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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, September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	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 September 10, 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 none, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-06, Adopting an Ethics Policy and Code of Conduct for the Board of Supervisors**

Mr. Laughlin presented resolution 2026-06, which detailed the responsibilities for the board members, professional conduct, attendance expectations and violations of the code of conduct.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve Resolution 2026-06, adopting an ethics policy and code of conduct for the Board of Supervisors by roll call vote:

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Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Ms. Fernandez Perez reminded the board members to complete four hours of ethics training by December 31st.

C. District Manager

There being nothing to report, the next item followed.

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

Mr. Harden gave an overview of maintenance items completed between meetings.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the August 13, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $81,971.12 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 Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

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SIXTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended Amenity Facility Policies; Consideration of Resolution 2026-07**

A redline copy of the amenity facility policies was included in the agenda package for review.

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing by roll call vote: Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

Ms. Meyers stated that the main purpose of the revisions was to get the age limits consistent throughout the policies.

There being no comments, a motion to close the public hearing followed.

On MOTION by Ms. Alford seconded by Ms. Schaffer to close the public hearing by roll call vote: Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve Resolution 2026-07, adopting amended amenity facilities policies by roll call vote: Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Alford asked about Ms. Timmons request made the previous month for a sergeant of arms to attend the meeting.

Mr. Laughlin responded that he spoke with Ms. Timmons about canceling the office request when she indicated she was not able to attend the meeting. If escalations continue, the code of conduct can be used, and an officer can be requested for future meetings.

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EIGHTH ORDER OF BUSINESS **Audience Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, October 8, 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 Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Monica Timmons
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Chairman/Vice Chairman