

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, September 12, 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	Chairperson
Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Ginger Wald <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 September 12, 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

Kirk Fox asked if it would be appropriate to have a bin placed in the amenity center for people to place old American flags. He'd like more education in the community regarding the flags, such as having a contest and raffling off a few flags in June.

Ms. Waldhauer stated that her husband is a scout master, and they have a retirement ceremony at least twice a year where they retire the flags respectfully and give the riblets to veterans. The flags could be given to the amenity center attendant and then passed on to Ms. Waldhauer.

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Ms. Harden stated that Ms. Meyers is planning an event involving veterans in November, so she will speak to Mr. Fox about that.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing New Supervisors to Fill Board Vacancies (Seat 1 – 11/2024 and Seat 2 – 11/2026)

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor appointing Ann Schaffer to Seat 1 was approved.

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Ann Schaffer.

Two residents submitted resumes to be considered for the vacancies. Michael Evans and provided the Board with an overview of his background. Kaye Washington stated that she was withdrawing her interest since Mr. Evans was so passionate about serving.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor appointing Michael Evans to Seat 2 was approved.

Mr. Laughlin administered an oath of office to Mr. Evans. He also provided an overview of the public records and Sunshine laws.

B. Oath of Office for Newly Appointed Supervisors

The oaths were administered during the above discussion.

C. Consideration of Resolution 2024-06, Designating Officers

The officers were designated as follows: Ms. Timmons as Chair, Ms. Alford as Vice Chair, Mr. Evans, Ms. Schaffer and Ms. Waldhauer as Assistant Secretaries, and from GMS’s office, Mr. Laughlin as Secretary and Darrin Mossing, Jim Oliver, Marilee Giles, Patti Powers and Rich Hans as Assistant Secretaries and Assistant Treasurers.

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On MOTION by Ms. Schaffer seconded by Ms. Timmons with all in favor Resolution 2024-06, designating officers as listed above was approved.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

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

B. District Counsel – Memorandum Regarding Legislative Updates

Ms. Wald presented a supplemental memorandum informing the Board that when a governmental entity enters into a contract with a non-governmental entity, the contractor must sign an affidavit of compliance with the anti-human trafficking laws.

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. Ms. Meyers presented a proposal for permanent holiday lighting totaling \$14,832 and informed the Board the HOA has approved contributing \$5,184 towards the lighting cost.

Ms. Timmons stated that she would like the residents to be made aware that the Board is also working on updating the landscaping at the entrances.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor installing permanent lighting at the amenity and the entrances after October 1, 2024 was approved at an amount not to exceed \$10,000.

E. Field Operations Manager

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also asked the Board if they’d like to set money aside to clean up the juniper beds in the parking lot.

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Ms. Waldhauer suggested clipping the juniper down for now and they can be removed in the spring. She will work with the landscape contractor and Mr. Harden on what to replace it with.

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

- A. Minutes of the August 8, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$41,381, 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.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, October 10, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center**

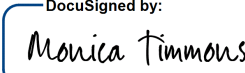
NINTH ORDER OF BUSINESS **Adjournment**

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

Signed by:

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman