

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, August 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:

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

The following is a summary of the discussions and actions taken at the August 8, 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

Organizational Matters

A. Acceptance of Resignation of Brandon Kirsch

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Brandon Kirsch's resignation was accepted.
--

B. Consideration of Appointing a New Supervisor to Fill the Vacancy

August 8, 2024

Tison’s Landing CDD

The Board directed staff to solicit resumes for consideration at the next meeting. This item was tabled.

C. Oath of Office for newly Appointed Supervisor

This item was tabled.

D. Consideration of Resolution 2024-06, Designating Officers

This item was tabled.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Laughlin informed the Board Mr. Landing is working on finalizing the annual engineer’s report.

B. District Counsel – Memorandum Regarding Legislative Updates

Mr. George presented a memorandum of recent legislative updates. He also asked the Board if they would like to proceed with requesting proposals for district management services as previously directed.

The Board indicated their preference is to maintain GMS as the district management services provider.

C. District Manager – Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Laughlin presented a performance measures / standards and annual reporting form created by GMS for fiscal year 2025, noting the goals can be adjusted over time as needed. He will revise the minimum number of board meetings to be held per year from three to six.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the performance measures/standards and annual reporting form was approved as revised.

Mr. Laughlin also informed the Board that he reviewed the District’s contracts to see if there would be any benefit to going out for bid, and he did not see anything of concern, but

August 8, 2024

Tison’s Landing CDD

asked if the Board would like to discuss it further, or wait until the new board members have been appointed.

The Board indicated they would like to wait until there is a full board again.

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 stated that she sent out a survey to the community regarding a coed basketball program, and received around 52 responses, however there were some concerns of whether there would be enough participation, which raised the question of bringing guests.

Ms. Timmons suggested asking the participants to sign a waiver.

The Board indicated they did not have an issue with allowing guests of the participants.

E. Field Operations Manager

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the July 11, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$118,749.52, 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.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

August 8, 2024

Tison's Landing CDD

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
September 12, 2024 at 6:00 p.m. at the
Yellow Bluff Amenity Center**

Mr. Richardson stated that he is resigning from the Board effective at the end of the meeting.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor Brian Richardson's resignation was accepted.

NINTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Daniel Langelin
9A989FE97A6A46D...
Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
5CF1EA4BE8CC47F...
Chairman/Vice Chairman