

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, January 12, 2023 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
Kemberley Hopkins	Vesta Property Services
Elizabeth Myers	Vesta Property Services
Howard McGaffney	GMS, LLC

The following is a summary of the discussions and actions taken at the January 12, 2023 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

Mr. Ray Fernandez stated I see that you're considering a walking path around the soccer field. A hole in the goal closer to the basketball courts needs some topsoil filled in. I had some practices with some young kids these past few weeks and I had to take them to the middle of the field where it's more even.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the December 8, 2022 Meeting
- B. Financial Statements

January 12, 2023

Tison’s Landing CDD

C. Check Register

Mr. Laughlin provided a brief overview of the financial statements, noting the check register totals \$1,020,132.31. He explained that the check register is higher than normal due to transferring assessment income to the trustee and to the SBA account.

Ms. Henninger joined the meeting at this time.

Mr. Kirsch asked did we lose our battle with AgrowPro given the wasp nest invoices?

Mr. Laughlin responded those were the couple we paid. There were around 10 other invoices that were withheld.

Mr. Kirsch asked is that a continuing service with them?

Mr. Laughlin responded no; they won’t be doing it anymore. We haven’t accrued any more invoices since July.

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

FOURTH ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

There being nothing to report, the next item followed.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2022 Audit Report

Mr. Laughlin provided the Board with a brief overview of statements provided in the audit report noting there were no concerns mentioned.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the audit report for Fiscal Year 2022 was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Estimates for Walking Path Around Soccer Field

Mr. Laughlin presented four proposals to pour a walking path around the soccer field ranging from \$16,000 to \$49,956. He recommended tabling consideration of the project until the budget can be discussed.

SEVENTH ORDER OF BUSINESS

Approval of Updated Reserve Study

January 12, 2023

Tison's Landing CDD

Mr. Laughlin provided a brief overview of the reserve study noting Mr. Harden has provided comments that need to be addressed, such as increasing the estimated amount to resurface the pool.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the capital reserve study was approved subject to updating the estimated cost to resurface the pool.

EIGHTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Laughlin introduced the Board to Mr. McGaffney. He also reminded the Board the budget is scheduled to be approved in the April timeframe, and to be adopted in July. Lastly, Mr. Laughlin informed the Board there is a conflict for the March 9th meeting and asked if they were amenable to moving the meeting to March 2nd. There were no objections from the Board.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor moving the March meeting date from March 9, 2023 to March 2, 2023 was approved.

C. Amenity Manager - Report

Ms. Harden gave an overview of events held since the last meeting. She asked the Board to consider increasing the special events budget for the next fiscal year.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting. He also informed the Board that the estimate to remove the hedges in the roundabout came back at \$385 and he has authorized the contractor to move forward with removal. Additionally, Mr. Harden informed the Board it's being recommended to replace the pool filter grids, and to apply a treatment for the rust-colored stains around the returns. Lastly, he mentioned the two-horsepower pool pump appears to be older, so he looked into replacement. He was advised it

January 12, 2023

Tison’s Landing CDD

could take six months to get the pump in, so he asked the Board their thoughts on proactively replacing old equipment before it dies. Mr. Laughlin suggested ordering backup equipment to keep on hand for when it’s needed.

Ms. Alford asked if it was determined whether the cost of the damaged security camera will be reimbursed by the person that caused the damage. Ms. Harden responded that the camera taken out was a tag reader and it was damaged before it could read the vehicle’s tags.

Mr. Kirsch made the motion below to replace the filter grids but recommended holding off on the treatment for the stains.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor replacing the pool filter grids at an amount not to exceed \$2,200 was approved.

NINTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Supervisor Requests

Ms. Timmons brought up Mr. Ray Fernandez’s request to fill in the holes in the field. Mr. Laughlin directed Mr. Harden to look into improvements for the field.

Mr. Richardson stated that the tree growth in the pocket parks is starting to affect the growth of the grass due to the shade. Mr. Kirsch directed Mr. Harden to speak to the landscape contractor about trimming the trees.

Audience Comments

Mr. Ray Fernandez stated that some of the gym equipment needs to be lubricated. He also brought up a sinkhole near the main entrance on the righthand side. Ms. Timmons stated that there is a ticket into the City to get the pothole filled, however they’re six to nine months out for repairs.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, February 9, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

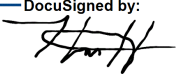
ELEVENTH ORDER OF BUSINESS

Adjournment

January 12, 2023

Tison's Landing CDD

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

DocuSigned by:


396ACEAA81D8491

Secretary/Assistant Secretary

DocuSigned by:


8D1C5DDE55024D7

Chairman/Vice Chairman