

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, May 11, 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 May 11, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at approximately 6:00 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 April 13, 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.

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Tison's Landing CDD

On MOTION by Mr. Kirsch seconded by Ms. Alford 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 noted that the budget is scheduled to be adopted at the July meeting.

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 asked for direction from the Board on how much money they would like to set aside for outdoor furniture.

Ms. Timmons asked to ensure the furniture is all ADA compliant.

Ms. Harden also asked that the Board consider approving umbrellas.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor purchasing umbrellas at an amount not to exceed \$3,000 was approved.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor purchasing outdoor furniture at an amount not to exceed \$20,000 and authorizing Supervisor Timmons to work with staff on making the final selections was approved.

Mr. Kirsch asked that staff inquire as to whether the warranty with the umbrellas will still apply if their bases are not used.

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Mr. Harden informed the Board that he has received security system proposals.

Mr. McGaffney stated that a closed session will be scheduled for the June meeting to discuss matters related to security.

Mr. Harden reported that a 350-gallon pool chemical tank has been delivered and the controllers are being installed by the end of the day, so the District can issue a termination letter to Poolsure. The original estimate given in February for the new pool equipment was \$8,460 and noted it was good for 30-days, however by the time staff was given the green light and the equipment was ordered, the price had increased by \$600.

Lastly, Mr. Harden informed the Board that he has asked for quotes to redo the landscaping at the entrances separated by entrance rather than in one lump sum to allow for phasing in the new landscaping.

Mr. Richardson expressed concerns with the water levels and coloration of the ponds with the pond between Magnolia and Dowing being the worst.

Mr. McGaffney asked that staff request The Lake Doctors come out to visually inspect the outfalls and pipes.

Mr. Richardson notified staff that he has received complaints of the pool cleanliness.

FIFTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Mr. Kirsch stated that the speed radar sign on Pond Run is not working.

Ms. Alford stated that she’s noticed a lot of business and political signs along the roads and in yards.

Mr. McGaffney stated that since the District does not own the roads, anything in homeowner yards is private, however if there is something on the District’s property, staff can take care of it.

Audience Comments

Ms. Jill Graby, 16227 Stanis Court, asked if the amount of seating and tables will stay the same with the new outdoor furniture to ensure there is enough seating.

Mr. Kirsch responded that the amount of seating will not be reduced.

Ms. Graby also added that the level of the pond near her residence is also down.

May 11, 2023

Tison's Landing CDD

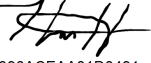
SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, June 8, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

SEVENTH 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