

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, June 13, 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	Vice Chairperson
Cedeila Alford	Supervisor
Linda Waldhauer	Supervisor
Brian Richardson	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
David McInnes	Vesta Property Services
Scott Smith	Vesta Property Services

The following is a summary of the discussions and actions taken at the June 13, 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

Mr. Kirsch asked if England Thims & Miller completed the annual engineer's report prior to their resignation.

Mr. Laughlin responded that he would look into it.

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B. District Counsel

Mr. George reminded the Board members that their Form 1s are due to the Commission on Ethics by July 1st.

C. District Manager – Report on the Number of Registered Voters

Mr. Laughlin informed the Board there are 1,479 registered voters reported to be residing within the District’s boundaries as of April 15th.

D. Amenity Manager - Report

A copy of the amenity manager’s report was included in the agenda package for the Board’s review. Ms. Meyers informed the Board that the HOA has offered to sponsor some of the community events. The HOA has also expressed interest in assisting with the holiday lights, however they’d like to see a solar option for the roundabout, and they’ve also suggested permanent lighting, so she is requesting quotes.

E. Field Operations Manager

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting.

Ms. Waldhauer asked for an update on the pool leak.

Mr. Harden responded that Hydro Pools made repairs, however Memorial Day weekend the pump began to run rough again, so he thinks the filter grids may need to be replaced. Hydro will be submitting a proposal for the grid replacement.

Ms. Waldhauer suggested looking into purchasing an automatic pool vacuum.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the April 11, 2024 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$102,513.34, 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.

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FIFTH ORDER OF BUSINESS

Consideration of Proposals to Repair or Replace the Elliptical

Mr. Harden informed the Board that during a preventative maintenance visit for the fitness equipment, the technician found that the braking function is not working on an elliptical. He presented proposals for both repairing and replacing the elliptical. The repair would cost approximately \$1,000. Replacements range between \$3,000 and \$5,000.

This item was tabled to the next meeting as the elliptical is still operable with exception to the resistance function. Mr. Harden will look into the possibility of purchasing the part directly.

Mr. Harden also informed the Board that a treadmill has recently gone down so he will be bringing in someone to look at it.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Vesta District Management

Ms. Harden presented a proposal from Vesta for district management services. Mr. McInnes and Mr. Smith provided an overview of Vesta’s district management division.

Ms. Waldhauer and Ms. Timmons commented on the need to allow GMS to speak to the Board, and to allow other companies to provide proposals.

Mr. Kirsch asked Mr. George to issue a request for proposals with the proposals to be reviewed at the September meeting.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with Ms. Waldhauer, Ms. Alford, Mr. Richardson and Mr. Kirsch in favor and Ms. Timmons opposed, authorizing District Counsel to issue a request for proposals for district management services was approved 4-1.

Mr. Laughlin asked if the Board would like to look into bidding out any other services.

Mr. Kirsch responded that the Board could look at the rest of the contracts at the July meeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

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EIGHTH ORDER OF BUSINESS

Audience Comments

Anthony Bull asked what the status is on the entrance landscaping.

Mr. Kirsch stated that the Board has approved budgeting for one entrance, and the second entrance will be enhanced next year.

Anthony Bull also expressed concern over excessive speeding in the community and the need to address it.

Ms. Timmons stated that she was told by the engineer it would cost around \$98,000 to install speed bumps in the entire community. She recommended contacting the city councilman to see if he would earmark some city funds for speed control. She also noted targeting certain problem areas to install speed bumps, such as Tisons Bluff, is an option.

Mr. Laughlin added that another option is hiring off duty officers to patrol the community.

An item will be added to the next agenda to discuss speed control.

Jill Graby stated that there needs to be at least two more proposals for district management services.

NINTH ORDER OF BUSINESS

Consideration of Security Matters

The Board reviewed a proposal totaling just over \$1,000 from Envera to increase the storage capacity of the hard drive for the security system. There was no action taken.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, July 11, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman