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, July 16, 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 *by phone*	Chairperson
Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gabriella Fernandez Perez *by phone*	District Counsel
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager

The following is a summary of the discussions and actions taken at the July 16, 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 comments, the next item followed.

THIRD ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments**

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing regarding the adoption of the fiscal year 2027 budget by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye

Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Laughlin stated that there have been no changes to the budget since it was presented for approval at the May meeting. He reminded the Board there is no increase in assessments.

There were no comments from the audience members regarding the budget.

On MOTION by Ms. Schaffer seconded by Ms. Alford to approve Resolution 2026-04, relating to annual appropriations and adopting the budget for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing regarding the imposition of assessments for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Laughlin stated that following the meeting the assessment roll will be certified and submitted to the Duval County tax collector in order to collect the assessments via the property tax bills.

There were no comments from the audience members.

On MOTION by Ms. Alford seconded by Ms. Schaffer to close the public hearing regarding the imposition of assessments for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye

> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 5-0.

> On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve Resolution 2026-05, imposing special assessments and certifying an assessment roll 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 **Consideration of Setting a Public Hearing to Adopt Revised Amenity Facility Policies**

Mr. Laughlin recommended setting the public hearing for September 10th. A redline copy of the proposed changes was included in the agenda package for the Board's review.

> On MOTION by Ms. Waldhauer seconded by Ms. Alford to set a public hearing for September 10, 2026 to adopt revised amenity facility policies by roll call vote:
> Supervisor Timmons: Aye
> Supervisor Alford: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 5-0.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel – Update on Legislative Session

A memorandum detailing changes to Florida Laws that could affect special districts was included in the agenda package for the Board's review.

C. District Manager – Discussion of the Fiscal Year 2027 Meeting Schedule

Mr. Laughlin presented a proposed meeting schedule for fiscal year 2027 including meetings on the second Thursday of each month at 6:00 p.m. It was noted the May meeting will be held one week earlier to allow for the necessary 60 days between approval of the next year's budget and adoption of the budget.

> On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the meeting schedule for fiscal year 2027 by roll call vote:
> Supervisor Timmons: Aye
> Supervisor Alford: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 5-0.

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.

E. Field Operations Manager

1. Consideration of Proposals for Parking Lot Seal Coating / Resurfacing

Mr. Harden presented three proposals to seal coat the parking lot to slow down the degradation of the asphalt. The proposals total $5,750, $7,300 and $9,579.62. It was noted the proposal from Pro Sealed Asphalt includes some repairs as well.

Ms. Alford questioned if the number of handicap spaces in the parking lot is still appropriate.

> On MOTION by Ms. Alford seconded by Ms. Waldhauer to approve the proposal from Appell Striping contingent on confirmation that three handicap spaces is still sufficient by roll call vote:
> Supervisor Timmons: Aye
> Supervisor Alford: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 5-0.

2. Consideration of Proposal for Resurfacing the Tennis Court

Mr. Harden presented three proposals to resurface the tennis court totaling $20,982, $38,635 and $68,000.

The Board requested the vendors attend the next meeting to discuss the proposals further.

This item was tabled.

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

A. Minutes of the June 11, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $58,735.94were 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 Timmons: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 4-0.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Waldhauer asked if the county has decided whether they will use the District's amenity center for the upcoming elections as a polling location.

Ms. Meyers responded yes, but residents need to confirm if they're specific polling location was updated.

EIGHTH ORDER OF BUSINESS **Audience Comments**

A resident stated that the bathrooms are not ADA compliant as she was not able to open the door to the handicap stall while on her scooter.

Mr. Laughlin responded that staff will look at the doors.

Kay Washington suggested adding signage prohibiting skateboards, roller-skates, and other wheeled devices on the tennis courts to protect them, as well as adding security coverage of the courts. Next, Ms. Washington requested a speed hump be installed on Willow Bluff Court.

Mr. Laughlin responded that the county indicated they do not put speed humps on cul-de-sacs. He asked Ms. Washington to provide the correspondence she received from the county stating the opposite and he would work with the county to see if the speed hump could be added.

EIGHTH ORDER OF BUSINESS **Discussion of the Security and Gate Access 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 7:17 p.m. The public portion of the meeting resumed at approximately 7:53 p.m. and the following motion was made.

> On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve the proposal from Hi-Tech for a new security system and to cancel the contract with Envera by roll call vote:
> Supervisor Alford: Aye
> Supervisor Evans: Aye
> Supervisor Schaffer: Aye
> Supervisor Waldhauer: Aye
> Motion passed 4-0.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, August 13, 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.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

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Monica Timmons
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Chairman/Vice Chairman