

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, November 14, 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
Gregory George <i>by telephone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager

The following is a summary of the discussions and actions taken at the November 14, 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**

PiKaye Washington asked when the CDD fees will fall off.

Mr. Laughlin responded that he would explain the process at the end of the meeting.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer – Acceptance of the 2024 Annual Engineer's Report**

Mr. Laughlin stated that the trust indenture for the bonds requires that an engineer's report be prepared each year to detail the condition of the facilities. The 2024 report summarizes that overall, the District owned facilities show to be well maintained and generally in good state.

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Tison's Landing CDD

Ms. Schaffer stated that a friend of hers was walking on Magnolia Grove last week and caught her toe between the sidewalk and driveway and injured herself falling.

Mr. Laughlin stated that the sidewalks and streets are owned and maintained by the city.

Ms. Waldhauer added that sidewalk issues can be reported by calling 630-CITY or submitting a work order on [www.jacksonville.com](http://www.jacksonville.com).

Ms. Timmons asked that the photos of the potholes in the engineer's report be used to request a work order through the city.

Mr. Evans asked if the District can reach out to the city to ask what the plan is for the roads, and asked that residents be informed on how they can report sidewalk and road issues.

Mr. Laughlin stated that he would reach out to ask the city for their roadwork plan.

Ms. Meyers stated that she would send out an informational e-blast to the residents.

On MOTION by Ms. Schaffer seconded by Ms. Alford with all in favor the 2024 annual engineer's report was accepted.
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**B. District Counsel**

Mr. George reminded the board members to complete the four hours of required ethics training prior to the end of the year.

**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. Timmons asked for an update on the basketball program.

Ms. Meyers responded that she only had one family sign up.

**E. Field Operations Manager**

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

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Tison’s Landing CDD

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the September 12, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$118,745.25, were included in the agenda package for the Board’s review. Mr. Laughlin noted the check register is higher than normal due to the insurance premium payment.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Pool Pump Replacement**

Mr. Harden informed the Board staff found several pin sized holes in the splash pool pump and presented proposals for both replacement of the pump, and repairing the current unit.

Raoul Simms recommended replacing the unit given the age and state of repair unless the Board plans to replace the piping in the near future.

The Board discussed the ongoing repairs with the pool and the need to resurface the pool in the near future.

Ms. Waldhauer asked to defer this item to next month and asked Mr. Harden to bring back quotes for electrical work related to replacing the pump.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Schaffer stated that she has not heard any positive comments about the new landscaping at the front entrance. She suggested sodding the dirt area at the back entrance.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

Anthony Bull asked if the street at the entrance could be lined.

Mr. Laughlin stated that he will mention that to the county as well as ask for an update on a previous request for streetlights.

Anthony Bull asked about turning the community into a gated community if the city is not taking care of the roads anyway.

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Tison’s Landing CDD

Mr. Laughlin stated that by law, a CDD cannot limit traffic on the roadways as the roads within the District are public.

PiKaye Washington stated that when she first bought her home, she was told the CDD fees would fall off after 10 years and that time has now passed. She asked what the plan is for the CDD fees.

Mr. Laughlin responded that there is the debt service portion of the assessments, which will fall off once the bond matures, which believes is 2036. There is also an operations and maintenance assessment that will apply for the life of the community.

PiKaye Washington asked if the meeting documents can be displayed for the residents that attend the meetings.

Mr. Laughlin stated that he will look at whether there is an extra computer that can be used to project the documents.

Raoul Simms asked about the contacts at the city that the Board has been referring to.

Mr. Laughlin responded that Ms. Meyers will send the contacts via e-blast to all residents.

Raoul Simms asked if grass seed can be applied to the athletic field.

Mr. Laughlin responded that staff could get quotes for seeding.

Raoul Simms asked if something can be done on the athletic field, and around the basketball court and playground areas for pest control.

PiKaye Washington also asked if the Board would consider treating for the mosquitos.

Raoul Simms asked that pool maintenance be made a priority with clear water. Lastly, he stated that he thinks something needs to be said to the city about the trash can damage occurring throughout the community.

Ms. Alford stated that the city is using a new contractor for trash service and if the city’s trash can that they provided is in disrepair, it’s on the resident to replace it, however they will reimburse for damaged trash cans that were purchased by the residents.

**EIGHTH ORDER OF BUSINESS**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

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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

DocuSigned by:  
*Monica Timmons*  
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Chairman/Vice Chairman