

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, March 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 <i>by phone</i>	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 phone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Vesta Property Services
Dan Polemeni <i>by phone</i>	July 4 <sup>th</sup> Event Fireworks Provider

The following is a summary of the discussions and actions taken at the March 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**

Mr. Laughlin reported that there is an easement behind a home that has a storm drain that appears to be washing out, so he will ask engineer to inspect it.

**B. District Counsel**

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There being nothing to report, the next item followed.

**C. District Manager**

Mr. Laughlin reported that he is still waiting on a definitive answer from the county on their schedule for paving and restriping the roadways.

**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 reported that the social room rentals are consistent, so she will bring a proposal back to the board to replace the furniture and make the room for usable for the residents.

Next, Ms. Meyers informed the Board that the HOA would like to discuss working with the CDD on potentially installing speed bumps in the community.

Ms. Timmons recommended sending a letter to the City Councilman to ask if the city would consider paying a portion of the cost of the speed bumps.

Mr. Evans stated that he believes a traffic study is needed before the speed bumps can be installed.

Ms. Harden stated that a traffic study was done years ago, so those results may be able to be used to avoid having to do another study.

Ms. Timmons will provide the letter she's drafted to Ms. Meyers to begin obtaining signatures from residents interested in speed bumps.

**E. Field Operations Manager – Proposals to Resurface the Splash Pool**

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

Next, Mr. Harden reminded the Board that at the last meeting he informed them that the irrigation pump that controls the amenity center area was not maintaining enough pressure to adequately water the facility and needed to be pulled out of the ground and inspected to determine what repairs are needed. Upon inspection, the vendor found the pump was damaged and could not move any water. The cost of the repair was \$12,640 and was completed between meetings with the Chair's approval due to the need to keep irrigation running.

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Next, Mr. Harden presented three proposals to resurface the splash pool totaling \$90,933.13, \$78,250 and \$79,707.97. The proposal from Epic does not include coping. Tempool provided two proposals, one with coping included and one without. The proposal that does not include coping totals \$72,200.47.

On MOTION by Ms. Alford seconded by Ms. Schaffer with all in favor the proposal from Tempool to resurface the splash pool with coping included for a total of \$79,707.97 was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the February 13, 2025 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$46,419.67, were included in the agenda package for the Board's review.

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

**FIFTH ORDER OF BUSINESS**

**Discussion of July 4<sup>th</sup> Event**

Ms. Meyers asked Mr. Polemeni to provide more information to the Board on why he is requesting \$15,000 for the upcoming July 4<sup>th</sup> event.

Mr. Polemeni responded that the insurance for the show is about \$4,500. The audio-visual company that must be hired to broadcast the music cost \$3,900 last year. This year there is a 20% tariff increase on products coming from China. He noted the \$15,000 fee for this year does not include coordinating food trucks, vendors or Sheriff's officers because his company only specializes in firework shows. It does include the fireworks themselves, the audio-visual, and the clean-up the following day.

Mr. Evans suggested increasing the fee to \$20,000 to allow Mr. Polemeni enough money to coordinate the food trucks, vendors and Sheriff's officers.

Following a discussion on whether to reduce what is offered at the event or forgo the event altogether this year, Ms. Waldhauer made the following motion.

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On MOTION by Ms. Waldhauer seconded by Ms. Timmons with four in favor and Mr. Evans opposed forgoing the fireworks for the July 4<sup>th</sup> event this year was approved 4-1.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,  
Changing the District’s Local Records  
Location**

Mr. Laughlin informed the Board that the local records location was previously England Thims & Miller, which is the previous engineer. The records will be moved to the amenity center going forward.

On MOTION by Ms. Alford seconded by Ms. Schaffer with all in favor Resolution 2025-04, changing the District’s local records location to the Yellow Bluff Amenity Center was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2026 Budget**

Mr. Laughlin presented a rough draft of the budget, noting there is no increase being proposed at this time, however staff is still working on contacting the various vendors to confirm whether or not they will be increasing their fees. The budget will be approved in May and adopted in July.

**EIGHTH ORDER OF BUSINESS**

**Discussion of CDD and HOA  
Collaborations**

This item was tabled.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Cathy Stepalavich stated that her recollection is speed bumps were going to be a very nominal cost to each resident. They’re needed for safety.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, April  
10, 2025 at 6:00 p.m. at the Yellow Bluff  
Amenity Center**

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**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Schaffer seconded by Ms. Timmons 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