

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

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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

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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**

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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.

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**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

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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.

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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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman