

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, April 9, 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
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

The following is a summary of the discussions and actions taken at the April 9, 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 be presented for approval in May and adopted in July. There were some 3% increases from vendors, but money from other line items was moved around to balance out the increases.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Declaring Surplus Property (Leg Press
Machine)**

April 9, 2026

Tison’s Landing CDD

Mr. Laughlin noted this resolution authorizing disposal of the leg press machine is required due to the machine being purchased with public funds.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve Resolution 2026-01, declaring surplus property by roll call vote:
Supervisor Timmons: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

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

Hr. Harden relayed a request to the Board from the Supervisor of Elections to utilize the amenity center as a polling location for the upcoming primary and general election. In return, they would pay a \$250 fee per election.

Ms. Timmons suggested polling the residents to get their opinions.

Ms. Waldhauer and Ms. Schaffer suggested trying it for one year to see how it goes.

On MOTION by Ms. Waldhauer seconded by Mr. Evans to approve the request from the Supervisor of Elections to use the amenity facility for the 2026 elections by roll call vote:
Supervisor Timmons: Nay
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 3-1.

D. Amenity Manager

1. Report

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Tison’s Landing CDD

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.

Next, Ms. Meyers informed the Board a resident has offered to spray pesticides around the amenities. The resident is not licensed and insured, and he does want to be reimbursed for the products, which are around \$400. She reminded the Board that the District is under contract with Nader’s for pest control and an additional treatment would be \$100.

Mr. Laughlin stated that the resident would have to be licensed and insured.

Next, Ms. Meyers has had requests for swim lessons. Champion Swim has expressed interest in providing the lessons.

The Board directed Ms. Meyers to poll the residents on their interest and needs.

2. Proposals for Pool Furniture

Ms. Meyers provided a detailed overview of each company that provided proposals and each product offered. A lengthy discussion of the options ensued, and the Board made the following motion to purchase new furniture.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve purchasing the Trex Outdoor product in the grey color with 7 tables, 45 chaise lounges, 40 chairs and 11 side tables included, by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

E. Field Operations Manager

1. Proposals for Dog Park Fencing

Mr. Harden presented proposals for increasing the size of the fence for the dog park and dividing it into two sections, one for small dogs and one for large dogs. Additionally, the proposals include a six-foot fence on the side near the basketball court to prevent balls from landing in the dog park. The proposals included pricing for aluminum and chain link. It was noted Masters Quality Fence provided the best pricing and warranty.

Mr. Evans suggested making the entire fence six-foot tall.

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On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Master Quality Fence for black aluminum fencing by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

2. Proposal for Pocket Park Project

Mr. Harden presented proposals to install pavers in the pocket parks around the area in which there are currently benches.

On MOTION by Ms. Timmons seconded by Mr. Evans to approve the proposal from United Land Services totaling \$8,737.50 by roll call vote:
 Supervisor Timmons: Aye
 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 March 12, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$61,812.93 were included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Supervisor Requests

April 9, 2026

Tison’s Landing CDD

Ms. Waldhauer commented that the handrail in the entryway needs to be painted or cleaned. Additionally, the concrete in the entryway and the older fencing needs to be pressure washed.

Ms. Schaffer questioned if the Board will still be looking at whether to switch security companies.

Mr. Harden responded that he would bring quotes back as it gets closer to the budget adoption.

Jill Graby questioned if the amenity center being used as a polling location would affect onsite staff’s work.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
May 14, 2026, at 6:00 p.m. at the Yellow
Bluff Amenity Center**


TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Schaffer to adjourn the meeting by roll call vote:
Supervisor Timmons: 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