

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, September 14, 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
Brian Richardson	Supervisor

Also present were:

Howard McGaffney	District Manager
Gerald Knight	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager

The following is a summary of the discussions and actions taken at the September 14, 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 July 13, 2023 Meeting
- B. Financial Statements
- C. Check Register

Copies of the minutes, financial statements and the check register totaling \$87,756.76 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

There being nothing to report, the next item followed.

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

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

Mr. Kirsch asked about the violation from the City regarding the easement along the power lines.

Ms. Meyers stated that JEA was to mow the area twice per year and the District’s landscape contractor was to mow the area twice per year.

Mr. McGaffney stated that generally speaking, the easement and maintenance responsibility is assigned to JEA, however they don’t mow often so it does get unsightly. The District can opt to maintain it. Staff will look into the issue and update the Board.

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Fitness Equipment Preventative Maintenance Agreement

Mr. McGaffney presented the preventative maintenance agreement from Fitness Pro for a fee of \$190 per quarterly visit.

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On MOTION by Mr. Richardson seconded by Ms. Timmons with all in favor the fitness equipment preventative maintenance agreement was ratified.

B. Ratification of Envera Agreement

Mr. McGaffney noted the Envera agreement was already approved and was finalized between meetings.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the agreement with Envera Systems was ratified.

C. Consideration of Proposal for Playground Mulch

Ms. Meyers presented a proposal from First Coast Mulch for playground mulch totaling \$3,300. She will follow up with Mr. Harden on the color of the mulch.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor the proposal for playground mulch from First Coast Mulch was approved.

D. Acceptance of Resignation of Supervisor Henninger

Mr. McGaffney informed the Board that staff received email confirmation from Supervisor Henninger that she intends to resign from the Board effective immediately. She has been asked to provide a formal resignation letter.

Mr. Knight added that the Board’s options are to fill the vacancy now or at a future meeting or leave the seat vacant until the next election.

The Board stated their preference for advertising the vacancy.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the resignation from Ashtin Henninger was accepted.

SIXTH ORDER OF BUSINESS

Supervisor Requests / Audience Comments

There were no supervisor requests.

Jill Graby asked Mr. McGaffney if there is one person that is over both the HOA and CDD in each of his managed communities.

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Mr. McGaffney responded not every.

Jill Graby asked why the HOA is operating the CDD’s building.

Mr. McGaffney responded that there is a probably an agreement for the HOA to hold their meetings at the amenity center. He added that it is not uncommon for one person to work for both the CDD and HOA when there is a not a full-time need.

Catherine Stepalavich stated that there is some confusion with Ms. Meyers because she is one person wearing two hats and it may need to be kept separate.

Mr. McGaffney stated that when Ms. Meyers is at the meeting, she’s dealing with the running of the amenity center and Mr. Harden is involved in the maintenance of the CDD-owned common areas. When it comes to individual homeowners and the covenants and restrictions, that is the responsibility of the HOA.

Jill Graby stated that she does not like the HOA and CDD mixture.

Ms. Timmons recommended bringing this issue up during the HOA meeting.

A resident stated that she does not see an issue because she’s only seen positive changes since Ms. Meyers took on her role.

Dustin Stahli introduced himself to the Board and stated his interest in being considered for the board vacancy.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, October 12, 2023 at 6:00 p.m. at the Yellow Bluff Amenity Center

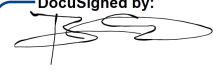
EIGHTH ORDER OF BUSINESS

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