

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, February 9, 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

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	HOA Manager
Daniel Laughlin	GMS, LLC

The following is a summary of the discussions and actions taken at the February 9, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 6:03 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 January 12, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. McGaffney provided a brief overview of the financial statements, noting the check register totals \$987,893.46.

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

FOURTH ORDER OF BUSINESS Staff Reports (1)

A. District Engineer – Consideration of Work Authorization for Increase in Hourly Rates

Mr. McGaffney presented a work authorization from England-Thims & Miller, which reflects an increase in the hourly rates.

Mr. Knight noted he’d like to request the engineer add an additional provision into the work authorization that would meet the requirements of Florida Statutes, Chapter 119 which would require England-Thims & Miller to comply with the provisions of the Public Records Act.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the work authorization from England-Thims & Miller was approved in substantial form with District Counsel authorized to work with the District Engineer to amend the work authorization to include an additional provision regarding public records.

FIFTH ORDER OF BUSINESS Consideration of Proposals for Replacing the Squat Rack in the Gym

Mr. Harden presented four proposals for replacing the squat rack in the fitness center ranging from \$2,956 to \$5,380. Mr. Kirsch was concerned with the equipment fitting in the available space. The motion was made below to approve a not-to-exceed amount with staff directed to confirm which choice will fit the space best.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor purchasing a squat rack for the fitness center at an amount not to exceed \$4,000 subject to staff confirming the size of the equipment is appropriate for the space was approved.

Mr. McGaffney noted a resolution will be included on the next agenda to surplus the old squat rack.

SIXTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

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B. District Manager

Mr. McGaffney thanked Mr. Laughlin for his service as the District’s Manager. He also informed the Board staff will bring the final capital reserve study to the Board at the next meeting. Lastly, he asked for authorization to work with a board member on drafting the Fiscal Year 2024 budget between meetings.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor authorizing Ms. Timmons to work with District staff on the Fiscal Year 2024 budget was approved.

C. Amenity Manager - Report

Ms. Harden gave an overview of upcoming events and informed the Board Ms. Elizabeth Myers, the HOA manager for the community, will be more involved in the amenity functions.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting. Included within the operations report are recommendations for thinning and removal of certain trees. Mr. Richardson will work with staff on investigating the needs of the trees in question and a proposal will be added to the March meeting agenda for consideration.

Mr. Harden also informed the Board he has requested quotes to purchase controllers for pool chemicals due to increase in rates from the current pool chemical provider

NINTH ORDER OF BUSINESS

**Supervisor Requests / Audience
Comments**

Supervisor Requests

There being none, the next item followed.

Audience Comments

Ms. Ann Schaffer, 16164 Magnolia Grove, commented on how nice it is to have a line of sight while walking near the roundabout with the center bushes having been removed.

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Ms. Linda Waldhauer, 22 Hunters Hollow Court, asked if the landscape maintenance provider charges the District a fee above and beyond the monthly maintenance fee for projects such as the removal of hedges in the roundabout.

Mr. Harden responded yes.

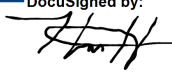
EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
March 2, 2023 at 6:00 p.m. at the Yellow
Bluff Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman