

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, October 9, 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 <i>by phone</i>	District Counsel
Tim Harden	Field Operations Manager
Dana Harden	Regional Manager
Reggie Gaffney	City Council Member
Roshanda Jackson	City Commissioner
Dana Moore	City of Jacksonville Traffic Engineering

The following is a summary of the discussions and actions taken at the October 9, 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

Continued Discussion of Speed Hump Installation

Mr. Gaffney cautioned that the Board should make sure the entire community is aware of the intention to install speed humps as there are a lot of people that are against them. The next step in the process, if the Board decides to proceed, is for the city's traffic engineering

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department to perform an onsite inspection. Mr. Gaffney stated that there would be a contribution from the council to install the speed humps, and the amount would be determined over the next week or two.

Ms. Moore stated that the legislative code defines the process for getting speed bumps installed. The three main requirements are a public meeting, approval from 75% of the affected property owners, and for the community to share the cost of the installation. Following this meeting, two notifications will be sent to the affected property owners, and they will have 60 days to respond. Non-responsive letters are counted as a yes vote. Once an invoice is sent to the community for the remaining cost of the installation, the community has 60 days to pay the invoice. Once all those steps are completed, the city will get final confirmation of whether the project is approved and the installation will then commence with the time of completion estimated between two to three months. Each speed hump will cost \$4,000. Signs will also have to be installed at each entrance at \$140 per sign. The city recommends 14 total speed humps for a cost of \$57,736.

A resident commented that it will be an expensive project, but she likes the speed humps in Pine Lake.

Marisol Felix stated that there needs to be one or two speed bumps added on Tisons Bluff between Dowing.

Delores Baker stated that Magnola Grove Way also has a speeding issue and there's currently no speed humps proposed there. She also commented that there are a lot of cars parked on the street on Pond Run, so she questions whether speed bumps are necessary on that street.

Mr. Laughlin stated that currently there is enough money in the capital reserve fund to cover the speed hump installation.

David Gsell commented that the speed limit says 30 mph, however that is 44 feet per second, which means you're passing a house every second. There is a disconnect on the speed limit and what the expectations are.

Mr. Laughlin stated that the speed limit will also be looked at during this process.

Kaye Washington stated that the speeding in and out of the community is an issue and needs to be corrected immediately in addition to lowering the speed limit as low as it can get. She also commented that she would love a speed hump on Willow Bluff Court.

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Ryan Ketelhut asked if the entire community would receive the letters from the city if speed humps are placed at the entrance and exit.

Ms. Moore responded that only the owners whose homes are close to the proposed speed hump locations will be notified.

Mr. Gaffney asked if the community could choose a phased approach by just installing a few speed humps to see how effective it is and installing more later if need be.

Ms. Moore responded that a phased approach is an option, although not recommended.

Ms. Schaffer asked about the possibility of the city installing cameras that capture the license plate of speeders.

Ms. Moore responded that the city has not yet accepted that project.

A resident commented that parking on the sidewalks is an issue and residents are not able to walk safely. He also commented that it sounds like the number of proposed speed humps needs to be doubled.

Ms. Moore stated that sidewalk parking can be reported on the www.myjax.com website for parking enforcement to step in.

Mr. Laughlin stated that the Board will work on the map of proposed speed hump locations and will follow up with the city.

FOURTH 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

Mr. Laughlin stated that he would report back on the fiscal year 2025 goals and objectives.

D. Amenity Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review.

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E. Field Operations Manager**1. Consideration of Proposals for Adding Pickets to the Splash Feature**

Mr. Harden presented three proposals for replacing the splash pad netting with aluminum pickets for longevity. The proposals range from \$1,650 to \$4,837.50.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the proposal from Viking Welding and Fabrication totaling \$1,650 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

2. Consideration of Proposal for Replacing the Gym A/C Unit

Mr. Harden informed the Board there are multiple leaks in the coils on the gym air conditioning unit. Three proposals for replacing the unit were provided for the Board's consideration. The proposals range from \$8,955 to \$10,027.97. Mr. Harden noted Thompson Electric and Air provides the best warranty at six years.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Bowers Air Solutions totaling \$8,955 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Lastly, Mr. Harden informed the Board there are some tripping hazards that need to be addressed and presented two proposals for concrete repairs. He noted Alpha Foundations provides a five-year warranty..

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On MOTION by Ms. Alford seconded by Ms. Timmons to approve the proposal from Alpha Foundations totaling \$3,538.09 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

Approval of Consent Agenda

- A. Minutes of the September 11, 2025 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$51,009.25 were included in the agenda package for the Board's review. Mr. Laughlin noted the motion box on page two should be revised to say the goals and objectives are approved rather than the meeting schedule.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the consent agenda with the minutes as revised by roll call vote:

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

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Top Coat Painting Services, LLC

Mr. Laughlin reminded the Board this is the agreement for the interior painting that was approved at the last meeting.

On MOTION by Ms. Timmons seconded by Ms. Alford to ratify the agreement with Top Coat Painting Services, LLC by roll call vote:

Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye

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Motion passed 5-0.

SEVENTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Waldhauer asked staff to get cost estimates to install handrails going down the stairs at the front of the amenity center.

EIGHTH ORDER OF BUSINESS**Audience Comments**

A resident asked how long it will take to get with the city about the speed humps.

Mr. Laughlin responded that he will be speaking with them as soon as possible but he imagines it will take a few months for the entire process to be completed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
November 13, 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. 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:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman