

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, December 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
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 December 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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

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

B. Consideration of Resolution 2025-01, Designating Officers

December 12, 2024

Tison's Landing CDD

Mr. Laughlin reminded the Board that the current slate of officers is Ms. Timmons as Chair, Ms. Alford as Vice Chair, Ms. Waldhauer, Mr. Evans and Ms. Schaffer as Assistant Secretaries, Mr. Laughlin as Secretary and Treasurer, and from GMS's office, Darrin Mossing, Marilee Giles, Jim Oliver, Rich Hans and Patti Powers are Assistant Secretaries and Assistant Treasurers.

On MOTION by Ms. Schaffer seconded by Ms. Alford with all in favor Resolution 2025-01, designating the same slate of officers was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being no report, the next item followed.

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.

E. Field Operations Manager

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also presented proposals for sidewalk repairs.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the proposal from Alpha Foundation was approved at an amount not to exceed \$3,800.

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Tison’s Landing CDD

Ms. Alford asked that Mr. Harden take pictures of the before and after state of the sidewalks.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the November 14, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$66,027.15, 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

Consideration of Proposal for Pool Pump Replacement

Mr. Harden reminded the Board that proposals to replace or repair the pool pump were presented last month and there were some questions about warranties. United Pool Pros did not respond to his request for confirmation of a warranty; however Hydra Pools confirmed the equipment they are recommended comes with a two-year warranty. The equipment C Buss Enterprises is recommended comes with a three-year warranty. He noted Hydra’s proposal includes redoing some piping.

On MOTION by Ms. Timmons seconded by Ms. Schaffer with all in favor the proposal from Hydra Pools was approved at an amount not to exceed \$4,500.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

Jill Graby stated that there are areas of the sidewalk coming from the handicap section that need to be addressed.

Mr. Harden stated that those are on the list to be taken care of.

A resident asked if the Christmas lights that are out are going to be replaced.

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Tison's Landing CDD

Mr. Harden stated that there are a few sections he needs to replace.

A resident stated that she is a personal trainer and asked if some of the equipment at the fitness center could be used.

Mr. Laughlin responded that personal trainers are not permitted in the fitness center per the District's policies.

The resident asked if she could use the athletic field or basketball court.

Mr. Laughlin responded that the request could be added to the next agenda for discussion.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
January 9, 2025 at 6:00 p.m. at the Yellow
Bluff Amenity Center**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Alford seconded by Ms. Timmons 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