

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, April 11, 2024 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 <i>by phone</i>	Vice Chairperson
Cedeila Alford	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gregory George <i>by telephone</i>	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 April 11, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 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

Mr. George introduced himself to the Board and stated that he would be taking over as District Counsel, although Mr. Pawelczyk will still be involved as needed.

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C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager - Report

A copy of the amenity manager's report was included in the agenda package for the Board's review.

E. Field Operations Manager

Mr. Harden informed the Board that there is a leak in the suction line for the pool. Three proposals were included in the agenda package. He noted the proposal from a plumbing company includes cutting a six-inch fitting and connect it to another line to tie them together. If that can successfully be done, it will be the cheapest option for the repair, however there is some residue on the pipe and the plumber is not confident he will be able to get a clean fitting. If the repair requires going into the filter cabin to re-pipe, fiberglass work will be needed which will require a pool contractor. The two proposals from the pool contractors are not to exceed amounts and depend on how much work is needed once they are able to start the repair.

Ms. Waldhauer recommended using one of the pool contractors for the repair.

Ms. Alford asked if both companies would warranty the work.

Mr. Harden responded that he would ask the contractors.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor repairing the suction line at an amount not to exceed \$9,500 was approved subject to confirmation of warranties. Hydra is the preferred contractor if Epic will not provide a warranty.

Mr. Harden stated that the landscape vendor questioned whether enough irrigation was being installed at the entrance on the right-hand side, however Yellowstone assured Mr. Harden there is enough irrigation.

Mr. Kirsch stated that it doesn't look like the overgrowth on the right-hand side has been cleared enough.

Mr. Harden stated that he will review the area prior to payment being issued for the work.

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Ms. Harden stated that something needs to be done about the community entrance due to all the vehicle accidents. She recommended petitioning the city to address the blind spot at the exit.

Mr. Laughlin stated that he would work with Ms. Harden to draft a letter to the County Commissioner. He also noted that residents contacting the County Commissioner and copying city staff would be helpful.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 14, 2024 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$43,828.13, were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Business Items

- A. Consideration of Proposal for July 4th Event**

Ms. Harden presented a proposal from Independence Displays totaling \$5,000 for a pyro musical and market event. The insurance company recommended a professional provide a firework display rather than residents.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor the proposal from Independence Displays was approved.

- B. Consideration of Proposal from Epic Pools for Suction Line Repair**

This item was discussed under the field operations manager's report.

- C. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin stated that the public hearing is scheduled for July 11th at 6:00 p.m. He provided an overview of the budget noting the increase in assessments comes to approximately

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\$10 per month for each homeowner. Most of the increase will fund the capital reserve funds and bring the contribution from last year at \$82,500 to \$150,000.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor Resolution 2024-03, approving the proposed budget for Fiscal Year 2025 and setting a public hearing for July 11, 2024 was approved.

D. Consideration of Engagement Letter from Grau & Associates for Audit Services for Fiscal Year 2024 with the Option of Four Additional One-Year Renewals

Mr. Laughlin reminded the Board Grau & Associates was the firm selected during the audit RFP process.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the engagement letter from Grau & Associates for Fiscal Year 2024 with Four Optional One-Year Renewals was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Kirsch asked Ms. Harden to provide an estimate from Vesta on District Management Services.

Ms. Timmons stated that she has received positive feedback on the yoga event.

SEVENTH ORDER OF BUSINESS

Audience Comments

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, May 9, 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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Secretary/Assistant Secretary

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Chairman/Vice Chairman