

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, January 5, 2022 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

The following is a summary of the discussions and actions taken at the January 5, 2022 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 Proposals for Painting of
the Exterior of the Amenity Facilities**

Mr. Torres informed the Board that he reviewed the capital reserve study for the CDD, and it has the painting of the amenity facilities scheduled for 2023 to 2024 at an estimated cost of \$5,000, which is undervalued. He also noted the current balance of the capital reserve fund is \$110,000 and once the amount budgeted for this year is transferred it will increase to \$155,000.

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Mr. Johnson gave an overview of the proposals received from Ace Painting & Maintenance, Inc. and Halls Quality Painting totaling \$39,750 and \$49,525 respectively. He noted his preference of Ace Painting & Maintenance, Inc. as they provide a 10-year warranty on the exterior of the building and a 5-year warranty on the roof. He noted neither company would warranty the painting of the floor of the breezeway and back patio due to normal wear and tear. A third proposal will be submitted to Mr. Johnson next week and Shark Coatings will be providing a quote on a hard floor surface. The Board opted to discuss the paint colors at the February meeting and made the following motion to approve Ace Painting's proposal for painting of all areas except the floor. Mr. Knight will draft a formal agreement for the project.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Ace Painting & Maintenance, Inc. excluding painting of the floor for a total of \$38,250 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 the Board an overview of her report, a copy of which was included in the agenda package. She introduced the new lifestyle website, www.yellowblufflanding.com, and gave a brief overview of information that can be found on the website such as HOA information, community event dates, clubhouse rental information, amenity center forms and community rules. She noted she's waiting for the app to be finalized before she directs the residents to the website.

Ms. Henninger joined the meeting at this time.

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E. Field Operations Manager - Report

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

FIFTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

There were no audience comments.

Supervisor Requests

Mr. Richardson suggested the Board look at improving the landscaping around the entry monuments and islands with something that looks cleaner and requires less maintenance. He offered to provide a rendering for the board to consider.

Ms. Waldhauer suggested the Board look at increasing the number of access cards allowed per family. Discussion on this item will be added to the February agenda.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the December 7, 2021 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$93,287.92.

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 – Tuesday, February 8, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

EIGHTH 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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Tison's Landing CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman