

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 Thursday, December 8, 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
Cedeila Alford	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the December 8, 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.

THIR ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Laughlin, being notary public of the State of Florida, administered an oath of office to Ms. Alford, Mr. Kirsch and Ms. Timmons.

B. General Information for New Supervisors

Mr. Laughlin provided a brief overview of the Sunshine and public records laws.

C. Consideration of Resolution 2023-01, Designating Officers

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Tison’s Landing CDD

Mr. Kirsch and Ms. Timmons indicated they were willing to remaining in their positions as Chairman and Vice Chair. Mr. Laughlin noted the remaining slate of officers will be himself as Secretary, and Ms. Alford, Mr. Richardson, Ms. Henninger, Patti Powers and Rich Hans as Assistant Secretaries. He also asked that from his office Jim Oliver, Darrin Mossing, Marilee Giles and Howard McGaffney be designated as Assistant Secretaries and Assistant Treasurers for document signing purposes.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor Resolution 2023-01, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 13, 2022 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Laughlin provided a brief overview of the financial statements, noting the check register totals \$48,742.28.

Mr. Kirsch asked why there is a charge from April for AgrowPro in the check register. Mr. Laughlin responded that there seems to be an issue with their invoicing process as there was a large batch of invoices sent to the District dated from the year 2020. Those were denied. The invoice in question from April was for aeration of the athletic field in the spring.

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

FIFTH ORDER OF BUSINESS

Staff Reports (1)

- A. District Engineer**

There being nothing to report, the next item followed.

SIXTH ORDER OF BUSINESS

**Ratification of Engagement Letter from
Grau & Associates for Fiscal Year 2022**

Mr. Laughlin reminded the Board that Grau & Associates was the auditing firm selected during the audit RFP process.

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

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SEVENTH ORDER OF BUSINESS

Discussion of Poolsure Contract and Rate Increase Effective January 1, 2023

Mr. Laughlin informed the Board that Poolsure has indicated they are agreeable to the addendum, and they also have requested a rate increase to be effective January 1, 2023.

Mr. Knight noted Poolsure would not sign the original agreement effective through the end of this year, so staff is asking to move forward with the new agreement effective January 1, 2023.

Supervisor Henninger joined the meeting at this time.

Mr. Knight informed the Board his firm would update the addendum to be applicable to the agreement effective January 1, 2023.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Poolsure agreement effective January 1, 2023 and the addendum to accompany the agreement was approved.

Mr. Kirsch asked that purchasing of pool chemical feeders to be owned by the district be brought back later in the year in case Poolsure continues to raise their rates.

EIGHTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Harden informed the Board there was an accident that occurred on November 23, 2022 at the Main Street entrance and the District has been subpoenaed to release the camera footage from the area.

B. District Manager

There being nothing to report, the next item followed.

C. Amenity Manager - Report

A copy of the amenity manager’s report was included in the agenda package for the Board’s review.

D. Field Operations Manager - Report

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Mr. Harden gave an overview of maintenance items completed since the last meeting. He informed the Board there is currently no power at the island on Main Street due to damage to the electric panels. The repair is in the works.

NINTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Supervisor Requests

There being none, the next item followed.

Audience Comments

Ms. Ann Shaffer, 16164 Magnolia Grove Way, asked about extending the back sidewalk near Magnolia so that the kids will have a safe place to ride bikes and mothers can safely walk with their strollers. Mr. Kirsch noted a previous estimate to pour asphalt in the area for a lap track was around \$100,000. Ms. Timmons indicated she was in favor of obtaining quotes for something similar to possibly be done during the next fiscal year.

Ms. Cathy Stepalavich, 16257 Dowing Creek, mentioned an issue with the visibility for those driving in the roundabout and the need for the inner ring of shrubs to be removed and the outer ring to be shorter to increase that visibility. Staff was directed to seek estimates to improve the roundabout landscaping.

Ms. Delores Baker, 16277 Magnolia Grove Way, stated that the area behind her home is not being maintained.

Ms. Harden stated that the back of Ms. Baker’s yard opens to a JEA easement. Mr. Laughlin suggested putting a ticket in with JEA to attempt to get them to clean up the area.

Ms. Harden asked if the Board would want the District’s landscaping contractor to maintain the area all the way down to Bradford once JEA has done an initial clean-up. Mr. Kirsch asked that staff obtain an estimate from Lawnboy.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, January 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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Tison's Landing CDD

On MOTION by Ms. Timmons seconded by Ms. Alford 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