

**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, April 11, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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| Brandon Kirsch | Chairman |
| Monica Timmons | Vice Chairperson (by telephone) |
| Linda Waldhauer | Supervisor |
| Brian Richardson | Supervisor |
| Ashtin Henninger | Supervisor |

Also present were:

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| Daniel Laughlin | District Manager |
| Gerald Knight | District Counsel |
| Scott Lockwood | District Engineer (by telephone) |
| Dana Harden | Amenity Manager – Vesta |
| Mark Johnson | Field Operations Manager – Vesta |
| Dan Fagen | Vesta |
| Kimberly Hopkins | Vesta |

The following is a summary of the discussions and actions taken at the April 11, 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

Approval of Consent Agenda

- A. Minutes of the March 14, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials noting the check register totals \$123,298.11.

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Amending the Amended and Restated Amenity Center Policies to Increase the Number of Facility Access Cards; Consideration of Resolution 2022-02

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

Mr. Laughlin stated currently each household is allowed two facility access cards and the purpose of this public hearing is to increase the number allowed to four. The additional two access cards would need to be purchased at a fee of \$30 each.

Mr. Anthony Hopkins asked is there a fee for additional cards? Mr. Laughlin responded that the first two are provided at no cost, however if any additional cards are requested, there would be a fee of \$30 each with a maximum of four cards allowed.

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

Ms. Henninger asked if the fee is the same if a replacement card is needed.

Mr. Laughlin responded yes.

On MOTION by Ms. Waldhauer seconded by Ms. Henninger with all in favor Resolution 2022-02, amending the amended and restated amenity center policies to increase the number of facility access cards was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Officers

Mr. Laughlin informed the Board the purpose of this resolution is to remove Ernesto Torres and James Perry from the list of District officers and to add himself as Secretary and Treasurer, and James Oliver as Assistant Treasurer and Assistant Secretary for document signing purposes. The balance of the slate of officers would remain the same.

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On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor Resolution 2022-03, designating officers was approved.

SIXTH ORDER OF BUSINESS

Consideration of Entry Monument Landscape Plan / Renderings

This item was tabled as the proposed plans were not complete yet.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Pump Repair / Refurbishment

Mr. Johnson presented proposals from Compac and Big Z Pool Service. With Compac being the manufacturer of the equipment, they provided the best price at \$11,161 for a pump without a variable speed drive. Mr. Johnson did note that within the next year, there will be a mandate requiring that all pools change to a variable speed drive for economic purposes. Ms. Waldhauer asked if the District would be grandfathered in if they were to purchase a pump without the variable speed drive. Mr. Johnson responded yes, however, if a major repair is needed, the District would be required to upgrade to a pump with a variable speed drive. Compac also provided a price on a pump with a variable speed drive, which is \$15,991.75. If the variable speed drive pump is purchased, Compac provides a three-year part warranty and one-year labor warranty.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor Compac’s proposal for the pump with a variable speed drive was approved at an amount not to exceed \$17,000.

Mr. Knight will prepare a small project agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Volleyball Area

Mr. Johnson informed the Board the dirt is not level in the volleyball area, and there are weeds that needs to be pulled up. The District’s landscaping vendor provided a proposal totaling \$4,457.

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The Board discussed the low usage of the area and whether to convert the area to another amenity such as a horseshoe pit. This item was tabled as the Board asked staff to obtain quotes to sod over the area.

NINTH ORDER OF BUSINESS

Discussion on Contract for Pool Chemicals

Mr. Laughlin informed the Board staff has been in discussion with Poolsure representatives regarding the proposed contract for pool chemical delivery and equipment lease. They are unwilling to agree to District Counsel's suggested contract changes, such as inclusion of provisions relating to maintenance of their documents for public records purposes, and a modification to the contract's proposed indemnification clause.

The Board discussed the limited options available, including asking Vesta to maintain the contract with Poolsure at an increased cost to the District due to sales tax, purchasing the chemical feeders outright, or signing the contract against District Counsel's advice. The motion below was taken to proceed with Poolsure's contract as-is against Counsel's advice.

On MOTION by Mr. Kirsch, seconded by Ms. Waldhauer, with Ms. Timmons, Mr. Kirsch, Ms. Waldhauer, and Mr. Richardson in favor and Ms. Henninger opposed, the Poolsure contract was approved as-is.

TENTH ORDER OF BUSINESS

Discussion on Magnolia Tree Trimming

This item was tabled as staff has not been able to find vendors who will perform the trimming. District Counsel stated that he would reevaluate whether Beautiful Blooms could perform the trimming and speak to the staff of the Florida Commission on Ethics - again regarding the issue.

The following item was taken out of order of the agenda.

TWELFTH ORDER OF BUSINESS

Staff Reports

B. District Engineer – Consideration of Work Authorization No. 13 for Preparation of a Stormwater needs Analysis Report

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Mr. Lockwood informed the Board of a new requirement by the State to perform a stormwater needs analysis. He presented a proposal for such at an amount not to exceed \$10,000.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the work authorization from England Thims & Miller to prepare a 20-year stormwater needs analysis report at an amount not to exceed \$10,000 was approved.

ELEVENTH ORDER OF BUSINESS Discussion on the Fiscal Year 2023 Budget

Mr. Laughlin presented the Board with a draft budget, noting that there have been some increases from various vendors, however so far, the overall budget does not include an increase due to moving monies between various line items.

Ms. Timmons suggested obtaining bids for district management services to ensure the District is paying a fair rate.

TWELFTH 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 - Report

Ms. Harden gave the Board an overview of her report, a copy of which was included in the agenda package. She also informed the Board she received a request from the Supervisor of Elections to utilize the District's amenity center as a voting location. Mr. Kirsch asked Ms. Harden to get resident's feedback on the request via Constant Contact.

Ms. Henninger asked about advertising the CDD meetings on the community signs, which Ms. Timmons stated has been done in the past, however doing so has not increased the meeting attendance.

