

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, April 10, 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
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Scott Cochran <i>by phone</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 April 10, 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 had nothing from the engineer.

B. District Counsel

Mr. Cochran stated he had nothing specific for the board but offered to answer any questions they may have.

April 10, 2025

Tison's Landing CDD

Ms. Waldhauer asked if you lose an ID card after paying the \$30 for four cards, do you still have to pay. Mr. Laughlin stated you do, and it is in the policies.

C. District Manager

Mr. Laughlin stated he sent a letter to the City Commissioner regarding funding for the speed bumps and he has yet to hear back. He noted the speed bumps are \$3,000 and they recommend one every 400 feet. They will need to draw a map of where they want the speed bumps.

Mr. Evans noted if they put them every 400-feet, there might be issues with residents' driveways.

Ms. Schaffer stated if they put them through the community, they run risk of damaging residents' cars. Mr. Laughlin stated if they decide to go through with the installation, they will send an email blast out to inform residents speed bumps will be added.

Ms. Timmons stated the speeding has become a severe issue in the community and believes they need the speed bumps.

Mr. Laughlin asked if the board wanted to send a survey to the community or get the map together to send to the county. Ms. Harden stated they will get a map together before the next meeting. Mr. Evans stated he will work on the map with Staff.

Ms. Timmons would also like to see a survey at the next meeting.

D. Amenity Manager

1. Report

Ms. Myers presented the Amenity Manager's report. She stated they have an Easter event on Saturday with many activities for the kids and families. There was a great turnout for the St. Patty's Day event, and they hope to keep that event going. They hosted a movie event that was moved indoors due to the cold weather. But they still had a full house. Ms. Myers added everyone loved the April Fools events and was surprised to see as many adults attending as there was.

My. Myers noted all pool monitors have been hired and are working.

2. Amenity Furniture Estimates

April 10, 2025

Tison's Landing CDD

My. Myers presented the amenity furniture estimates. She showed pictures to the board of neighboring district's pool furniture. She recommends picking a lighter color because the flooring is dark. She did not add the coastal table in the budget because they need to get the basic furniture picked out before they accessorize.

Mr. Evans stated the furniture needs to be durable.

Ms. Myers stated if they choose the wood table, they will have to perform yearly maintenance on it, but if they choose the resin table, they will not. If they choose the laminate, they will need to be covered because it looks like a cafeteria. Ms. Timmons commented that the laminate table looks to be unstable.

Ms. Myers stated for the 48' tables, the recommend 5 to 6 chairs, and she recommends 6 to fit more people.

Ms. Waldhauer stated she likes the resin the best because the wood would be too expensive with the maintenance.

Mr. Evans stated they need to choose the chairs that go with the table.

Ms. Waldhauer believes they should go with the resin chairs because they hold the most weight.

The Board was uncertain if they wanted chairs with arms or without. Ms. Timmons stated if the chair has two models, they can get some of both. There will be 6 tables and 36 chairs.

Mr. Evans made a motion to table this discussion until the next meeting.

This item was tabled for the next meeting, with staff to bring more table and chair options.

E. Field Operations Manager – Proposals to Mulch the Amenity Center

Mr. Harden presented the Operation Manager's Report. He stated they have prepared the pool for the pool season. The tile that was missing has now been replaced and the pool tile is in good shape. He noted they replaced some flow meters that were not measuring properly. There was a sign on the playground that was fading and has now been replaced.

Mr. Harden stated all the paperwork for the new surface on the pool has been submitted to the city and they are just waiting on them to be approved.

Mr. Harden presented the proposal to mulch the Amenity Center totaling \$5,100. Mr.

April 10, 2025

Tison's Landing CDD

Laughlin noted they have \$15,000 in the budget for mulch, and they have not used any of it yet.

On MOTION by Ms. Timmons seconded by Ms. Schaffer with all in favor the proposal to Mulch the Amenity Center NTE \$5,100 was approved.

Mr. Harden presented different pool tiles to the board for discussion.

The Board discussed the different colored tiles and made the following motion.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor Seabreeze for the pool color tile 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 \$52,014.47 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin presented the fiscal year 2026 Budget. He stated there is no increase being proposed. For total administrative costs, there is a \$2,000 increase, community operations are decreased to \$277 and the total for amenity operations was increased to \$316.

Ms. Myers noted there is a waste disposal service she would like the board to start considering.

SIXTH ORDER OF BUSINESS

Discussion of CDD and HOA Collaboration

Mr. Evans stated he researched how they could work with the HOA in accordance with the Sunshine Law. He would like to have a joint committee to discuss issues.

Mr. Cochran stated even if the committee were all residents, they would still fall under the Sunshine Law because they are considered a "leg" of the Board.

April 10, 2025

Tison's Landing CDD

Mr. Evans stated everything they would talk about in the meetings; they would report it back to the board.

Ms. Waldhauer stated she wants the HOA and the Board to be separate from each other.

Ms. Timmons showed concern about how the financials would be paid. She does not want to have to pay twice, when the HOA only pays once.

Mr. Evans believes having this committee would allow them to talk about certain items for a longer time.

Mr. Laughlin stated they can hold special meetings whenever they need.

This item was tabled for the time being.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer asked if they can add bullet points to the agenda.

Mr. Laughlin stated the board needs to start thinking about if they want to add internet in the amenity center.

EIGHTH ORDER OF BUSINESS

Audience Comments

Jill Graby (16227 Stanis Ct.) noted the HOA's budget is much smaller than the CDD's. She does not believe there will be much for them to discuss with each other. She asked if there was anyone that could reupholster the bar seats.

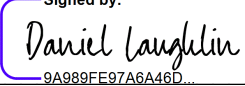
NINTH ORDER OF BUSINESS


Next Scheduled Meeting – Thursday, May 8, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman