

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, February 12, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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 February 12, 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 stated that the revised map of speed hump locations was sent to the City of Jacksonville, and they responded that the speed humps must be 400-feet apart, so they provided three options. The first is to add 19 speed humps on top of the 15 the Board previously discussed, which would be a total of \$136,000. The second option is to keep 15 speed humps with the distance between each adjusted to be 400-feet apart. The city added one

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speed hump on Pond Run Lane due to the crash history in that area. The second option would total \$61,860. The third option is to keep the 14 speed humps originally discussed with the spacing between each adjusted to 400-feet. The third option would cost \$57,736. Mr. Laughlin added that he spoke with Supervisor Timmons, and she indicated she was in favor of the second option.

On MOTION by Ms. Alford seconded by Mr. Evans to proceed with option B, installing 15 speed humps, including the one added on Pond Run Lane by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Laughlin reported that he directed the engineer to begin the preparing the 2026 annual engineer’s report as required by the bond indenture.

B. District Counsel – Adjustments to Fees Starting FY27

Ms. Fernandez presented her firms proposed fee adjustments, noting the fees have not increased for the District since 2012. The associate fee would increase by \$55 per hour and the partner rate would increase by \$25 per hour. The new rates would not go into effect until October 1, 2026. The monthly minimum would remain the same.

Ms. Waldhauer asked what the monthly minimum is.

Mr. Laughlin responded \$500.

On MOTION by Ms. Schaffer seconded by Ms. Waldhauer to approve the increase in fees for Billing Cochran by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

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C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager – Report

Ms. Meyers gave an overview of the upcoming events. A copy of the amenity and operations report was included in the agenda package for the Board’s review. Following up on a question from the last meeting, Ms. Meyers stated that she looked into the possibility of hosting fireworks for the 4th of July, however there were no local pyrotechnic companies in North Florida. She reached out to two companies in south Florida and Georgia, however, they were already booked.

E. Field Operations Manager

Mr. Harden reported that there was another incident at the Main Street entrance in which a light pole, stop sign and flowers were damaged. He reached out to the Florida Department of Transportation to ask about the possibility of a red light being installed at that entrance. They responded that a traffic study was done in December. The project has not been budgeted for yet. He will keep the Board updated on any new developments.

Mr. Evans stated that the mulched areas look unkempt, the broken chairs behind the pool area need to be disposed of, and the men’s restroom needs to be addressed.

Ms. Waldhauer stated that the toilet seats in the women’s restroom need to be replaced.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 8, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$1,177,754.32 were included in the agenda package for the Board’s review. Mr. Laughlin noted the check register includes a transfer of the assessment funds to the trustee for debt service assessments, and a transfer into the State Board of Administration account to gain interest.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the consent agenda by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye

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Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer asked for the lights to be changed to Valentines colors.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Discussion of Security Cameras and Monitoring System

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, as the Board discussed matters related to the security system plan. The closed session began at approximately 6:37 p.m. The public portion of the meeting resumed at approximately 7:00 p.m.

NINTH ORDER OF BUSINESS

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


TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Waldhauer seconded by Ms. Alford to adjourn the meeting by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman