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, June 11, 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
Ginger Walz *by phone*	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 June 11, 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 **Consideration of Resolution 2026-03, Declaring Surplus Tangible Property (Old Pool Furniture)**

Mr. Laughlin stated that to dispose of District assets, the property needs to be declared surplus.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve Resolution 2026-03, declaring surplus tangile property (old pool furniture) 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 Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated that this item was a placeholder in case there was any additional discussion needed. The budget is scheduled to be adopted at the July meeting.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Mr. Schofield introduced himself as the new District Engineer.

B. District Counsel

Ms. Waltz stated that there will be an update on the legislative session at the next meeting. Next, she reminded the board members to complete their Form 1 by July 1st.

C. District Manager

Mr. Laughlin reminded the Board members that the qualifying period is June 8th through June 12th. 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.

Next, Ms. Meyers stated that she's been going through amenity facility policies and making suggested revisions. Some of the more substantive revisions include changing language to be more consistent throughout, correcting the amenity center hours, making the minimum age for use of the facilities more consistent, limiting the number of guests in the gym, blacking out holidays for facility rentals and increasing the rental fee.

The redline policies will be added to the next agenda package for further review.

Ms. Waltz stated that there are new rules set by legislature in regard to changing the rules and noticing the changes.

E. Field Operations Manager – Proposal to Replace Potted Plants

Mr. Harden presented a proposal totaling $2,160 to remove existing plants in the five clay pots at the amenity center and add new Eugenia and Potato Vines.

Next, Mr. Harden informed the Board he would bring back quotes to seal coat the parking lot and restripe it, to seal the pool deck pavers, and to resurface the tennis court.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve an amount not to exceed $2,500 and authorize Supervisor Waldhauer to work with staff on the specific plant material to be used 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 Approval of Consent Agenda

A. Minutes of the May 14, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $83,317.38 were included in the agenda package for the Board's review.

On MOTION by Ms. Alford 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.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Waldhauer stated that the sidewalk at the front entrance needs to be cleaned and the yellow stripe on the stairs needs to be repainted. Next, she stated that the flower on the entrance sign should be yellow rather than blue. Lastly, she stated that the toilet seats in the women's restroom are stained and the red paint on the bathroom doors are showing through.

Ms. Timmons commented on the cobwebs at the entrance. Next, she questioned if pool staff members should be older as people have been disrespectful to the younger staff members.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, July 16, 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. 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:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman