

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, July 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	Vice Chairperson
Cedeila Alford	Supervisor
Linda Waldhauer	Supervisor

Also present were:

Daniel Laughlin	District Manager
Scott Cochran <i>by telephone</i>	District Counsel
David Landing	District Engineer
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Leo Dickinson	Lawnboy

The following is a summary of the discussions and actions taken at the July 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

Mr. Laughlin informed the Board Mr. Landing is working to complete the annual engineer's report.

B. District Counsel

There being nothing to report, the next item followed.

July 11, 2024

Tison's Landing CDD

C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Mr. Laughlin noted the proposed meeting schedule remained consistent with the current schedule of the first Thursday of each month at 6:00 p.m.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the Fiscal Year 2025 meeting schedule was approved as presented.

D. Amenity Manager - Report

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

Ms. Waldhauer asked about holding the Storytime with Pat event once a quarter. The Board also discussed coordinating a military appreciation event in conjunction with the HOA.

E. Field Operations Manager

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also stated that staff is recommending the junipers be removed as they are declining. He asked if the Board would prefer to remove them now or hold off until next year. The Board asked Mr. Dickinson to provide a proposal at the next meeting for replacing the juniper.

Mr. Dickinson informed the Board a resident has expressed concern about an area near his home that need to be maintained. He noted there are actually two areas that are owned by the CDD, and the cost to maintain both would be \$75 per visit.

Mr. Kirsch noted an adjacent homeowner is maintaining one of the areas, so only one area needs to be maintained by the CDD at this time.

On MOTION by Mr. Kirsch seconded by Ms. Alford with all in favor adding two CDD-owned areas to the landscape maintenance contract at a cost of \$75 per visit was approved.

Next, Mr. Dickinson stated that since the front entrance landscaping has been redone, the landscape beds have been loaded with weeds, so they've have been working to keep it

July 11, 2024

Tison’s Landing CDD

under control, which is requiring a lot of labor. He asked for \$240 per month for six months to continue to control the weeds.

Mr. Laughlin recommended including both the \$240 monthly weed control and \$75 per visit maintenance costs into the budget prior to adopting it. He also suggested staff contact Yellowstone to see if they will assist in mitigating the weeds.

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

- A. Minutes of the June 13, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$49,870.31, 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 **Discussion of Speed Control**

There being no new developments to discuss regarding this item, the next item followed.

SIXTH ORDER OF BUSINESS **Consideration of Proposals to Repair or Replace Elliptical**

Ms. Harden noted this item has been taken care of. The next item followed.

SEVENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget**

Ms. Meyers stated that the facility attendant is listed under both pool monitoring and seasonal office staff, so one of those lines can be eliminated.

The Board directed Mr. Laughlin to move the funds to the capital reserve fund.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the public hearing was opened.

Mary Campbell asked what the increase is going towards and if there are any other areas of the budget that can be reduced.

July 11, 2024

Tison’s Landing CDD

Mr. Laughlin responded that most of the increase is being used for funding the capital reserves, which is essentially a savings account for large expenditures. The pool is due to be resurfaced soon, and that could cost between \$150,000 to \$200,000.

Mary Campbell added that she has a strong objection to increasing the assessments again and she feels there are other areas of the budget that can be reduced, such as changing vendors that are not responsive.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor Resolution 2024-04, relating to annual appropriations and adopting the budget for fiscal year 2025 as revised with the changes discussed above was approved.

B. Consideration of Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2024-05, imposing special assessments and certifying an assessment roll was approved.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Kirsch asked the Board to accept his resignation from the Board as he is moving.

Mr. Cochran recommended Mr. Kirsch provide a resignation in writing that can be accepted by the Board at the next meeting.

NINTH ORDER OF BUSINESS

Audience Comments

Mary Campbell commented that for about nine months she has been fighting to have her personal records provided to her by Vesta. She suggested the Board consider reevaluating the District’s relationship with Vesta. She also recommended there being an email on every website that can be used to contact the board.

July 11, 2024

Tison's Landing CDD

Mr. Laughlin and the Board explained the differences between the HOA and CDD and that the two have separate contracts with Vesta. Mr. Laughlin added that he would provide Ms. Campbell with his contact information to discuss the matter further.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, August 8, 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.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

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Monica Timmons
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Chairman/Vice Chairman