

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, October 12, 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
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the October 12, 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 Regarding Agenda Items

There being none, the next item followed.

THIRD 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.

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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

Mr. Harden provided an overview of the field operations report, a copy of which was included in the agenda package for the Board’s review. He added that LawnBoy has suggested replacing some of the juniper in the parking lot and provided a quote for a little over \$900 to do the corner of the parking lot. It’s estimated the entire parking lot would cost around \$10,000 to tear the old juniper out and do any necessary irrigation work.

Mr. McGaffney noted that there is only \$7,000 in the landscaping repairs and maintenance budget.

Mr. Richardson stated that all the juniper is at their lifespan so they can be pulled out, mulch can be added and a lower ground cover plant that can last longer can be considered.

The Board agreed to let Mr. Harden work within the \$7,000 budget and come back to the Board with a recommendation.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the September 14, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements and the check register totaling \$43,494.11 were included in the agenda package.

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

FIFTH ORDER OF BUSINESS

Business Items

- A. Resignation Letter from Ashtin Henninger**

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A copy of the resignation letter from Ms. Henninger was included in the agenda package.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the resignation of Ms. Ashtin Henninger from the Board of Supervisors was accepted.

B. Ratification of Agreement with East Coast Wells & Pump Services, LLC for Irrigation Well Pump Replacement

Mr. McGaffney noted the cost to replace the irrigation well pump was \$7,037. The replacement was approved by the Chairman between meetings.

On MOTION by Mr. Richardson seconded by Ms. Timmons with all in favor the agreement with East Coast Wells & Pump Services, LLC for replacement of the irrigation well pump was ratified.

C. Consideration of Proposal for Replacement of Splash Pad Netting

Mr. Harden informed the Board that the netting around the bottom of the splash pad feature is looking worn and presented one proposal to replace the netting with a similar product at a cost of \$8,026 and another proposal to replace the netting with a metal mesh that he believes will hold up better at a cost of \$11,250. He added that the rope ladder is still in decent shape, so if that portion is not done the proposal to replace the netting would be closer to \$6,900.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor an amount not to exceed \$8,026 was approved with the Chair authorized to make the final decision the netting replacement.

Ms. Alford asked Mr. Harden to confirm the warranty for the netting.

D. Ratification of Audit Engagement Letter with Grau & Associates for Fiscal Year 2023

Mr. McGaffney presented an engagement letter from Grau & Associates for the Fiscal Year 2023 audit. The fee for the year is \$3,200.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor the engagement letter from Grau & Associates for Fiscal Year 2023 was ratified.

SIXTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Mr. McGaffney informed the Board two resumes were received from candidates interested in filling the vacant seat. The candidates were present and gave an overview of their background.

Ms. Timmons nominated Linda Waldhauer.

Ms. Alford nominated Dustin Stahle.

The Board members discussed the candidates and were split in their opinions. The item will be added to the next agenda for further discussion.

Mr. McGaffney stated that he would verify voter registration and addresses for the candidates between meetings.

B. Oath of Office for Newly Appointed Supervisor

C. Consideration of Resolution 2024-01, Designating Officers

These items were tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Richardson asked Mr. Harden to gather proposals for alternate lake maintenance vendors.

Ms. Alford asked for a reminder of what the status is on the landscaping plan for the front entrance.

Mr. Harden responded that proposals were received from three different companies, and it was suggested to do stagger the work for each entrance, but there has been no firm direction from the Board.

Mr. McGaffney stated that his recollection is Supervisor Richardson and Mr. Harden were going to work together to present a phased plan to present to the Board in either February or March to prepare to budget for the project for the next fiscal year.

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EIGHTH ORDER OF BUSINESS

Audience Comments

Raoul Simms asked if plans for amenity upgrades have been considered.

Mr. Kirsch responded that upgrades were discussed, but it was during a time that construction materials skyrocketed, so that has been put on hold, however, it is something the Board is interested in.

Christopher Cardwell stated that he is the owner of a pressure washing company and is interested on bidding on the landscaping projects.

Mr. Kirsch asked if there is an update on the easement responsibility an if the City was right to issue the District a citation for lack of maintenance on it.

Mr. McGaffney responded that the easement is owned by JEA.

Mr. Harden stated that the District was billed over \$1,300 to have the easement mowed. The lawn maintenance company has recommended not cutting the area unless necessary. He added that the complaint came from a resident whose yard backs up to the easement, so he recommended the District's landscape vendor spot cut as needed. The entire easement is approximately 10 acres and quotes to maintain it have come in around \$2,300.

Ms. Harden stated that the District does own the easement, however JEA has always maintained it and they only come in once to twice per year.

Ryan Ketelhut stated that the dog waste stations at the corners of Magnolia and Tisons have been empty and requested two new dog waste stations be installed on either side of Bradford Lake.

Mr. Kirsch stated that staff can go ahead and put the two waste stations in.

Catherine Stepalavich stated that it's easy to bring your own bags.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor installing two dog waste stations at an amount not to exceed \$750 was approved.

Linda Waldhauer suggested trying a product called a bladder to clean out the pool pump lines.

Mr. Harden stated that it's not that the line is clogged, the water is leaking so there is a leak in the pipe somewhere.

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Linda Waldhauer stated that part of the issue with the juniper could be people stepping on it, so she recommended possibly removing the dead juniper and not replacing it. She also noted it was only an additional \$2,000 to do the metal mesh on the splash pad netting and it would last longer.


NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
December 14, 2023 at 6:00 p.m. at the
Yellow Bluff Amenity Center**


TENTH 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