

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, November 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	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

The following is a summary of the discussions and actions taken at the November 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 members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

**Continued Discussion of Speed Hump
Installation**

Mr. Laughlin presented a map of proposed speed hump locations that Ms. Timmons and Ms. Meyers worked on together. Commissioner Gaffney has offered to contribute \$15,000 toward the installation cost. The CDD's portion would be around \$45,000 to \$60,000 depending on how many speed humps are installed.

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Ms. Timmons asked the board members to separately inspect each street to confirm if they are okay with the current proposed speed hump locations, and to look at other areas that have speed humps installed.

Ms. Waldhauer asked to move the speed detection sign to one of the streets for which a lot of speeding complaints are received. Mr. Laughlin will get with the engineer on moving the sign.

This item was tabled for further discussion at a future meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Ms. Perez reminded the Board members to complete four hours of ethics training by December 31, 2025.

C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Laughlin presented the goals and objectives previously adopted for fiscal year 2025, noting all goals were achieved.

<p>On MOTION by Ms. Schaffer seconded by Ms. Alford to declare the goals and objectives for fiscal year 2025 complete by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.</p>

D. Amenity Manager – Report

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

E. Field Operations Manager

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Mr. Harden informed the Board of a leak in the main pool due to some settling causing a separation in a line. One estimate has been received.

On MOTION by Ms. Timmons seconded by Ms. Waldhauer to approve the proposal from Hydra Pools totaling \$7,750 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

1. Consideration of Proposals to Add Handrail

Mr. Harden presented two proposals to add a handrail going up the steps of the amenity center entrance totaling \$4,500 and \$3,640. He noted the proposal from Viking includes powder coating, which should last longer than paint.

Ms. Alford asked about installing a railing in the center of the stairs as well since the walkway is so wide. The Board's consensus was to add the third railing.

Mr. Evans asked to investigate non-slip painting for the breezeway. Mr. Harden stated that he would get proposals for that.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the proposal from Viking Welding and Fabrication at an amount not to exceed \$5,500 to include three total handrails 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 Proposals for Chemical Controllers

Mr. Harden presented three proposals to replace a chemical controller on the splash pool feature totaling \$5,850, \$6,997.35 and \$6,944.

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On MOTION by Ms. Alford 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..

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

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<p>Supervisor Waldhauer: Aye Motion passed 5-0.</p>

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.

<p>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 Motion passed 5-0.</p>

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,
December 11, 2025, at 6:00 p.m. at the
Yellow Bluff Amenity Center**

TENTH ORDER OF BUSINESS

Adjournment

<p>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</p>
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Supervisor Waldhauer: Aye
Motion passed 5-0.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

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Monica Timmons

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Chairman/Vice Chairman