

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, January 8, 2026, 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
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the January 8, 2026, 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 asked if the Board had any feedback on the proposed speed hump locations.

Following a discussion, the Board's consensus was to move one of the speed humps from Tisons Bluff to Bradford Lake the final location to be confirmed between meetings.

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On MOTION by Ms. Alford seconded by Ms. Timmons to remove one speed hump from Tisons Bluff and add one to Bradford Lake with the Chair authorized to choose the exact location and send the plan to the county 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

Acceptance of the Fiscal Year 2025 Audit

Mr. Laughlin presented the fiscal year 2025 audit report, noting there were no deficiencies in internal control or negative findings to report.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to to accept the fiscal year 2025 audit report 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

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

There being nothing to report, the next item followed.

D. Amenity Manager – Report

Ms. Meyers gave an overview of the recent events. A copy of the amenity and operations report was included in the agenda package for the Board’s review.

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Mr. Evans asked the board members to start thinking about what they want to do for the July 4th event.

E. Field Operations Manager

1. Proposal for Pressure Washing

Mr. Harden presented three proposals to soft wash the court surfaces to remove the algae. He noted SouthEast included pressure washing of the sidewalks between the basketball and tennis courts at no additional charge.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the proposal SouthEast to soft wash the courts and pressure wash the sidewalks for a total of \$3,000 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

2. Proposals for Concrete Coating

Mr. Harden presented three proposals to coat the concrete walkways around the amenity center in a coating to reduce slipping. Ms. Waldhauer stated her preference for Affordable Epoxy given the 15-year warranty.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Affordable Epoxy totaling \$18,500 in the color Blizzard by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Evans informed Mr. Harden that the fence around the dog park is damaged.

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SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the November 13, 2025 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$126,429.43 were included in the agenda package for the Board’s review.

On MOTION by Ms. Alford seconded by Ms. Timmons 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.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Alford asked about gating the community to prevent thru traffic.

Mr. Laughlin responded that the community cannot be gated due to the roads being public roads. Alternatively, the District could choose to take responsibility for maintenance of the roads, however only soft gates would still be allowed as CDDs cannot restrict access to the public.

Ms. Waldhauer asked if a flashing light could be installed on Main Street prior to the entrance to slow drivers down.

Mr. Laughlin responded that a request could be put in with the county as it is their road. He stated that he would reach out to the Commissioner.

EIGHTH ORDER OF BUSINESS

Audience Comments

Jill Graby commented on her opposition to the CDD hosting an event with fireworks. She would rather have her assessments going towards the speed humps.

Mr. Evans suggested having a monitor at the meetings through which the agenda package can be displayed during meetings.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, February 12, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center

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TENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Ms. Timmons seconded by Ms. Waldhauer 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.</p>
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Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman