

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, March 14, 2024 at 6:14 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 <i>by phone</i>	Vice Chairperson
Cedeila Alford	Supervisor
Brian Richardson	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Howard McGaffney	District Manager
Michael Pawelczyk <i>by telephone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Daniel Laughlin	GMS

The following is a summary of the discussions and actions taken at the March 14, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at approximately 6:14 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being no members of the public present, 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

March 14, 2024

Tison’s Landing CDD

Mr. Pawelczyk asked if the Board had any questions on the electronic filing of the Form 1, or the required ethics training.

Mr. McGaffney stated that he would forward an email from Ms. Alford to Mr. Pawelczyk for his guidance.

C. District Manager

Mr. McGaffney informed the Board that Mr. Laughlin would be taking over responsibilities of the District Manager going forward.

D. Amenity Manager - Report

Ms. Meyers gave an overview of the amenities report, a copy of which was included in the agenda package for the Board’s review. Included within her report are quotes for holiday lighting. Mr. Harden stated that he is awaiting more proposals for electrical work.

The Board discussed the tree in the roundabout. Mr. Richardson stated that to improve visibility he would start with removing the shrubs around it and suggested reducing the size of the landscape bed and adding Variegated Jasmine to tie to the entrances.

Ms. Waldhauer suggested cutting the shrubs down rather than removing them until the Board is ready to proceed with a more extensive landscape plan in the area.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor directing staff to trim the hedges in the roundabout to 12-to 18-inches was approved.

E. Field Operations Manager

Mr. Harden informed the Board that Yellowstone is planning to start the Main Street entrance landscaping work the first week of April.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 8, 2024 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$5,025, were included in the agenda package for the Board’s review.

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Tison’s Landing CDD

Mr. Kirsch asked about the overage in the attorney line item.

Mr. Laughlin stated that one month the District could use \$5,000 and the next two months, \$1,000 could be used.

Mr. Pawelczyk stated that he will go back and look at those fees and report back at the next meeting.

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

FIFTH ORDER OF BUSINESS Business Items

A. Acceptance of the Audit Committee’s Recommendation

Mr. McGaffney stated that the audit committee met earlier and accepted a ranking of Grau & Associates as the #1 proposer and Berger Toombs as the #2 proposer.

On MOTION by Ms. Alford seconded by Mr. Richardson with all in favor accepting the audit committee’s recommendation was approved.

B. Consideration of Proposals for Pest Control

Mr. Harden presented three proposals for monthly pest control services.

On MOTION by Ms. Waldhauer seconded by Ms. Alford with all in favor, the proposal from Nader’s Pest Raiders was approved.

C. Consideration of Fiscal Year 2025 Fees for Vesta Property Services

Ms. Meyers presented a proposal for an increase in the amenity management, field management, pool, and janitorial staff for fiscal year 2025. She noted one of the main reasons for the increase is the increase in the minimum wage.

On MOTION by Ms. Alford seconded by Mr. Kirsch with all in favor the increase proposed by Vesta Property Services for Fiscal Year 2025 was approved.

D. Discussion of the Fiscal Year 2025 Budget

March 14, 2024

Tison’s Landing CDD

Mr. McGaffney presented a draft of the fiscal year 2025 budget that includes an increase in assessments amounting to \$96.26 per year, per household largely due to contributions to capital reserves and landscaping improvements.

Mr. Kirsch asked that staff aim for a \$9.99 per month increase in assessments per household to allow for landscape improvements to the roundabout.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, April 11, 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