

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, April 13, 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	Amenity Manager

The following is a summary of the discussions and actions taken at the April 13, 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 March 2, 2023 Meeting**
- B. **Financial Statements**
- C. **Check Register**

Copies of the minutes, financial statements and the check register totaling \$41,061.97 were included in the agenda package.

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

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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 stated Supervisor Henninger may have moved from the community and noted he would confirm that and follow up with the Board.

D. Amenity Manager - Report

Ms. Meyers gave an overview of past and upcoming events in the community.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting and presented estimates for resurfacing the splash pool. He stated that if the surface is not cracked or chipped and it visually looks good, the project could hold off for another year or two. He also added that the mat at the bottom of the slide has been replaced with one that is larger and heavier to help with the roughness of the surface.

The Board discussed a proposal from C&L Landscape to remodel the landscaping at both entrances and the assessment increase that would be needed to fund the project if it were planned for the next year. Mr. McGaffney suggested adding the landscape remodel to the wish list on the long-term capital plan for the District to look at doing the remodel in three to five years. Mr. Richardson added that it could be broken into phases with the islands done one year, the signage areas done the next year, and the perimeter areas done in the third year.

Mr. Harden recommended pushing the trimming of the trees until the fall when the leaves fall off.

Lastly, Mr. Harden informed the Board some cracks were found in the floor of the spray feature holding tank that require repair. Mr. McGaffney stated that it will likely be within the discretionary amount for himself and the Chair to approve outside of the meeting.

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FIFTH ORDER OF BUSINESS**Business Items****A. Items for Consideration****1. Resolution 2023-02, Classifying Surplus Property**

Mr. Knight informed the Board resolution 2023-02 authorizes and ratifies actions taken to dispose of an old squat rack.

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

2. Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption of the Budget

Mr. McGaffney provided an overview of the proposed budget for Fiscal Year 2024, pointing out that adjustments have been made to the off-duty patrol line that reduced the increase in assessments down to \$97.73 per year. Additionally, he noted since the last distribution of the budget the general liability/public officials and property insurance lines and the capital improvement plan line have increased.

Mr. Anthony Bull, 16344 Bamboo Bluff, commented on the need for solutions to speeding in the community, the entryways being one of the worst in the area, dull lighting at the entryways, and being asked to pay \$30 for new access cards to the amenity center when he already had access cards.

Mr. Kirsch responded that in previous meetings the Board has looked at solutions such as speed bumps, which would cost around \$95,000. He also noted that the Sheriff's officers will not pull over speeders until they hit 35 mph, so speed bumps would be the only other option. He believes there should be a budget in the next year for installation of at least a few speed bumps to test their effectiveness in certain areas. As for the entryways, Mr. Kirsch pointed out that the proposal included in the agenda package totaling \$120,000 is to redo the landscaping for the entrances, and lighting would be part of that renovation.

Mr. McGaffney stated that he would add a discussion of the landscaping plan to the May agenda.

As for the complaint of the access cards being changed, Ms. Meyers clarified that the first two access cards are complimentary, however patrons are allowed up to four cards, with the additional two requiring payment of \$30 each. Ms. Harden let Mr. Bull know the existing

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cards can be activated remotely if he will call the onsite staff and provide his name, address, and card number.

Ms. Cathy Stepalavich, 16259 Dowing Creek, commented on the lack of cleanliness in the bathrooms.

Mr. McGaffney asked Mr. Harden to look into it.

Ms. Jennifer Labassiere, 16205 Dowing Creek, commented that the walkway near her home is disgusting.

Mr. McGaffney responded that Supervisor Richardson is looking at the tree work in that area. He also asked that Mr. Harden look at pressure washing the sidewalk in that area.

Mr. Dominick Felix, 15792 Tisons Bluff, asked for the letters on the increased assessments to include more detail on the reason for the increase, or a contact that could answer any questions about the letter.

Mr. McGaffney responded that he will figure out a way to include more information in the letter.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor Resolution 2023-03, approving the proposed budget for Fiscal Year 2024 and setting a public hearing for July 13, 2023 at 6:00 p.m. was approved.

3. Proposal for Entrance Landscaping

This item was discussed under the field operations manager’s report.

4. Proposal for Resurfacing of Splash Pool

This item was discussed under the field operations manager’s report.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Audience Comments

Mr. Anthony Bull informed the Board that there is an oak tree located in the small dog park breaking off into his property and asked who is responsible for trimming the tree.

Mr. Knight explained that the general rule is if the tree is hanging over your property, you can trim it back to your property line. Mr. Harden stated that he would look at the tree.

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Mr. Germaine Sparkes, 16232 Stanis, stated that he and his wife coach basketball and do some training at the District's basketball courts and the courts are very underused, so he's interested in providing basketball camps at no cost to the community.

Mr. McGaffney stated that he could work with staff to coordinate the effort as liability for the District has to be considered.

Mr. Germaine Sparkes also asked if lights could be considered for the basketball court, particularly for the winter months when it gets dark earlier. He also added that bugs are an issue at the courts.

Ms. Timmons suggested calling the City of Jacksonville at 904-630-CITY to request the property be sprayed.

A resident asked who maintains the grass around the powerlines.

Mr. McGaffney responded JEA.

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, May 11, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

EIGHTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman