

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, June 8, 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 (by phone)

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 June 8, 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

A resident pointed out the next scheduled meeting date on the agenda is incorrect.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. **Minutes of the May 11, 2023 Meeting**
- B. **Financial Statements**
- C. **Check Register**

Copies of the minutes, financial statements and the check register totaling \$45,380.53 were included in the agenda package.

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On MOTION by Ms. Timmons 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 stated that he sent a long-term capital plan out to the Board just prior to the meeting that involves the capital reserve study and the Board’s and staff’s input on the wants and needs of the community.

D. Amenity Manager - Report

Ms. Meyers gave an overview of past and upcoming events in the community and informed the Board of a theft at the amenity center. She is working to try to contact the resident involved. She also provided the Board with information on the patio furniture and umbrellas that she and Supervisor Timmons have selected.

D. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting. He also informed the Board the two new chemical controllers have been installed on both pools. There is an issue with the splash pool in which debris is clogging a wheel that spins to let the equipment know that the pump is working. He is in the process of contacting the manufacturer to try to get the issue resolved.

Mr. Richardson stated that there has not been any improvement on the ponds.

Mr. McGaffney responded that there could be a clog that would need to be cleaned out and asked Mr. Harden to request that the pond maintenance company come out to inspect the ponds, particularly the outfalls.

Mr. Richardson asked if the clock that used to be out by the pool could be reinstalled.

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FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Security Matters

A proposal for security cameras was discussed after the following resolution.

The following item was taken out of order of the agenda.

B. Items to be Considered

2. Consideration of Resolution 2023-04, Designating Officers

Mr. McGaffney asked the Board to consider changing his titles to Secretary and Treasurer now that he has taken over as District Manager.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-04, designating Mr. McGaffney as Secretary and Treasurer and Mr. Laughlin as Assistant Secretary and Assistant Treasurer, with the remaining slate of officers to stay as previously designated was approved.

1. Security Camera Proposals

Mr. Kirsch stated that Envera is proposing to bore and add conduit to fix the issues at the Yellowbluff entrance and will reduce the monthly bill by a couple hundred dollars. He asked Mr. McGaffney to verify the discount and if the service and maintenance plan can be removed and still maintain the same pricing and bring those answers back to the July meeting for further discussion.

Mr. Harden informed the Board that he received quotes from C&L Landscape to split the remodel of the landscaping at the entrances. The Main Street entrance is quoted at \$16,750 and the Yellow Bluff entrance is quoted at \$52,750 and that likely does not include irrigation work.

Mr. Kirsch asked staff to confirm what is being done with Main Street as it appears to be staked out for a project and he does not want to redo the landscaping just for it to be torn up.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

Mr. Richardson asked that a map of the pocket parks within the District be sent to him.

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Audience Comments

Mr. Anthony Bull asked if the facility attendants are paid by the District and stated that they are very limited on information.

Ms. Meyers stated that she would follow up with the attendants and noted that the office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m., and rentals would need to be reserved during those hours.

Mr. Harden stated that his and Ms. Meyers numbers are also posted on the office window in the event a question needs to be answered outside of office hours.

Ms. Jill Graby commented that the facility attendants need to be made aware that bicycles are not allowed on the pool deck.

Ms. Timmons asked Ms. Meyers to send out an e-blast reminding residents of the rules.

Ms. Catherine Stepalavich commented that parents need to be reminded to stay within arm's reach of their young children, that there should be no children under the age of 3 in the large pool, and that there is no running allowed on the pool deck. She also added that the pool rule sign seems to be insufficient.

Mr. McGaffney stated that the pool rules only state that children 14 age of years and younger must be accompanied by a parent or an adult at least 18 years of age at all times and further down says that children under three years of age and are not toilet trained must wear rubber lined swim diapers, as well as a swim suit over the swim diaper to reduce the health risk associated with human waste in the swimming pool area. It does not say anything about kids under the age of three not being allowed in the large pool. He asked if the Board wants to consider amending their rules.

Ms. Harden advised against it from a staff perspective because a parent of both a younger child and an older child is not going to be happy with having to take the older child in the splash pad.

Mr. Anthony Bull commented on the excessive speeding in the community.

Ms. Timmons informed him that the Board has looked into speed bumps and were told speed bumps are required to be placed every 5,000 feet, and doing the entire community would cost around \$90,000. A survey was sent, and the response was the majority were not in favor.

Mr. Anthony Bull also commented on a semi-truck parking in the neighborhood.

Ms. Timmons informed him that would be the responsibility of the HOA.

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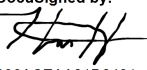
SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, July 13, 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