

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, May 14, 2026, at 6:01 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
Joe Schofield	District Engineer
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager
Dana Harden	Regional General Manager

The following is a summary of the discussions and actions taken at the May 14, 2026, meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 6:01 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Regarding Agenda Items**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Approving the Proposed Budget for Fiscal  
Year 2027 and Setting a Public Hearing  
Date**

Mr. Laughlin presented the proposed budget for fiscal year 2027. There is a moderate increase in assessments being proposed with much of the increase being due to contractual increases for management services and increases in utility expenses.

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On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve Resolution 2026-02, approving the proposed budget for fiscal year 2027 and setting a public hearing for July 16, 2026 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**

**Staff Reports**

**A. District Engineer**

Mr. Schofield introduced himself as the new District Engineer.

**B. District Counsel**

Ms. Fernandez Perez reminded the board members to complete their Form 1 by July 1st.

**C. District Manager**

**1. Report on the Number of Registered Voters**

Mr. Laughlin reported that there are 1,488 registered voters reported to be residing within in the District’s boundaries.

**2. Reminder of Upcoming General Election**

Mr. Laughlin stated that the qualifying period is June 8<sup>th</sup> through June 12<sup>th</sup>. There are three seats up for election in November.

**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. It was reported the pool furniture would be delivered a few days after the meeting, and the final cost was \$5,500 less than expected. Next, Ms. Meyers presented a proposal to purchase four new umbrellas and bases for a total of \$2,046.84. She also recommended purchasing some larger umbrellas. Ms. Waldhauer recommended purchasing 10 umbrellas total.

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Mr. Evans recommended creating an inventory log of the furniture.

On MOTION by Ms. Waldhauer seconded by Ms. Schaffer to approve purchasing 10 pool umbrellas and bases for an amount not to exceed \$9,000, by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

Next, Ms. Meyers asked if the Board would like to replace the TV with a 75" in addition to replacing the bracket to one that swivels. The Board asked that Ms. Meyers look into an 85" TV.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve purchasing an 85-inch TV for an amount not to exceed \$1,200 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 asked staff to look into purchasing a sound bar.

**E. Field Operations Manager – Consideration of Proposals for Chemical Controller**

Mr. Harden stated that the sod at the pocket park south of Tisons Bluff and Magnolia Grove has no turf due to the dense tree canopy. He provided options of removing the oak trees for around \$12,000, thinning the tree canopy for around \$2,000, or adding mulch.

Mr. Evans stated that he was opposed to removing the trees.

Ms. Waldhauer recommended using mulch and shrubs that are shade tolerant.

Next, Mr. Harden presented two proposals to replace the pool chemical controller. He recommended proceeding with Big Z.

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On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve the proposal from Big Z Pools totaling \$2,689 by roll call vote:  
 Supervisor Timmons: Aye  
 Supervisor Alford: Aye  
 Supervisor Evans: Aye  
 Supervisor Schaffer: Aye  
 Supervisor Waldhauer: Aye  
 Motion passed 5-0.

Next, Ms. Harden stated that Vesta would begin offering a system to keep a list of the District's assets. There will be a fee to initially inventory all the assets of around \$500.

**FIFTH ORDER OF BUSINESS** **Approval of Consent Agenda**

- A. Minutes of the April 9, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$46,876.93 were included in the agenda package for the Board's review.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve the consent agenda by roll call vote:  
 Supervisor Timmons: Aye  
 Supervisor Alford: Aye  
 Supervisor Evans: Aye  
 Supervisor Schaffer: Aye  
 Supervisor Waldhauer: Aye  
 Motion passed 5-0.

**SIXTH ORDER OF BUSINESS** **Supervisor Requests**

Ms. Waldhauer asked if plants could be installed in the large pots near the pool.

Mr. Harden responded that he had already talked to the landscaping vendor about that, and a quote was submitted for \$2,160 to fill the five pots.

Ms. Waldhauer asked if the Supervisor of Elections decided on whether to use the amenity center as a voting precinct.

Ms. Meyers responded that they would be.

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**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

Jill Graby asked if the pool is still open for swimming when swim lessons are taking place.

Ms. Meyers responded yes.

Jill Graby asked if a swim aerobics class would be offered.

Ms. Meyers responded that she would ask the vendor if that is possible.

Ms. Waldhauer asked about the possibility of adding other classes such as Tai chi or a stretch class.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
June 11, 2026, at 6:00 p.m. at the Yellow  
Bluff Amenity Center**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

Signed by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
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Chairman/Vice Chairman