

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, May 4, 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
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor

Also present were:

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 May 4, 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 April 11, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials noting the check register totals \$166,389.43.

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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 Staff Reports (1)

A. District Engineer – Discussion of Stormwater Management Plan

Mr. Lockwood provided the Board with an overview of a proposed stormwater management plan, which includes routine maintenance and other related maintenance of the stormwater management facilities as required, review of the outfall control structures by the District Engineer every two years, maintenance of the lands within conservation easements to provide a safe environment, and protection of the preserved wetlands, conservation areas, and stormwater management facilities from all construction activities.

Ms. Timmons noted references to St. Johns County need to be corrected to say Duval County.

The stormwater needs analysis report will be provided within the next meeting’s agenda package for the Board’s review.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the stormwater management plan was approved in substantial form.

FIFTH ORDER OF BUSINESS Discussion on Entry Monument Landscape Plan / Renderings

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

SIXTH ORDER OF BUSINESS Discussion on Volleyball Area

Mr. Johnson reminded the Board that last month he presented a proposal from Lawnboy to improve the volleyball area by cleaning up the edges and adding sand for a total of \$4,457 and the Board asked for other options for the area due to the lack of usage. To sod over what is currently the sand pit, the estimate provided totals \$11,283. To turn it into a multi-use court where one half of the court is sodded and the other half is left sand, the estimate provided totals \$7,908.

The Board tabled further discussion of this item to first discuss the budget and other expenses.

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SEVENTH ORDER OF BUSINESS**Consideration of Proposal to Investigate Gazebo Damage**

Mr. Johnson informed the Board that after investigation, it was discovered the wood on the gazebo near the volleyball court has extensive water damage and requires repair to all four columns. All Weather Contractors provided a proposal totaling \$4,930. He also noted the other gazebos in the community are likely built the same and will require repair in the future.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor All Weather's proposal totaling \$4,390 to repair the volleyball gazebo was approved.

Mr. Knight noted he would prepare a small project agreement.

EIGHTH ORDER OF BUSINESS**Discussion of RFP for District Management Services**

Mr. Laughlin noted this item was requested by Supervisor Timmons. Ms. Timmons asked what the process would be to request proposals for district management services. Mr. Laughlin explained District Counsel would be responsible for obtaining proposals and the two options would be publishing a notice for a formal RFP process, or simply reaching out to local management companies and asking for proposals. Mr. Laughlin also noted GMS has no increase in management fees planned for the upcoming year.

Further discussion of this item was tabled to the next meeting.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin informed the board the public hearing date would be the July 6, 2022 meeting at 6:00 p.m. at the Yellowbluff Amenity Center, and he provided the Board with an overview of the proposed budget. There is an increase in assessments proposed from \$1,031 to \$1,144, which is an annual increase of \$113. A large part of the increase is due to utility expenses, landscaping expenses and staffing increases.

The Board discussed an addition of seasonal staffing. Ms. Harden explained the plan would be to have staff present for four additional hours Friday through Sunday from Spring Break through Labor Day. Mr. Dustin Stahle expressed concern with the addition of seasonal

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staffing, stating that it may not solve the problems the community is having if those problems still occur after that staff member has left. Mr. Hernandez stated that he felt the additional staffing would be a great idea as an alternative to paying for security, which would be more expensive.

The Board discussed approving the budget as-is, and if savings can be found between now and the budget adoption meeting in July, it can be adjusted downward at that meeting.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2022-04, approving the proposed budget for Fiscal Year 2023 and setting the public hearing date for July 6, 2022, at 6:00 p.m. at the Yellowbluff Amenity Center was approved.

NINTH ORDER OF BUSINESS

Discussion on County's Request to Utilize the Amenity Center as a Polling Location

Ms. Harden informed the Board that after the last meeting she sent a survey to the residents of the community asking their opinion on using the amenity center as a polling location. The results showed out of 240 votes, there were 122 votes in favor and 118 against. With the majority of the Board expressing that they were against it, staff will inform the County the District will not be allowing use of the amenity center for a polling location.

ELEVENTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Mr. Knight informed the Board his firm went back to the State to again ask if they would agree to allowing Beautiful Blooms to trim the Magnolia Trees with a Supervisor employed by the company. Their answer was that they would not. Staff reached back out to Arbor Pro, who stated they are still willing to do the work based off their original proposal totaling \$7,425. The project is slated to begin mid-June.

C. District Manager

Mr. Laughlin informed the Board that he pulled the agreement from the last resurfacing of the pools, and noted it was for the main pool only.

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Laughlin proposed areas and details for the gardens as it would need to be included on a meeting agenda to be discussed by the Board.

Mr. Gregory Adams expressed concern about the splash pad bucket falling and suggested having it inspected on a regular basis. Mr. Johnson stated that is being done now.

Mr. Jerry Smith stated that the speeding in the community needs to be addressed. Mr. Laughlin explained that staff can request the Sheriff’s Office send officers by to monitor, and if that is not being done enough, the CDD can pay to have off-duty officers monitor, or speed bumps are an option, however Mr. Kirsch noted the Board has looked into the cost of speed bumps and was quoted approximately \$90,000. Ms. Timmons stated that she would support speed bumps on the main portions of the roadways. Mr. Kirsch asked that a discussion on speed bump locations be added to the next agenda.

A resident asked that more events for seniors be considered.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – Monday, June 13, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

FOURTEENTH ORDER OF BUSINESS

Adjournment

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