

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, February 8, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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| Brandon Kirsch | Chairman |
| Monica Timmons | Vice Chairperson |
| Cedeila Alford | Supervisor |
| Brian Richardson | Supervisor |
| Linda Waldhauer | Supervisor |

Also present were:

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| Howard McGaffney | District Manager |
| Michael Pawelczyk <i>by telephone</i> | District Counsel |
| Tim Harden | Field Operations Manager |
| Elizabeth Myers | Amenity Manager |
| Dana Harden | Vesta Property Services |
| Mike Clark | Lake Doctors |

The following is a summary of the discussions and actions taken at the February 8, 2024 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 Regarding Agenda Items

There were no audience comments.

Mr. Harden stated that he invited Mr. Clark from Lake Doctors to attend the meeting and be available for any questions about the ponds.

Mr. Richardson asked if anything was found during Mr. Clark's inspection of the ponds that he would change.

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Mr. Clark responded that two ponds are beginning to exhibit underwater weed growth and an algae bloom, but overall, the ponds are well maintained.

Mr. Richardson stated that over the past year he's seen a lack of weed control along the edges and there is less control on the clarity and algae growth in the ponds.

Mr. Clark stated that the grass carp assist in controlling the underwater weeds, which reduces the herbicides used in the ponds. The last time carp was stocked in the District was 2021 so he suggested an augmentation stocking later in the year and beginning the permitting process for the carp. He also added that the grass around the water line looks good. They do not want to get too aggressive with the vegetation as that could lead to erosion issues.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel – Memo Regarding Ethics Training and Financial Disclosure

Mr. Pawelczyk gave a brief overview of the new requirements for board members to complete four hours of ethics training each year and to complete the annual Form 1 electronically via the Florida Commission on Ethics website.

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. She relayed estimates for holiday lighting and related electrical costs and noted the HOA is interested in sharing the cost of the lighting.

Ms. Timmons suggested budgeting for landscape lights that could be changed throughout the year.

Mr. McGaffney stated that staff would work on gathering estimates for permanent lighting to bring back to the Board.

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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 also informed the Board that the current budget has \$82,500 going into capital reserves and with all the projects the Board has been discussing between holiday lighting, landscape improvements, tree trimming and mulch, that money could get eaten up fast, so he'd like to see a four-to-five-year plan created to spread the projects out. There is \$7,000 in the landscaping repairs and maintenance budget and the tree trimming could be done within that budget. There is also \$15,000 in the budget for mulch. Yellowstone's updated quote for improving the landscaping at the Main Street entrance is \$60,000, however he's asked Yellowstone to look at changes to reduce the cost.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Minutes of the January 11, 2024 Meeting**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$1,132,650.92, were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS**Business Items****A. Appointment of Audit Committee**

Mr. McGaffney informed the Board it is time for the District to solicit proposals for audit services and typically the Board will serve as the audit committee.

Mr. Pawelczyk added that special districts are required to go through the audit selection committee process. He also noted the evaluation criteria that will be presented during the audit committee meeting are required by statute, with the exception of price.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor appointing the board members as the audit committee was approved.

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B. Consideration of Proposal from Yellowstone for Main Street Enhancement

Mr. Harden presented a proposal from Yellowstone Landscape to improve the landscaping at the Main Street entrance totaling \$56,093.17. Yellowstone has expressed concern over removing the Oak tree closest to Main Street because of the electrical equipment against the tree, so the Oak tree will be left, and a Palm tree will be added farther down. He will look at whether there will be savings to add lighting to the landscaping now or wait to do it all at once with the permanent lighting the Board has discussed.

Mr. Richardson stated that Sylvester trees have issues with diseases and insects and recommended a Medjool Palm instead.

Mr. McGaffney stated that residents are anxious to see the Board do something with the entrances and he’s comfortable with it if the capital reserve funding can be increased during the next budget cycle.

On MOTION by Mr. Kirsch seconded by Ms. Alford with Mr. Kirsch, Mr. Richardson, Ms. Alford and Ms. Timmons in favor and Ms. Waldhauer opposed, an amount not to exceed \$60,000 for enhancing the Main Street entrance was approved 4-1.

Mr. Harden stated that irrigation expenses are not included in Yellowstone’s proposal, so that will be extra.

C. Consideration of Proposal for Mulch in Pocket Parks and at Amenity Center

Mr. Harden presented a proposal from First Coast Mulch totaling \$4,950 to install gold mulch in the pocket parks and at the amenity center.

Mr. McGaffney stated that the amount is well under the budgeted amount for mulch this year.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor an amount not to exceed \$5,000 to mulch the pocket parks and amenity center was approved.

D. Consideration of Proposal for Tree Trimming

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Mr. Harden presented three proposals for trimming trees throughout the community ranging from \$6,000 to \$21,750 and noted the low bidder, Lucas Tree Service was used at another Vesta community, and they were pleased with the work.

Mr. Kirsch asked if this expense could come out of the mulch budget.

Mr. McGaffney responded yes.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the proposal from Lucas Tree Service was approved at an amount not to exceed \$6,000.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer requested that the jasmine installed be of the dwarf variety.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, March 14, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

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

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Daniel Laughlin
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Secretary/Assistant Secretary

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Chairman/Vice Chairman