

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, March 14, 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

Also present were:

Daniel Laughlin	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 March 14, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin 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 Agreement with Poolsure
for Pool Chemicals**

Mr. Laughlin noted this agreement is for pool chemical delivery.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the agreement with Poolsure for pool chemicals was approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Entry Monument
Landscape Plan / Renderings**

This item was tabled as the renderings were not available yet.

FIFTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2023 Budget

Mr. Laughlin stated that there was nothing of importance to note at this time but asked that if anyone has input on the next year's budget to contact him.

SIXTH 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

Mr. Laughlin informed the Board he will be taking over as District Manager for the District.

D. Amenity Manager - Report

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

E. Field Operations Manager

1. Report

Mr. Johnson gave an overview of the operations report, a copy of which was included in the agenda package. He noted the painting of the amenity center is nearing completion; however, he feels the patio floor needs to be seal coated to prevent damage from all of the traffic in the area or furniture sliding on the floor. He presented a proposal from Ace Painting in the amount of \$800 for that purpose. The amenity center will have to be closed for at least four days to allow it to cure.

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On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Ace Painting to seal coat the patio floors at a cost of \$800 was approved.

Mr. Johnson presented a proposal from Epic Pools to acid wash the splash pool in the amount of \$3,500 to remove the black mold, which is the next best option behind re-marcliting the pool.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal to acid wash the splash pool at a cost of \$3,500 was approved.

Mr. Johnson informed the Board over the last two months he has been having issues with the pool, which he believes is stemming from the motor. Epic Pools is proposing to refurbish the motor for around \$12,000. The Board asked to see more proposals at the next meeting. Ms. Timmons asked that staff reach out to the company that provided the impeller originally. Mr. Laughlin stated that he believes the expense would need to come out of the capital reserve fund but would confirm.

Ms. Harden stated that she has had a couple of resident requests. The first being that the District have the community sprayed for mosquitos. Ms. Timmons informed her she could put a ticket in with the City to request they come out to spray. Secondly, residents have requested the post caps on the sign that are a coral color be painted a darker color. The Board also discussed the color of the shutters on the amenity building and made the following motion.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor painting the shutters Periwinkle and pole caps Peppercorn was approved.

2. Proposal for Aerification and Fertilization of the Athletic Fields

Mr. Johnson presented a proposal to aerate and fertilize the athletic field to help fill in bare spots at a cost of \$1,200.

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

DocuSigned by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Brandon Kirsch
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Chairman/Vice Chairman