

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, March 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
David Landing <i>by phone</i>	District Engineer
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 March 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

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated that there is currently no increase in assessments being projected for fiscal year 2027. The budget will continue to be refined and be presented for approval in May.

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FOURTH ORDER OF BUSINESS

Discussion of Issuing a Request for Proposals for District Counsel Services

Ms. Alford stated that she would like to see estimated pricing for other firms.

Mr. Laughlin stated that he primarily works with two other firms and would send Ms. Alford their fees.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer – Acceptance of the 2026 Annual Engineer’s Report

Mr. Laughlin stated that the annual engineer’s report is a requirement of the bond indenture.

Mr. Landing presented the report and recommended looking at a possible leak at a sewer manhole at the community entrance. He also recommended keeping a close eye on the pond levels with the current drought.

On MOTION by Ms. Alford seconded by Ms. Schaffer to accept the 2026 annual engineer’s report by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

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

1. 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.

2. Proposals for Pool Furniture

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Ms. Meyers provided a detailed overview of each company that provided proposals and each product offered.

Mr. Evans suggested going with the polywood product for durability.

Ms. Harden stated that another item to consider is a new chain link fence around the dog park as it is aging, and to add a second gate. The pool furniture could be bought in phases to allow for other projects.

This item was tabled to allow the board members not present to give feedback.

E. Field Operations Manager

1. Consideration of Proposals for Leg Press Machine

Mr. Harden stated that it was brought to his attention that one of the pulleys on the leg press machine was bent and is not repairable. He presented four options to replace the machine. It was noted Commercial Fitness’s proposal did not include removal of the old machine.

Ms. Waldhauer joined the meeting at this time.

Mr. Laughlin stated that a surplus property resolution will need to be approved at the next meeting to document disposal of the old leg press machine.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve purchasing the Matrix Versa leg press machine from Commercial Fitness for a total of \$4,377.52 by roll call vote:
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

2. Consideration of Proposals for Mulch

Mr. Harden presented a proposal from First Coast Mulch totaling \$5,100 to apply up to 100 yards of mulch around the amenity center. He noted he received a second quote, but it was around \$10,000.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the proposal from First Coast Mulch totaling \$5,100 by roll call vote:
Supervisor Alford: Aye

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

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 12, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$57,995.88 were included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer asked that the swings be oiled and asked that staff look into fixing the crack in the tennis court.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, April 9, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

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

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Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman