

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, February 13, 2025 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
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the February 13, 2025 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

Staff Reports

A. District Engineer

There being no report, the next item followed.

B. District Counsel

There being nothing to report, the next item followed.

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C. District Manager – Request for Fitness Classes

Mr. Laughlin stated a resident that attended the last meeting to ask for permission to hold group fitness classes at the amenity center followed up with an email to provide more information regarding her request. The resident is a certified personal trainer and is asking to hold one-hour-long full body workout and HIIT classes at the amenity center, soccer field or basketball court on the weekends at 9:00 a.m. at a cost of \$25 per person.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the request from Jonalyn Rodriguez to provide fitness classes at the District's amenities was approved subject to an agreement and proof of insurance.

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 suggested looking into offering swim lessons again for the community.

Ms. Meyers stated that the fireworks provider has asked for a minimum budget of \$15,000 or he will be unable to host the event this year. The current events budget is \$23,000 and she has spent \$6,000 so far, however there are upcoming expenses anticipated.

Ms. Timmons recommended deferring this discussion to allow the Board and staff time to consider if anything can be cut.

Mr. Laughlin asked Ms. Meyers to see if the resident will attend the next meeting to answer questions from the Board.

E. Field Operations Manager

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also informed the Board that within the last couple of weeks, the irrigation pump that controls the amenity center area is not maintaining enough pressure to adequately water the facility. The pump will need to be pulled out of the ground and inspected to determine what repairs are needed, which will cost at least a couple thousand dollars.

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On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the proposal from East Coast Wells and Pumps to replace the well pump and pipes was approved at an amount not to exceed \$5,000 with the Chair authorized to approve any additional costs.

Mr. Harden stated that a few years ago estimates for resurfacing the splash pool were discussed, however the Board chose to prioritize enhancing the landscaping at the entrances. One entrance has been done so far. He asked the Board to consider whether they’d like to continue the plan to enhance the other entrance, or if they’d prefer to resurface the pool.

Mr. Laughlin added that there is \$225,000 available in capital reserves.

Ms. Waldhauer recommended prioritizing the pool resurfacing as the current surface is rough.

Mr. Harden stated that he would get updated pricing to resurface the pool prior to the summer break.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

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

Copies of the minutes, financial statements, and check register totaling \$1,210,996.15, were included in the agenda package for the Board’s review. Mr. Laughlin noted the majority of the check register total is a transfer of funds to the custody account.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Designating a Registered Agent

Mr. Laughlin stated that the previous registered agent was Gerry Knight, and he has now retired. The resolution proposes to change the registered agent to Michael Pawelczyk.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2025-02, designating Michael Pawelczyk as the District’s registered agent was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Designating Officers**

Mr. Laughlin informed the Board that Rich Hans of GMS has retired, so he is recommending removing Mr. Hans from the list of officers, and adding a new District Manager with GMS, Matt Biagetti. The remainder of the slate of officers will stay the same.

On MOTION by Ms. Schaffer seconded by Ms. Timmons with all in favor Resolution 2025-03, designating officers as detailed above was approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of the Fiscal Year 2024 Audit
Report**

Mr. Laughlin provided a brief overview of the fiscal year 2024 audit report, noting there are no material weaknesses or deficiencies to note.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the Fiscal Year 2024 audit report was accepted.

EIGHTH ORDER OF BUSINESS

**Discussion of Rental and Events Liability
Implications**

Ms. Timmons stated that there is a homeowner that would like to rent the athletic field and use a bounce house during the rental.

Mr. Evans asked that more information be obtained from the homeowner including how big the bounce house will be, what area it will be in, and when it will be removed.

Mr. Laughlin recommended an agreement for the event and asked Ms. Meyers to get the rental information to Mr. George.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Evans stated that he does not feel the HOA is not enforcing proper maintenance of people’s homes and yards.

Mr. Laughlin recommended Mr. Evans bring his concerns up with the HOA board as the CDD has no authority over the HOA.

Ms. Timmons asked that a discussion to explain the differences between the HOA and CDD responsibilities be coordinated.

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TENTH ORDER OF BUSINESS

Audience Comments

Cathy Stepalavich encouraged residents to attend the HOA meetings to voice their concerns.

Jill Graby stated that new legislation was signed by the Governor that ties the hands of the HOA. Houses get bought up by companies and the HOA will fine the owners over and over again and it takes a lot to get a lien put on the house. She recommended complaining to the legislature. Ms. Graby also asked that the Board not repeat the landscaping that was used to enhance the first entrance.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, March 13, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Waldhauer 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