0686540-7840225  
[Print this page for your records.](#)

Order Placed: August 24, 2021  
Amazon.com order number: 113-0686540-7840225  
Order Total: \$257.96

**Shipped on August 24, 2021**

**Items Ordered**

4 of: *Tropishade 9 ft Wood Market Umbrella with Beige Polyester Cover*  
Sold by: Amazon.com Services LLC

Condition: New

**Price**  
\$64.49

**Shipping Address:**

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

**Shipping Speed:**

Standard Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 3429

**Billing address**

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

Item(s) Subtotal: \$257.96  
Shipping & Handling: \$0.00

Total before tax: \$257.96  
Estimated tax to be collected: \$0.00

**Grand Total: \$257.96**

**Credit Card transactions**

Visa ending in 3429: August 24, 2021: \$257.96

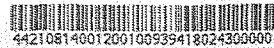
To view the status of your order, return to [Order Summary](#).

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# Winn-Dixie

It's a Winn Win

12333 SAGO AVE W., JACKSONVILLE, FL  
Store (904) 757-8982  
08/14/21 7:45pm 0012 001 243  
Store Manager: BOBBY  
Your Cashier: LANCE



44210814001200100939418024300000

		Res	You Pay	
QTY 2	ENTENMANS CAKE	\$6.99	\$6.99	F
	TASTYKAKE DONUTS	\$5.98	\$2.99	F
	You save (\$2.99)			
QTY 2	SEG CREAM CHEESE	\$4.98	\$3.00	F
	You save (\$1.98)			
QTY 2	SEG CREAM CHEESE	\$4.98	\$3.00	F
	You save (\$1.98)			
	SEG CREAM CHEESE	\$2.99	\$2.99	F
	CF ALMOND MILK	\$4.39	\$3.99	F
	You save (\$0.40)			
	SEG HALF/HALF	\$2.99	\$2.99	F

Assoc 5% Disc (\$1.30)

Total number of items sold = 10

Subtotal	\$24.65
Tax	\$0.00
Total due	\$24.65
Visa total	\$24.65

VISA \*\*\*\*\*3429

APPROVAL CODE 014185 SEQ # 13770

AID A0000000031010

Change \$0.00

Winn-Dixie rewards (ending in 4384)

rewards savings	Coupon savings	Total savings
\$7.35	\$1.30	\$8.65

Points summary:

Base earned	Bonus earned	Total balance
12	0	143

Worth \$1.43 in FREE groceries

\*May not include pending points activity

Every 100 points = \$1 in FREE groceries.  
Terms apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!



Multiply your points!

Spend \$20+ in a single transaction & score a Mystery Bonus coupon to multiply your base points on your next purchase.

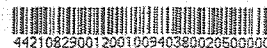
See WinnDixie.com for details



# Winn-Dixie

It's a Winn Win

12333 SAGO AVE W., JACKSONVILLE, FL  
Store (904) 757-8982  
08/29/21 8:33pm 0012 001 205  
Store Manager: BOBBY  
Your Cashier: EMDNE



44210829001200100940380020500000

		Res	You Pay	
	SEG FAT FREE	\$2.49	\$2.49	F
	QUAKER OATMEAL	\$4.19	\$4.19	F
	SEG SACCHARIN BOX	\$1.99	\$1.99	F
	SIMPLY LIGHT OJ	\$4.29	\$3.99	B
	You save (\$0.30)			
	SEG SUCRALOSE BOX	\$4.99	\$4.99	F
	QUAKER OATMEAL	\$3.99	\$3.99	F
	TRUVIA SWEETEN SOCT	\$6.99	\$6.99	F
QTY 2	DEEP DISH PLATES	\$4.68	\$2.29	T
	You save (\$2.29)			
	DONUT 6CT GLAZED	\$2.00	\$2.00	F
	0.67 lbs @ \$2.00/lb			
	DONUT 6CT GLAZED	\$2.00	\$2.00	F
	0.67 lbs @ \$2.00/lb			

Assoc 5% Disc (\$1.75)

Total number of items sold = 11

Subtotal	\$33.17
Tax	\$0.44
Total due	\$33.61
Visa total	\$33.61

VISA \*\*\*\*\*3429

APPROVAL CODE 029276 SEQ # 17461

AID A0000000031010

Change \$0.00

Winn-Dixie rewards (ending in 4384)

rewards savings	Coupon savings	Total savings
\$2.59	\$1.75	\$4.34

Points summary:

Base earned	Bonus earned	Total balance
17	0	241

Worth \$2.41 in FREE groceries

\*May not include pending points activity

Every 100 points = \$1 in FREE groceries.  
Terms apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!