

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 Monday, August 15, 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
Linda Waldhauer	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta
Mark Johnson	Field Operations Manager – Vesta
Kimberly Hopkins	Amenity Manager – Vesta
Jim Oliver	GMS

The following is a summary of the discussions and actions taken at the August 15, 2022 meeting.

**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 July 6, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin gave a brief overview of the financials, noting the check register totals \$61,943.57.

*Supervisor Henninger joined the meeting at this time.*



August 15, 2022

Tison’s Landing CDD

Mr. Richardson asked Mr. Johnson to request Lawnboy look at some of the live oaks that hang over the sidewalks at the pocket parks.

Mr. Kirsch asked Mr. Johnson to request AgrowPro treat for ants at the park near the basketball court.

<b>TENTH ORDER OF BUSINESS</b>	<b>Supervisor Comments</b>	<b>Requests</b>	/	<b>Audience</b>
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There were no supervisor requests.

**Audience Comments**

Ms. Ann Shaefer, 16164 Magnolia Grove, stated that there are times after parties are held that the tables and floors are dirty and if people are paying a deposit, they should leave the facility as clean as they found it. Ms. Hopkins stated that there needs to be a policy set for how much of the deposit can be kept for various violations of the room rental rules. Mr. Kirsch asked Ms. Hopkins to put a draft policy together of any changes or additional that need to be made to the room rental policies to present for consideration at the next meeting.

A resident asked that when people sign in to use the pool, the pool rules be made clear for them to read, or it be requested that they read them again as the rules are not being followed.

Ms. Cathy Stepalavich, Dowing Creek Drive, stated some of the oaks that are over sidewalks are hanging too low. Ms. Harden stated that she would reach out to the HOA to inform them of the complaints and the CDD will take care of the trees they are responsible for.

Mr. Dustin Stahle, 16504 Tisons Bluff, asked that the alligator be removed from one of the ponds. Mr. Laughlin stated that Florida Wildlife can be called for that purpose. Mr. Stahle stated that residents have already called, and the gator has not been removed, so the CDD needs to hire someone. Mr. Laughlin stated that the CDD can look into it.

Mr. Dale Springer, 28 Hunters Hollow Court, asked for an update on the sprinklers that appear to be missing from the corner of Hunters Hollow Trail and Pond Run. Mr. Johnson stated that he was told that the area was not designed to be irrigated. He will ask Lawnboy if they can add any more irrigation heads to the nearby valve.

A resident stated that he spoke to a local police officer and was told that any resident can go online and fill out a form to report any traffic violation to the assigned district, and the

August 15, 2022

Tison's Landing CDD

district will send a trooper up to follow up on the issue that has been reported. He feels that before the Board proceeds with speed bumps, the police need to be involved more and the residents need to report speeding issues to the police department. The resident also reported that irrigation is running even when it is raining or right after a rain. Mr. Johnson responded that in order to add a rain sensor, the valve box that would have to be moved, but the larger issue is there is no power in the area and with a battery-operated node, a rain sensor cannot be used.

Mr. Kirsch asked about the status of a fence repair. Mr. Johnson stated that when he tried to order panels before the summer everything was out of stock.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Wednesday, September 7, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center**

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Timmons seconded by Ms. Henninger 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