

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, November 3, 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

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

The following is a summary of the discussions and actions taken at the November 3, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Renovation of Entry Monuments

Mr. Johnson presented estimates for refurbishment of the entry monuments, one being from Matthew Broadus for the sign portion of the monument totaling \$11,400, another from All Weather for construction of the base of the sign totaling \$22,840 and a third from Taylor signs totaling between \$18,000 and \$22,000 for each sign. The Board discussed the proposals and directed staff to split the work between two contractors with the total cost not to exceed \$40,000. All Weather will be used for construction of the base and Matthew Broadus

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Advertising for the sign portion. Mr. Knight noted he would prepare agreements for the project.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor refurbishing the entry monument signs was approved in an amount not to exceed \$40,000 subject to necessary agreements, with Supervisors Waldhauer and Timmons authorized to work with staff separately on the design of the sign.

FOURTH ORDER OF BUSINESS

Discussion on Magnolia Tree Trimming Project

Mr. Torres informed the Board staff has been working with the contractor selected to trim the magnolia trees, Arbor Pro, on the terms of the agreement. The agreement has been modified to pay 50% of the total fee upon completion of the agreement and the remaining 50% upon completion of the project. The start date of the project is no later than November 19th, with the project to be finished no later than December 21st. Mr. Torres asked for approval of the revised agreement.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the revised agreement with Arbor Pro for trimming of the magnolia trees was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Meeting Schedule

Mr. Torres informed the Board he worked with Supervisor Waldhauer on finalizing the Fiscal Year 2022 meeting schedule, which alternates between Monday, Tuesday and Wednesday meeting dates.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the Fiscal Year 2022 meeting schedule was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

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C. District Manager

Mr. Torres informed the Board of a new requirement for a stormwater management system needs analysis report, which will be prepared by the engineer. A work authorization will be presented at the next meeting for this purpose.

D. Amenity Manager - Memorandum

Ms. Harden gave a brief overview of her memorandum, a copy of which was included in the agenda package, and presented the new lifestyle website to the board members.

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. Consideration of Pressure Washing

Mr. Kirsch informed the Board he and Mr. Johnson met to go over pressure washing of the common areas and concluded that he is in agreement that there should be a justifiable charge for any pressure washing services. He felt \$3,000 was reasonable and noted that he is looking to include consistent pressure washing services in future budgets. Mr. Fagen noted the pressure washing would have to be done outside of Mr. Johnson’s normal hours at his availability. At the next meeting Mr. Fagen will present a proposal for pressure washing services for FY23.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor pressure washing services at an amount not to exceed \$3,000 was approved.

SEVENTH ORDER OF BUSINESS **Supervisor Requests / Audience**
Comments

There being none, the next item followed.

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

- A. Minutes of the October 6, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**

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D. Check Register

Mr. Torres gave a brief overview of the financials noting the check register totals \$3,347.26.

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

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Tuesday, December 7, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman