

MINUTES OF MEETING  
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Tuesday, December 7, 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

The following is a summary of the discussions and actions taken at the December 7, 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**

**Public Hearing for the Purpose of Adopting  
Revised Policies and Rental Rates;  
Consideration of Resolution 2022-01**

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

Mr. Torres reminded the Board the purpose of this public hearing is to allow for rental of the amenity facility to non-residents, and to revise the amenity policies to clarify property dumpster use.

December 7, 2021

Tison’s Landing CDD

A resident stated that she felt renting the facility to non-residents is a good idea as it will bring more in more income and the events will be staffed at no cost to the district.

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

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor Resolution 2022-01, amending the amenity center policies and providing for rental of amenity center facilities by non-patrons was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager - Report**

Ms. Harden gave a brief overview of her report, a copy of which was included in the agenda package.

**E. Field Operations Manager - Report**

Mr. Johnson gave an overview of the operations report, a copy of which was included in the agenda package. He noted the Board may want to consider including funds to get the marcite redone in the splash pad pool in the next year’s budget.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests / Audience Comments**

There were no audience comments.

December 7, 2021

Tison's Landing CDD

Ms. Timmons asked the Board to consider changing the paint color on the amenity facility buildings. The Board will discuss the budget for paint at February's meeting.

Ms. Waldhauer asked Mr. Johnson to contact the vendor originally did the marcite on the splash pad pool to see if they will provide a discount to redo the marcite as it's supposed to last longer.

**SIXTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the November 3, 2021 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$67,728.93.

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

**SEVENTH ORDER OF BUSINESS**


**Next Scheduled Meeting – Wednesday, January 5, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center**

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
  
 Ernesto Torres  
 Secretary/Assistant Secretary

DocuSigned by:  
  
 Brandon Kirsch  
 Chairman/Vice Chairman