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, August 13, 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
Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Scott Cochran *by phone*	District Counsel
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager
Dana Harden	Regional Manager
Roger Kaman	Pickled Court
Bryan McMandon *by phone*	Nidy Sports Construction

The following is a summary of the discussions and actions taken at the August 13, 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 Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Mr. Cochran reminded the board members to complete four hours of ethics training by December 31st.

C. District Manager – Consideration of Goals and Objectives for FY27

Mr. Laughlin presented a proposed list of goals and objectives for fiscal year 2027.

Ms. Timmons motioned to approve the goals and objectives. Ms. Alford seconded the motion.

Mr. Evans stated that he was abstaining from the vote as he was not able to hear the proceedings.

Mr. Laughlin stated that at least three days' notice is needed for any requests for ADA accommodation requests. He also informed Mr. Evans that Florida Statute 286.012 requires a board member to vote unless there appears to be a conflict of interest.

Mr. Evans indicated he would not be voting on the goals and objectives.

Ms. Timmons asked District Counsel to provide guidance on censorship given how the meeting was going.

Mr. Cochran stated that the meeting could be reset and reconvened later, or the meeting could proceed, although he would need to look into the consequences of a board member violating a statute by abstaining from votes in the absence of a conflict of interest.

Mr. Laughlin asked if the meeting could move forward with just four of the board members voting.

Mr. Cochran asked for time to confer with his colleagues.

This item was tabled until later in the meeting.

D. Field Operations Manager – Consideration of Proposals for Resurfacing the Tennis Court

Three proposals were presented to the Board at the last meeting for resurfacing the tennis court totaling $20,982 (or $39,000 if all options were chosen), $38,635 and $68,000.

Two of the vendors has representatives attending the meeting either in person or by phone to answer any questions the board members had.

Mr. Kaman explained that Pickled Courts would paint several layers of resurfacer mixed with sand as well as a coat of color. There would be a one-year warranty.

Mr. McMandon explained that Court Surfaces was acquired by Nidy Sports Construction after submitting the proposal. Nidy Sports would apply a fiberglass membrane three-layer treatment that fills the cracks and lays a new surface over the entire court. There would be a two-year warranty on the cracks.

After conferring with his colleagues, Mr. Cochran advised that the Board could continue the meeting despite Mr. Evans improperly abstaining as there is a majority of quorum present, which is sufficient to pass the agenda items.

Mr. Laughlin asked if Mr. Evans should fill out the Form 8B regarding voting conflicts.

Mr. Cochran responded no, as Mr. Evans has not indicated he has a conlifct of interest to abstain from voting.

Mr. Evans stated that in addition to the ADA accommodation request he submitted, he also forwarded a copy of the 100% disability award letter from the Veteran's Administration as evidence to District Counsel Gariella Fernandez.

Mr. Cochran stated that he is not sure if Mr. Evans has complied with the ADA requirements as far as requesting an accommodation in a reasonable amount of time as the request was made the day prior to the meeting.

Mr. Evans stated that he cannot operate under the conditions, therefore he would be abstaining.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Pickled Courts by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Abstained Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-0.

C. District Manager (Continued) – Consideration of Goals & Objectives for FY27

Mr. Laughlin asked if Ms. Timmons still desired to motion to approve the goals and objectives for fiscal year 2027.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the goals and objectives for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Abstained
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

Next, Mr. Laughlin stated that Ms. Harden has recommended a microphone system that has successfully been used in other meetings for a cost of around $300 to $400. Staff will purchase the system in time for the next meeting.

Ms. Timmons suggested offering a closed captioning option as well.

A. 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.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the July 16, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $47,617.55 were included in the agenda package for the Board's review.

On MOTION by Ms. Alford seconded by Ms. Timmons 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.

FIFTH ORDER OF BUSINESS Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

Mr. Laughlin stated that the engagement letter authorizes the audit firm to begin the auditing process.

> On MOTION by Ms. Alford seconded by Ms. Timmons to approve the engagement letter from Grau & Associates for fiscal year 2026 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. Timmons asked that there be a sergeant of arms in attendance at the next meeting. She also asked that policies and procedure on censorship be brought to the next meeting for consideration.

Ms. Waldhauer asked for something in writing that explains the chain of command for the District.

Mr. Evans read some statements into the record and stated that he would submit them to Mr. Laughlin for inclusion in the minutes. "I have not received my stipend for the last month. This is the timeline of that debacle. On July 31st I reached out to inquire about the status of my original stipend check dated July 17th, at which point I was informed it must have been lost in the mail and would be voided. On August 7th I again reached out to GMS and staff and was informed the replacement stipend check was cut on August 3rd and would be arriving prior to today's meeting. On August 10th I received an envelope postmarked August 7th from Miami, Florida containing the original check dated July 17th. That was 23 days after. It remains entirely unclear whether this is the check that was never voided, or a mishandled replacement. The fact that I received the check dated July 17th postmarked August 7th is another red flag since I was assured the first check was sent around July 17th and the second reissued check was put into GMS staff around August 3rd. A postmark of August 7th proves that the check was received by the post office on that date. The management team lacking over there is improper. When queried, the DM provided the check numbers, however I am currently in possession of check number 05060, the reissued check, which the District Manager in his latest email claims it was mailed on August 3rd, and the reissued check still has not arrived ten days later. When District funds are subject to inaccurate representation, unverified tracking, conflicting numbers from staff, and unvoided paper floating, the integrity of the District's financial venture is compromised in my opinion. This statement is part of the official record and shall be maintained such and would be included in the minutes of the meeting."

Mr. Evans continued, "Dear Daniel, I am writing to formally request reasonable accommodations to ensure my full and effective participation as a member of the Board of Supervisors, in accordance with my rights under the Americans with Disabilities Act. I don't want to read the whole thing, but basically it goes on to say that I am 100% permanent and total Veteran's Administration, which you guys should be thanking me for my service, but I guess that doesn't apply. 1) Meeting accessibility: provision of a functional, high-quality microphone and speaker system for all future board meetings, or alternative assistive listening technology, to ensure all proceedings are clearly audible. 2) Communications accessibility: given that auditory communications during and outside of meetings is compromised by my disability, I require that all official district business and responses to my inquiries be conducted in writing via email. This will ensure a clear and accurate record for my review, which is a necessary accommodation for my participation.

Mr. Laughlin stated that Mr. Evans check was returned to GMS's South Florida office on August 6th as undeliverable. GMS has no control over the post office.

Mr. Evans requested the undeliverable mail be sent to him.

Mr. Laughlin stated that the check that was returned as undeliverable was put in another envelope and sent to Mr. Evans again. It was also noted the payroll checks will now be cut out of GMS's St. Augustine office to speed the process up.

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center**

NINTH ORDER OF BUSINESS **Adjournment**

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

Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Nay Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-1.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman