

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, May 8, 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
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 May 8, 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 members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

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At the request of a board member, Mr. Laughlin asked the board to state their name and whether they are in favor or against each motion.

Mr. Evans stated that he'd also like the minutes to reflect how each board member voted.

D. Amenity Manager

1. Report

Ms. Myers presented the Amenity Manager's report. Next, she provided the results of a survey sent to the residents for the purpose of understanding the interest and/or need for speed bumps. The results showed that 66% of the respondents support the HOA and/or CDD fees funding installation of speed bumps. Tisons, Dowing and Magnolia were the three spots that the respondents said speed bumps were most needed.

2. Amenity Furniture Estimates

My. Myers presented examples of furniture from other communities along with color and material options and pricing estimates.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve purchasing 40 Chippendale dining side chairs, 3 barstool chairs and 6 white Aquaba round tables by roll call vote:

Supervisor Timmons: Aye

Supervisor Alford: Aye

Supervisor Schaffer: Aye

Supervisor Evans: Aye

Supervisor Waldhauer: Aye

Motion passed 5-0.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve declaring the current amenity furniture as surplus assets and either donate to a charity organization or dispose of the furniture by roll call vote:

Supervisor Timmons: Aye

Supervisor Alford: Aye

Supervisor Schaffer: Aye

Supervisor Evans: Aye

Supervisor Waldhauer: Aye

Motion passed 5-0.

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E. Field Operations Manager

Mr. Harden presented the Operation Manager's Report.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Minutes of the April 10, 2025, Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$32,767.83 were included in the agenda package for the Board's review.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve the consent agenda by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Evans: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

FIFTH ORDER OF BUSINESS**Discussion of Speed Hump Cost Estimates**

Ms. Meyers created a proposed map of where the speed humps should be located. The speed humps would be placed every 400-feet on Tisons Bluff, Dowling and Magnolia. There would be exceptions with the distance between if it would interrupt someone's driveway, or an intersection.

Mr. Laughlin added that he has a message into Commissioner's Gaffney's office to ask about the possibility of funding assistance for the speed humps.

Mr. Evans presented cost estimates for the speed humps, that in total ranged from \$139,985 to \$318,345.

Ms. Timmons cautioned that she previously spoke to a county engineer that advised there are many other factors involved before the speed humps could be approved including a meeting with the residents to get their feedback and a traffic study.

Mr. Laughlin stated that some other communities have hired off-duty officers to patrol the roads as an alternate solution for speeding and it's been successful. He estimated the cost to be around \$65 per hour for a minimum of three to four hours.

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Ms. Waldhauer suggested moving the speed limit radar signs to different locations.

Ms. Harden suggested looking into the HOA pursuing speed humps versus the CDD.

Mr. Laughlin will bring information regarding off-duty officers along with any response from Commissioner Gaffney to the next meeting for further discussion on this topic.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Mr. Laughlin provided an overview of the fiscal year 2026 budget, noting there is no increase in assessments being proposed.

Ms. Meyers informed the Board that there would be a significant cost difference if the District switched to Waste Management as its refuse provider.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve terminating the contract with Republic Services and entering into a contract with Waste Management by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Schaffer: Aye
 Supervisor Evans: Aye
 Supervisor Waldhauer: Aye
 Motion passed 5-0.

Mr. Evans proposed sending notices to every homeowner regarding the assessments whether they increase or not to ensure they're aware of the assessments.

Mr. Laughlin stated that a bulk mailer would be used to send such notices, which typically runs around \$1,000 to \$2,000.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve not sending a letter this year to every homeowner regarding there not being an increase in assessments by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Schaffer: Aye
 Supervisor Evans: Nay
 Supervisor Waldhauer: Aye

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Motion passed 4-1.

Mr. Evans requested a list of every homeowner be provided to him.

Mr. Laughlin responded that he could provide a list, however there are certain folks that are exempt from public record, so they will be excluded.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve Resolution 2025-05, approving the proposed budget and setting a public hearing for July 10, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Schaffer: Aye
 Supervisor Evans: Nay
 Supervisor Waldhauer: Aye
 Motion passed 4-1.

SEVENTH ORDER OF BUSINESS

Discussion of CDD and HOA Committee

There being no discussion on this item, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, June 12, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Alford to adjourn the meeting by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Schaffer: Aye
 Supervisor Evans: Aye

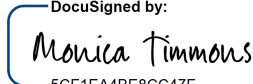
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Supervisor Waldhauer: Aye
Motion passed 5-0.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman