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, September 11, 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
Gabriella Fernandez Perez *by phone*	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Regional Manager

The following is a summary of the discussions and actions taken at the July 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 none, 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 – Consideration of Adopting Goals & Objectives for Fiscal Year 2026

Mr. Laughlin presented a proposed list of goals and objectives for fiscal year 2026, noting this is a new requirement of the Florida Legislature. At the end of the fiscal year, the Board will review the list to ensure the goals and objectives have been achieved and the list will be posted on the District's website.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the Fiscal Year 2026 goals and objectives as presented by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

D. Amenity Manager – Report

Ms. Myers presented the Amenity Manager's report and informed the Board she is awaiting the delivery of the tables approved at the last meeting. Ms. Meyers also presented a handout with console table options to be considered by the Board.

Supervisor Waldhauer joined the meeting at this time.

The Board's consensus was to search for a better-quality console with a fireplace built in. The following motion was made.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve purchasing a console table at an amount not to exceed $2,000 with Supervisor Alford authorized to give final approval by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

E. Field Operations Manager

1. Consideration of Proposals for Social Room Flooring

Mr. Harden presented three proposals for replacing the social room flooring ranging from $2,511 to $4,450. He recommended proceeding with the proposal from Just Floored totaling $2,511.25, which includes touching up spots in the floor where stain is currently missing.

This item was tabled to the next meeting.

2. Consideration of Proposals for Painting the Social Room and Gym

Mr. Harden presented proposals for painting, noting some of the proposals contain an option for refinishing the cabinets. He asked the Board if they would prefer to just paint the social room or include the gym and/or cabinets.

> On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve using Topcoat Painting for painting the walls, doors, trim, knockdown ceiling, meeting room, and gym the same colors at an amount to exceed $6,000 by roll call vote:
> Supervisor Timmons: Aye
> Supervisor Alford: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 5-0.

Mr. Laughlin asked Mr. Harden to confirm which paint is being used as suggested by a resident to ensure it's a quality product.

3. Consideration of Proposal for Tree Removals

Mr. Harden presented a proposal from Yellowstone totaling $2,175 to remove four dead pine trees located along the community entrance to Pond Run Lane. He also handed out two more proposals totaling $1,500 from Lucas Trees and $3,000 from Northeast Florida Tree Experts.

> On MOTION by Ms. Alford seconded by Ms. Timmons to approve the proposal from Lucas Trees totaling $1,500 to remove four dead pine trees by roll call vote:
> Supervisor Timmons: Aye

Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

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

A. Minutes of the July 10, 2025 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $48,122.82 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS **Continued Discussion of Speed Hump Installation**

Mr. Laughlin informed the Board that representatives from the city are planning to attend the October meeting.

Mark Lee commented that speed bumps will slow emergency responders down. Additionally, he expressed concern that installing speed bumps is just to satisfy a few homeowners, so he believes it will be a waste of time and money.

SIXTH ORDER OF BUSINESS **Ratification of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit**

Mr. Laughlin presented the engagement letter from Grau & Associates for the fiscal year 2025 audit. The fee for the audit is $3,300.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to ratify the engagement letter from Grau & Associates for the fiscal year 2025 audit by roll call vote:

Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Declaring Surplus Tangible Property**

Mr. Laughlin stated that anytime the District wants to dispose of or sell property, it is required to declare the property as surplus. The purpose of this resolution is to declare a refrigerator surplus tangible property and to authorize disposition.

Ms. Waldhauer asked if she could purchase the refrigerator.

Ms. Fernandez-Perez stated that it would need to be made available to the entire community equally.

Mr. Laughlin stated that it has been offered to the community via the Facebook page.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve Resolution 2025-09, declaring the refrigerator surplus tangible property by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Waldhauer stated that it would be nice if lockers were available at the pool.

NINTH ORDER OF BUSINESS **Audience Comments**

Mark Lee commented that residents were shooting off fireworks around the community on the 4th of July and damaged his property and it is illegal to shoot off fireworks in the City of Jacksonville. He asked if a policy can be added to the District's documents to prohibit shooting fireworks and to fine any violators.

Mr. Laughlin responded that the HOA would need to get involved with that matter as the CDD only has enforcement power over its own property.

Next, Mark Lee commented on the constant solicitors in the community despite there being signs regarding no solicitation. Additionally, he commented on parties on the pool deck with food and smoking.

Mr. Laughlin stated that if the person violating the rules regarding food, drinks and smoking on the pool deck can be identified, staff could suspend them from using the amenities.

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, October 9, 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 Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman