

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, March 2, 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:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	HOA Manager

The following is a summary of the discussions and actions taken at the March 2, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. McGaffney called the meeting to order at 6:01 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Catherine Stepalavich stated the roundabout, what a difference. Visually you can see. I love it. The little sinkhole that was popping up there I guess there was a problem after all, and they've replaced five sections of sidewalk.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the February 9, 2023 Meeting
- B. Financial Statements
- C. Check Register

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Mr. McGaffney noted there were a few minor comments provided on the minutes, which will be included in the final version. Copies of the financial statements and the check register totaling \$82,492.62 were included in the agenda package.

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

**FOURTH ORDER OF BUSINESS****Staff Reports****A. District Engineer**

There being nothing to report, the next item followed.

**B. District Counsel**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. McGaffney provided some preliminary numbers for the Fiscal Year 2024 budget that he and Supervisor Timmons have been working on. He noted the biggest impact to the budget will be the capital reserve funding and asked that any proposed capital improvement items be sent to him over the next week to determine how they will impact the budget.

The Board discussed items that would require funding including pool repairs and improvements to the front entrance.

Ms. Timmons asked if the Board would like to continue with the increased staff hours and Sheriff's officers that were implemented the previous summer.

Ms. Harden commented that from a security standpoint the additional staffing made a world of difference, and residents have expressed their appreciation for the reduction in non-residents or an excessive number of guests filling the pool. She added that funding for the Sheriff's officers could be cut if needed.

Additionally, Ms. Harden asked for an increase in special event funding due to increases from vendors.

**D. Amenity Manager - Report**

Ms. Meyers gave an overview of past and upcoming events.

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**D. Field Operations Manager**

Mr. Harden gave an overview of maintenance items completed since the last meeting.

The Board directed Mr. Harden to obtain more proposals for resurfacing the pool to get a more accurate number for the capital reserve study, and to look at larger mats to place at the bottom of the slide to prevent scrapes from the rough surface.

**FIFTH ORDER OF BUSINESS****Business Items****A. Items for Consideration****1. Revised Proposal for Tree Removal and Pruning**

Mr. Harden informed the Board that an arborist came out to look at certain trees to see whether they required removal. It was noted there was burlap around some trees from when they were installed, and he recommended removing that burlap. Additionally, he recommended cutting the mistletoe from the parks that have other species of oaks, so a proposal will be put together for that purpose.

Mr. Richardson suggested Mr. Harden have Arbor Pro look at the trees as well. He also noted he'd like to be conservative and look at thinning the trees out initially rather than removing them.

On MOTION by Mr. Richardson seconded by Ms. Alford with all in favor trimming of trees was approved at an amount not to exceed \$4,000 with Supervisor Richardson authorized to review proposals obtained for the project and make a final determination.

**2. Proposals for Pool Chemical Controllers**

Mr. Harden presented three proposals for purchasing pool chemical controllers and feeders. The quotes from United and Biz Z do not include tanks. With the tanks included, United's proposal would come to around \$9,400. He estimated chemicals would be around \$470 per month currently, compared to paying a provider to use their equipment and deliver the chemicals at the current rate of \$1,300 per month.

Mr. Kirsch pointed out there would be a return on investment within six and a half months with Poolsure's proposal, or within a year with United's proposal.

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On MOTION by Mr. Kirsch seconded by Ms. Alford with Mr. Kirsch, Mr. Richardson, Ms. Timmons and Ms. Alford in favor and Ms. Henninger opposed the proposal from United Pools and purchase of a tank from Hawkins at an amount not to exceed \$9,500 for both was approved 4-1.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor terminating Poolsure’s contract upon staff’s determination that they are ready to move forward with the new equipment was approved with the Chair authorized to approve the termination notice.

**3. Resolution 2023-02, Classifying Surplus Property**

Mr. McGaffney noted this resolution is the proper way for a governmental entity to dispose of surplus assets. Mr. Knight added that this resolution authorizes the process to begin to sell the excess property.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-02, classifying surplus property was approved.

Mr. Harden stated that the squat rack is not in a condition to be worth the attempt of selling it.

Mr. McGaffney suggested revisiting the resolution at the next meeting.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor to reconsider Resolution 2023-02 was approved.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor to dispose of the old squat rack (i.e., as surplus property) was approved.

**4. Updated Capital Reserve Study**

Mr. McGaffney presented a summary of the capital reserve study, a copy of which was included in the agenda package.

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**SIXTH ORDER OF BUSINESS**

**Supervisor      Requests      /      Audience  
Comments**

**Supervisor Requests**

There being none, the next item followed.

**Audience Comments**

Ms. Catherine Stepalavich stated you’re asking for a lot of money, from a lot of people that live on a fixed income, \$100 a month.

Mr. McGaffney stated to be clear, we’re looking at less than \$100 increase for the year.

Ms. Stepalavich stated I have a question on the capital reserve issues. Three percent a year is considered an average increase on your year before deposit.

Mr. McGaffney stated it’s the rate in which the cost to replace that will increase, but we know because of where we have been the last three years that it’s well over 10%.

Mr. Chris Bernard stated I would like to see some type of punishment for people intentionally vandalizing. I own the vending machine and it’s been vandalized 11 times now. Some type of suspension of their card or something.

Mr. Kirsch stated we know whose been doing it and we’ve been suspending cards, but the parent needs to be responsible and talk to the Board about action they’re taking internally before we reactivate their cards.

Mr. McGaffney asked Mr. Bernard to contact Mr. Harden and Ms. Meyers immediately when future vandalism occurs so that staff can suspend the person’s privileges and if there’s damage, involve the Sheriff’s office.

Ms. Stepalavich stated the 30 days for the pool people we’re going to let go, that has to be given 30 days prior to the installation, but if you install, you’re paying two companies for a month.

Mr. McGaffney stated that’s part of the issue is you don’t trust the one you’re with and if they come and yank it out, then you’re really up a creek without a paddle so it’s part of the cost of doing that business. I think everybody is aware of that.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, April  
13, 2023 at 6:00 p.m. at the Yellow Bluff  
Amenity Center**

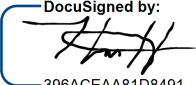
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**EIGHTH ORDER OF BUSINESS**

**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