

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, July 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
Cedeila Alford	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Dana Harden	Vesta Property Services
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Oliver Ingram	Vesta Property Services

The following is a summary of the discussions and actions taken at the July 13, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at approximately 6:01 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 June 8, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$56,844.52 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 – Acceptance of the Annual Engineer’s Report

Mr. Lockwood provided a brief overview of the engineer’s report, which is a requirement of the trust indenture.

Mr. McGaffney reminded the Board that Mr. Richardson has raised some concerns about the ponds and the outfalls possibly being blocked. He and Mr. Harden investigated the outfalls and didn’t see anything of concern.

Mr. Lockwood added that he did not notice a high-water level at the time that he looked at the ponds and everything appeared to be flowing as it is supposed to.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the annual engineer’s report was accepted.

B. District Counsel

Ms. Timmons asked if the District could send a letter to the City Council to ask for assistance with funding installation of speed bumps in the community.

Mr. McGaffney stated that he or counsel would be happy to write a letter, however the best advocates for the community are the residents.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Mr. McGaffney presented a regular meeting schedule for Fiscal Year 2024 with meetings each month on the second Thursday at 6:00 p.m., with the exception to the month of November.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

2. Report on the Number of Registered Voters (1,468)

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Mr. McGaffney informed the Board that there are 1,468 registered voters reported to be residing within the District’s boundaries.

D. Amenity Manager - Report

A copy of the amenities report was included in the agenda package for the Board’s review.

E. Field Operations Manager

Mr. Harden gave an overview of maintenance items completed since the last meeting noting he is working to find the source of the leak in the splash pool. The suction line will need to be uncovered to do so.

Mr. Harden also informed the Board that he has received some concerns from residents regarding the gym equipment squeaking or appearing to be in bad shape. He has asked for proposals for equipment maintenance.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor authorizing the Chair to execute a contract for fitness equipment preventative maintenance was approved subject to District’s Counsel’s review.

FIFTH ORDER OF BUSINESS

Business Items

A. Public Hearing for the Purpose of Adopting the Fiscal Year 2024 Budget

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the public hearing was opened.

Mr. McGaffney provided an overview of the budget for Fiscal Year 2024, which includes an increase in assessments in the amount of \$97.73 per household. He noted the capital reserve contribution was increased to \$82,500 as requested by the Board.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the public hearing was closed.

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Mr. Kirsch asked what happens if the final insurance premium for 2024 comes back higher than what has been budgeted for.

Mr. McGaffney responded that he would put it out to bid.

1. Consideration of Resolution 2023-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2023-05, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

2. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2023-06, imposing special assessments and certifying an assessment roll for Fiscal Year 2024 was approved.

B. Consideration of Resolution 2023-07, Classifying Certain Patio Furniture as Surplus

Mr. Knight noted the resolution just says that the patio furniture has to be disposed of according to the applicable regulations and ratifies disposal of the furniture.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2023-07, classifying certain patio furniture as surplus was approved.

C. Consideration of Proposal from Envera for Security Cameras

Mr. McGaffney reminded the Board that an updated proposal was requested at the last meeting after staff verified what exactly was needed. District Counsel is still waiting on Envera to send their form of agreement.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Envera for security cameras was approved with District Counsel authorized to negotiate the terms of the agreement and the Chair or Vice Chair authorized to execute the agreement.

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SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, August 10, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

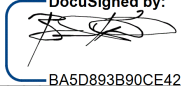
EIGHTH ORDER OF BUSINESS

Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman