

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 13, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**TSR Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

January 6, 2021

Board of Supervisors  
TSR Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on January 13, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public may participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Continued Discussion/Consideration: M11-A Washout Repairs
4. Continued Discussion: Landscaping Issues
5. Acceptance of Unaudited Financial Statements as of November 30, 2020
6. Approval of December 2, 2020 Regular Meeting Minutes
7. Action Items
8. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
    - Update: Long Spur ROW Conveyance
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Discussion: Reported Incidents Within Community
    - II. NEXT MEETING DATE: February 10, 2021 at 5:00 p.m.

○ QUORUM CHECK

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Tom Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

D. Lifestyle Director & Amenity Manager: *WTS International*

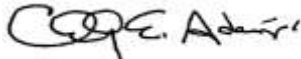
E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2020**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2020**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>														
Cash	\$3,061,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,061,359
Investments														
Revenue	-	43,045	27,586	20,863	12,731	3,953	134	-	-	-	-	-	-	108,312
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,080	441	86	2	38,805	3,342,894	3,674,308
Undeposited funds	18,439	-	-	-	-	-	-	-	-	-	-	-	-	18,439
Due from Developer: MI Homes	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from other	738	-	-	-	-	-	-	-	-	-	-	-	-	738
Due from general fund	-	343,297	264,401	339,551	371,567	200,443	70,624	-	-	-	-	-	-	1,589,883
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$3,134,595</u>	<u>\$1,034,548</u>	<u>\$ 944,657</u>	<u>\$ 841,736</u>	<u>\$ 790,339</u>	<u>\$524,762</u>	<u>\$235,858</u>	<u>\$292,080</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,894</u>	<u>\$11,180,803</u>
<b>LIABILITIES</b>														
Liabilities:														
Accounts payable	\$ 164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Credit card payable	1,484	-	-	-	-	-	-	-	-	-	-	-	-	1,484
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	343,297	-	-	-	-	-	-	-	-	-	-	-	-	343,297
Due to debt service fund 2015A	264,401	-	-	-	-	-	-	-	-	-	-	-	-	264,401
Due to debt service fund 2016	339,551	-	-	-	-	-	-	-	-	-	-	-	-	339,551
Due to debt service fund 2017	371,567	-	-	-	-	-	-	-	-	-	-	-	-	371,567
Due to debt service fund 2018	200,443	-	-	-	-	-	-	-	-	-	-	-	-	200,443
Due to debt service fund 2019	70,624	-	-	-	-	-	-	-	-	-	-	-	-	70,624
Total liabilities	<u>1,692,650</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,692,650</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>														
Deferred receipts	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Total deferred inflows of resources	<u>53,909</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>53,909</u>
<b>FUND BALANCES</b>														
Assigned:														
Restricted for														
Debt service	-	1,034,548	944,657	841,736	790,339	524,762	235,858	-	-	-	-	-	-	4,371,900
Capital projects	-	-	-	-	-	-	-	292,080	441	86	2	38,805	3,342,894	3,674,308
Unassigned	1,388,036	-	-	-	-	-	-	-	-	-	-	-	-	1,388,036
Total fund balances	<u>1,388,036</u>	<u>1,034,548</u>	<u>944,657</u>	<u>841,736</u>	<u>790,339</u>	<u>524,762</u>	<u>235,858</u>	<u>292,080</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,805</u>	<u>3,342,894</u>	<u>9,434,244</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$3,080,686</u>	<u>\$1,034,548</u>	<u>\$ 944,657</u>	<u>\$ 841,736</u>	<u>\$ 790,339</u>	<u>\$524,762</u>	<u>\$235,858</u>	<u>\$292,080</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,894</u>	<u>\$11,126,894</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,329,291	\$ 1,329,291	\$2,685,158	50%
Assessment levy - off-roll O&M	-	-	541,505	0%
Trash collection assessments	87,244	89,220	48,963	182%
Commercial shared costs	-	-	81,785	0%
Program revenue	1,645	3,028	15,000	20%
Interest	-	-	2,500	0%
Miscellaneous	-	-	9,600	0%
Total revenues	<u>1,418,180</u>	<u>1,421,539</u>	<u>3,384,511</u>	42%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management	3,506	7,012	42,070	17%
Legal	-	-	30,000	0%
Engineering	-	-	5,000	0%
Assessment administration	833	1,667	10,000	17%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	600	600	3,000	20%
Dissemination agent	1,083	2,167	13,000	17%
Trustee	-	-	26,937	0%
Telephone	21	42	250	17%
Postage	32	58	1,500	4%
Printing & binding	167	333	2,000	17%
Legal advertising	-	592	3,500	17%
Annual special district fee	175	175	175	100%
Insurance	-	5,810	5,668	103%
Other current charges	162	379	3,500	11%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	28,270	28,270	55,941	51%
Total professional & administrative	<u>34,849</u>	<u>47,105</u>	<u>209,203</u>	23%
<b>Field operations</b>				
Contract services				
Field services	2,360	4,721	28,325	17%
Landscape maintenance	-	2,898	1,521,000	0%
Landscape consulting	4,250	8,500	51,000	17%
Landscape arbor care	-	-	20,000	0%
Wetland maintenance	-	-	24,168	0%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	-	-	94,000	0%
Community trash hauling	17,369	34,007	198,660	17%
Repairs & maintenance				
Repairs - general	1,225	1,225	15,000	8%
Operating supplies	2,390	3,377	8,000	42%
Plant replacement	-	-	70,000	0%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	-	-	7,200	0%
Fertilizer/chemicals	-	-	15,000	0%
Irrigation repairs	-	-	30,000	0%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	125	125	1,000	13%
Road & sidewalk	-	-	15,000	0%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	500	30,000	2%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	487	2,053	9,000	23%
Streetlights	31,959	42,252	326,340	13%
Irrigation - reclaimed water	4,954	4,954	85,000	6%
Gas	-	23	350	7%
Recreation facilities				
Amenity management staff/contract	11,276	31,058	297,662	10%
Office supplies	(958)	252	1,000	25%
Janitorial	4,091	5,123	14,040	36%
Pool cleaning	-	-	26,280	0%
Pool repairs & maintenance	1,690	4,180	2,500	167%
Pool fence & gate	-	-	2,000	0%
Pool - electric	1,994	3,971	22,000	18%
Pool - water	621	621	10,000	6%
Pool permits	-	-	705	0%
Pest services	125	125	500	25%
Insurance	-	43,891	41,000	107%
Cable/internet/telephone	271	764	7,000	11%
Access cards	-	-	5,500	0%
Activities	1,442	5,776	28,000	21%
Recreational repairs	-	-	5,000	0%
Pool signage	-	24	1,000	2%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	-	20,000	0%
Total field operations	<u>85,671</u>	<u>206,970</u>	<u>3,069,258</u>	7%
Total expenditures	<u>120,520</u>	<u>254,075</u>	<u>3,278,461</u>	8%
Net increase/(decrease) of fund balance	1,297,660	1,167,464	106,050	
Fund balance - beginning (unaudited)	90,376	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,388,036</u>	<u>\$ 1,388,036</u>	<u>\$ 106,050</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 347,433	\$ 347,433	\$ 662,901	52%
Interest	5	9	50	18%
Total revenues	<u>347,438</u>	<u>347,442</u>	<u>662,951</u>	52%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	185,000	185,000	185,000	100%
Principal prepayment	25,000	25,000	-	N/A
Interest - 11/1	229,144	229,144	229,147	100%
Interest - 5/1	-	-	225,794	0%
Tax collector	6,949	6,948	13,810	50%
Total expenditures	<u>446,093</u>	<u>446,092</u>	<u>653,751</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	(98,655)	(98,650)	9,200	
Beginning fund balance (unaudited)	<u>1,133,203</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,034,548</u></u>	<u><u>\$1,034,548</u></u>	<u><u>\$1,110,799</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 267,586	\$ 267,586	\$ 510,550	52%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	4	8	-	N/A
Total revenues	<u>267,590</u>	<u>359,246</u>	<u>663,252</u>	54%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	165,000	165,000	165,000	100%
Interest - 11/1	241,750	241,750	241,750	100%
Interest - 5/1	-	-	238,244	0%
Tax collector	5,352	5,352	10,637	50%
Total expenditures	<u>412,102</u>	<u>412,102</u>	<u>655,631</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(144,512)	(52,856)	7,621	
Beginning fund balance (unaudited)	<u>1,089,169</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$ 944,657</u></u>	<u><u>\$ 944,657</u></u>	<u><u>\$1,092,770</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 343,642	\$ 343,642	\$ 655,667	52%
Interest	4	8	-	N/A
Total revenues	<u>343,646</u>	<u>343,650</u>	<u>655,667</u>	52%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	190,000	190,000	190,000	100%
Interest - 11/1	225,125	225,125	225,125	100%
Interest - 5/1	-	-	221,800	0%
Tax collector	6,873	6,874	13,660	50%
Total expenditures	<u>421,998</u>	<u>421,999</u>	<u>650,585</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(78,352)	(78,349)	5,082	
Beginning fund balance (unaudited)	<u>920,088</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$ 841,736</u></u>	<u><u>\$ 841,736</u></u>	<u><u>\$ 919,026</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 376,814	\$ 376,814	\$ 718,962	52%
Assessment levy - off-roll	-	105,364	97,366	108%
Interest	3	7	-	N/A
Total revenues	<u>376,817</u>	<u>482,185</u>	<u>816,328</u>	59%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	225,000	225,000	225,000	100%
Interest - 11/1	286,272	286,272	286,272	100%
Interest - 5/1	-	-	282,194	0%
Tax collector	7,535	7,537	14,978	50%
Total expenditures	<u>518,807</u>	<u>518,809</u>	<u>808,444</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(141,990)	(36,624)	7,884	
Fund balance:				
Net increase/(decrease) in fund balance	(141,990)	(36,624)	7,884	
Beginning fund balance (unaudited)	<u>932,329</u>	<u>826,963</u>	<u>932,467</u>	
Ending fund balance (projected)	<u>\$ 790,339</u>	<u>\$790,339</u>	<u>\$ 940,351</u>	



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 204,533	\$ 204,533	\$ 390,252	52%
Assessment levy - off-roll	-	-	258,754	0%
Interest	3	4	-	N/A
Total revenues	<u>204,536</u>	<u>204,537</u>	<u>649,006</u>	32%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	155,000	155,000	155,000	100%
Interest - 11/1	240,822	240,822	240,822	100%
Interest - 5/1	-	-	237,722	0%
Tax collector	4,089	4,089	8,130	50%
Total expenditures	<u>399,911</u>	<u>399,911</u>	<u>641,674</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(195,375)	(195,374)	7,332	
Beginning fund balance (unaudited)	<u>720,137</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u><u>\$ 524,762</u></u>	<u><u>\$ 524,762</u></u>	<u><u>\$ 727,753</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 72,066	\$ 72,066	\$ 137,504	52%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	2	-	N/A
Total revenues	<u>72,067</u>	<u>72,068</u>	<u>333,005</u>	22%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest - 11/1	109,425	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	1,442	1,442	2,865	50%
Total expenditures	<u>110,867</u>	<u>110,867</u>	<u>221,715</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(38,800)	(38,799)	111,290	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(2)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(2)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(38,801)	(38,801)	111,290	
Beginning fund balance (unaudited)	<u>274,659</u>	<u>274,659</u>	<u>274,850</u>	
Ending fund balance (projected)	<u>\$235,858</u>	<u>\$ 235,858</u>	<u>\$ 386,140</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	292,080	292,079
Ending fund balance (projected)	\$ 292,080	\$292,080

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Beginning fund balance (unaudited)	 441	 441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	86	86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	<u>2</u>	<u>2</u>
Ending fund balance (projected)	<u><u>\$ 2</u></u>	<u><u>\$ 2</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	38,805	38,805
Ending fund balance (projected)	<u><u>\$ 38,805</u></u>	<u><u>\$ 38,805</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2020**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14	\$ 27
Total revenues	14	27
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14	27
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	2
Total other financing sources/(uses)	1	2
Net change in fund balance	15	29
Beginning fund balance (unaudited)	3,342,879	3,342,865
Ending fund balance (projected)	\$3,342,894	\$3,342,894



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

**DRAFT**  
**MINUTES OF MEETING**  
**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on December 2, 2020, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public were able to participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810.

**Present were:**

Mike Liquori	Chair
Matt Call	Vice Chair
Tim Green	Assistant Secretary
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson	District Counsel
Brian Wilkes (via telephone)	District Engineer
Sidney Manas	WTS Starkey Ranch Lifestyle Director
Katie Chandler	WTS Starkey Ranch Lifestyle Coordinator

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Liquori, Call and Green were present. Supervisors'-Elect, Ms. Comella and Mr. Silver, were also present.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, Jason Silber [SEAT 3] and Mary Comella [SEAT 5] (*the following to be provided in a separate package*)**

42 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
43 of Office to Mr. Silber and Ms. Comella. He provided and briefly explained the following items:

- 44 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 45 **B. Membership, Obligations and Responsibilities**
- 46 **C. Chapter 190, Florida Statutes**
- 47 **D. Financial Disclosure Forms**
  - 48 **I. Form 1: Statement of Financial Interests**
  - 49 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 50 **III. Form 1F: Final Statement of Financial Interests**
- 51 **E. Form 8B: Memorandum of Voting Conflict**

52 Ms. Willson urged the new Board Members to call or email her with any CDD-related  
53 questions. She explained that, pursuant to the statutes for CDDs, when the Landowner elects a  
54 Board Member, there is a statutory exemption stating that the Board Member's affiliation with  
55 or employment by the Landowner is not a conflict of interest.

56

57 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04,  
Designating a Chair, a Vice Chair, a  
Secretary, Assistant Secretaries, a  
Treasurer and an Assistant Treasurer of the  
TSR Community Development District, and  
Providing for an Effective Date**

64 Mr. Adams presented Resolution 2021-04. Mr. Liquori nominated the following slate of  
65 officers:

66	Mike Liquori	Chair
67	Matt Call	Vice Chair
68	Chuck Adams	Secretary
69	Timothy Green	Assistant Secretary
70	Jason Silber	Assistant Secretary
71	Mary Comella	Assistant Secretary
72	Craig Wrathell	Assistant Secretary
73	Craig Wrathell	Treasurer
74	Jeff Pinder	Assistant Treasurer

75 No other nominations were made.

76  
77  
78  
79  
80

**On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the TSR Community Development District, as nominated, and Providing for an Effective Date, was adopted.**

81  
82

**FIFTH ORDER OF BUSINESS**

**Consideration of Down to Earth Landscape & Irrigation Estimate #28204, Lake Blanche Drainage Repair**

84  
85  
86

87 Mr. Adams presented the Down to Earth Landscape & Irrigation (DTE) proposal for  
88 drainage repairs, which recommended lowering the soil. Management consulted with the  
89 Landscape Consultant and the Landscape Contractor and discussed several options to prevent  
90 flooding. He hoped this would fully address the issue and prevent potential liability issues. Mr.  
91 Call recommended continued monitoring of the area, since the dry season helped and the  
92 homeowners decreased their watering. Discussion ensued regarding cost, whether to delay  
93 repairs, etc. Mr. Adams stated that the neighboring homeowner contacted him and advised  
94 that there was sitting water, due to the recent rain event, and there is concern that this could  
95 be a slip and fall situation. This item was deferred until June or July 2021.

96

**SIXTH ORDER OF BUSINESS**

**Discussion/Consideration: M11-A Washout Repairs**

98  
99

100 Mrs. Adams presented the M.R.I. Construction Inc. (MRI) proposal for the Conservation  
101 M11-A washout repairs and scope of work, which was significantly less than the quote received  
102 from RIPA & Associates (RIPA). Contingency funds would be used, as there were no available  
103 funds in the Lake Management and Wetland Services budget. She identified the location of the  
104 wetland, the number of complaints received from residents near the area and noted concerns  
105 about the South Florida Water Management District (SFWMD) and violation of the permit. Mr.  
106 Adams discussed the differences in each Contractor's scope of work. Discussion ensued. Staff  
107 was asked to obtain proposals from other contractors and report back at the next meeting.  
108 Mrs. Adams would obtain another bid from MRI identical to RIPA's specifications. Mr. Wilkes  
109 would contact vendors who have not provided a proposal. This would remain an agenda item.

110

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Landscaping Issues**

111  
112

113 Ms. Comella distributed a synopsis of landscaping issues that she prepared after touring  
114 the parks with DTE Staff, who provided her with a color-coded map. She suggested having a  
115 comprehensive plan for each park prepared to map out future projects and to repair and  
116 maintain the parks. Unsightly areas of Bahia sod, weeds and ant hills should be addressed  
117 before they start looking like the park at Barbour Trail, which needs of a lot of remediation.  
118 Discussion ensued regarding obtaining quotes for each park, budgeting, remediating Barbour  
119 Trail first, overseeing Contractors to ensure they are correctly fertilizing the area at the correct  
120 time, identifying parks as CDD or HOA-owned, drainage easements, platted common areas,  
121 types of sod used, etc.

122 A Board Member noted that one of the pocket parks was omitted from the map. Mr.  
123 Wilkes stated that, depending on the vision for the parks, the other two types of sod require  
124 irrigation, which may need to be brought to the area in order to maintain it. He would send  
125 Mrs. Adams the current version of the map to circulate to the Board.

126 Mr. Call distributed the Davey Tree proposal for additional arbor care items, which he  
127 reviewed with the landscapers; he recommended approval. Mrs. Adams concurred. Costs  
128 would be allocated to the plant replacement budget.

129

130 **On MOTION by Mr. Call and seconded by Mr. Green, with all in favor, the**  
131 **Davey Tree Proposal, in a not-to-exceed amount of \$2,900, was approved.**

132

133

134 Mr. Silber noted that a vehicle hit the rocks at the roundabout by Night Star Trail. Mrs.  
135 Adams stated she would obtain a copy of the police report in order to file a claim; she was also  
136 obtaining a proposal to replace the damaged tree.

137

138 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of October 31, 2020**

139

140

141 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2020. He  
142 discussed building up surplus fund balance to cover the first quarter expenses; he would ensure  
143 that the "Office supplies" expenses were coded properly. The financials were accepted.

144

145 **NINTH ORDER OF BUSINESS**

**Approval of Minutes**

146

147

148 **A. November 4, 2020 Landowners' Meeting**

149 Mr. Adams presented the November 4, 2020 Landowners' Meeting Minutes. The  
150 following changes were made:

151 Line 19: Change "Camella" to "Comella"

152 Line 20: Change "Silver" to "Silber"

153

154 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
155 **November 4, 2020 Landowners' Meeting Minutes, as amended, were**  
156 **approved.**

157

158

159 **B. November 4, 2020 Regular Meeting**

160 Mr. Adams presented the November 4, 2020 Regular Meeting Minutes. The following  
161 changes were made:

162 Line 23: Change "Yahan" to "Yahn", and insert "Landscape Consultant" after "Sunscape"

163 Line 38: Change "Tripp" to "Berlinsky"

164 Line 93: Change "Berlinsky" to "Berlinsky"

165 Lines 21, 22 and 23: Insert "(via telephone)" after the name

166 Line 32: Insert "Larry Sekely"

167 Line 269: Insert ", as raised by Mr. Larry Sekely" after "trees"

168

169 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
170 **November 4, 2020 Landowners' Meeting and Regular Meeting Minutes, as**  
171 **amended, were approved.**

172

173

174 **TENTH ORDER OF BUSINESS****Staff Reports**

175

176 **A. District Counsel: *Hopping Green & Sams, P.A.***

177 There being no report, the next item followed.

178 **B. District Engineer: *Heidt Design, LLC***

179 Mr. Wilkes stated that the Pasco County Attorney was sending a standard maintenance  
180 form for the roadway conveyance of the weight point section of Longspur and, upon receipt; he  
181 would send it to Ms. Willson for further review.

182 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

183 • **NEXT MEETING DATE: January 13, 2021 at 9:00 a.m.**

184 ○ **QUORUM CHECK**

185 All Supervisors confirmed their attendance at the meeting on January 13, 2021 at 9:00  
186 a.m., with the exception of Mr. Call, due to a schedule conflict.

187 **D. Lifestyle Director & Amenity Manger: *WTS International***

188 Ms. Manas reviewed the WTS Monthly Report.

189 • **Pocket Park Event Use Request Form**

190 Ms. Manas presented the revised form, which included revisions discussed at the last  
191 meeting and Ms. Willson's recommendations. Mr. Adams stated that, since the insurance  
192 carrier did not have a specific liability policy program for use of bounce houses, other than to  
193 ensure the sponsor understands taking on full liability, Ms. Willson included additional legal  
194 language in the Agreement. Ms. Willson pointed out that the language only applied to bounce  
195 houses brought in by commercial vendors and not those of residents. She presented  
196 suggestions to ensure proper liability coverage.

197 The following changes were made to the Pocket Park Event Use Request Form - General  
198 Usage Guidelines Section, Bullet Points at the bottom of the page:

199 Bullet Point "Parks are not reservable for exclusive use...": Make item bold

200 Bullet Point "The Amenity Manager...": Change "or any other vendor or commercial  
201 usage" to "which must be from a commercial vendor" and delete the last sentence.

202

203 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**  
204 **Pocket Park Event Use Request Form, in substantial form, and authorizing Staff**  
205 **to work with Ms. Willson to finalize the document, based on today's**  
206 **comments, was approved.**

207

208

209 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

210 Mrs. Adams reported the following:

211 ➤ Mulching Project: Delayed until further notice, due to labor force unavailability because  
212 of COVID-19.

213 ➤ Proposals were obtained to repair gabions and landscape damages from incidents on  
214 November 20 and November 11, 2020; she would submit the insurance claim for  
215 reimbursement, upon receipt of the police report.

216 ➤ The final Sonar treatment on Huckleberry Pond was scheduled for next week and was  
217 expected to clear the bulk of the submersed vegetation. This task was built into the contract in  
218 which they are responsible for keeping the body of water cleared of the invasive material.

219 ➤ The resident at 13119 Burns Drive reported a chemical spill on his property last week. A  
220 Zoom call with the DTE representative and the resident was being scheduled, as he wanted to  
221 be on site during the repairs.

222 ➤ A copy was received for one of two Notices Ms. Willson sent to residents regarding  
223 damage to CDD property during their pool installations.

224 Ms. Willson stated one of the owners contacted her and was very responsive; she gave  
225 him District Staff's contact information, as the resident had specific questions about assigned  
226 boundaries. She would email the resident's contact information to Mrs. Adams.

227 ➤ Ballenger & Company, Inc., was scheduled to perform the install testing services on the  
228 existing irrigation controller equipment components in January 2021; it was expected to take  
229 one week.

230 Mr. Call asked Mr. Adams to add a "brick paver repairs" budget line item to the Fiscal  
231 Year 2022 budget. Mrs. Adams agreed and stated that Mr. Adams was notified of the area  
232 transitioning to the bridge that should be repaired immediately. She would send the  
233 photograph to Mr. Call, to confirm if it was the same location he mentioned.

234

#### 235 **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests**

236

237 Mr. Call asked if there were plans to repair cracked boards on the bridge near Parker  
238 Trail and Rangeland. Discussion ensued regarding the budget and whether the contractor costs  
239 were excessive. Mr. Call suggested researching options in the future for long-term replacement,  
240 once construction is completed. Mrs. Adams stated she would start contacting vendors. Mr.  
241 Call stated he was in favor of planning scheduled maintenance to replace 50 boards quarterly.

242

#### 243 **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

244

245 There being no further business to discuss, the meeting adjourned.

246

247 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor, the**  
248 **meeting adjourned at 6:21 p.m.**



249  
250  
251  
252  
253  
254  
255  
256

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

Return to:  
PUBLIC WORKS  
Public Works Director  
4454 Grand Blvd.  
New Port Richey, FL 34652

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**LICENSE AND MAINTENANCE AGREEMENT**

**THIS LICENSE AND MAINTENANCE AGREEMENT** (this "**Agreement**") is made as of \_\_\_\_\_, 20\_\_ (the "**Effective Date**"), by and between PASCO COUNTY, a political subdivision of the State of Florida, acting by and through its authorized Public Works Director, with an address of 37918 Meridian Avenue, Dade City, Florida 33525 hereinafter referred to as the "COUNTY," and [\_\_\_\_\_], [\_\_\_\_\_], with a business address of [\_\_\_\_\_], together with its successors and assigns, hereinafter referred to as the "APPLICANT."

**W I T N E S S E T H:**

**WHEREAS**, the APPLICANT states that it owns and maintains the property described on **Exhibit A** having a street address of 1470 Long Spur, Odessa, Florida, situated within Pasco County, Florida (the "**Applicant's Property**"); and

**WHEREAS**, on or about even date herewith, the APPLICANT has conveyed the road parcel described in **Exhibit B** hereto (commonly referred to as "**Long Spur**"), which APPLICANT has improved with certain landscaping and reclaimed water lines used for irrigation (collectively, the "**Facilities**," as depicted on the plans dated \_\_\_\_\_, Sheets \_\_\_\_\_, prepared by \_\_\_\_\_, and permitted under the Permit # \_\_\_\_\_ issued by the COUNTY (collectively, the "**Facilities Plans**"); and

**WHEREAS**, the reclaimed water lines included in the Facilities serving Long Spur are presently connected to the reclaimed water service lines installed within the Applicant's Property; and

**WHEREAS**, incident to the conveyance of Long Spur, APPLICANT and the COUNTY require this Agreement, to authorize and permit the APPLICANT, and its successors and assigns, to enter upon Long Spur to maintain the Facilities, as more particularly set forth herein.

**NOW, THEREFORE**, in consideration of the foregoing premises and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and

valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The WHEREAS clauses set forth above are incorporated herein by reference and made a part of this Agreement.

2. GRANT OF LICENSE. The COUNTY hereby grants and delivers to the APPLICANT a nonexclusive license to access the Facilities located upon Long Spur for the maintenance, repair, and/or replacement of the Facilities in accordance with the Facilities Plans (or otherwise as approved by the COUNTY), pursuant to the terms and covenants contained herein. Any material change, alteration, modification, or addition to the Facilities must have prior written approval by the COUNTY, which shall not be unreasonably withheld, conditioned, or delayed. For the avoidance of doubt, the grants contained in this Agreement shall in no way obligate APPLICANT to maintain, repair, or replace any improvements within Long Spur other than the Facilities (such as, by way of example, APPLICANT shall have no obligation to maintain the roadway, paved areas, curbing, sidewalks, site lighting, or utility lines providing for the transmission of sanitary sewer, water, or power).

3. MAINTENANCE OF FACILITIES. The APPLICANT hereby agrees to maintain the Facilities in a safe and clean condition (as determined by APPLICANT in its sole but reasonable discretion) during the term of this Agreement and shall trim any vegetation to avoid any clear-sight violation. This obligation shall be the sole responsibility of the APPLICANT during the term of this Agreement. In no event shall any improvements placed by the APPLICANT block the visibility triangle of the intersections.

4. INDEMNIFICATION. During the term of this Agreement, the APPLICANT shall indemnify, defend, and hold harmless the COUNTY and all of its agents and employees from any claim, loss, damage, costs, charge, or expense, including attorney's fees and costs, arising from or in connection with (a) the presence of the Facilities and any work or thing whatsoever done by APPLICANT, or any of APPLICANT'S officers, employees, agents, or licensees (collectively, the "APPLICANT PARTIES") affecting the Facilities within Long Spur; (b) any act, omission or negligence of the APPLICANT PARTIES in or upon Long Spur; or (c) any accident, injury, or damage whatsoever occurring on Long Spur to the extent caused by or arising from the Facilities failing to comply with the terms of this Agreement. Notwithstanding anything set forth herein to the contrary, APPLICANT will not be liable under this provision for damages arising out of the injury or damage to persons or property directly caused or resulting from the negligence or intentional acts of the COUNTY or any of its agents, servants, employees, or other licensees.

The APPLICANT'S obligation to defend and indemnify shall not be excused because of the APPLICANT'S inability to evaluate liability or because the APPLICANT evaluates liability and determines the APPLICANT is not liable or determines the COUNTY is solely negligent. Only a final adjudication or judgment finding the COUNTY solely negligent shall excuse performance of this provision by the APPLICANT. If a judgment finding the COUNTY solely negligent is appealed and the finding of negligence is reversed, the APPLICANT will be obligated to indemnify the COUNTY for the cost of the appeal(s). The APPLICANT shall pay all reasonable, actual, and documented costs and fees related to this obligation and its enforcement by the COUNTY.

This provision shall also pertain to any claims brought against the COUNTY by any employee of the APPLICANT, contractor, subcontractor, or anyone directly or indirectly employed by any of them. The APPLICANT'S obligation under this provision shall not be limited in any way by the APPLICANT'S limit of or lack of sufficient insurance protection. This section shall survive any termination of this Agreement for a period of twelve (12) months.

5. SIGNS. Any Facilities that are signs, as signs are defined in the Pasco County Land Development Code, are required to have the appropriate COUNTY approval pursuant to Section 406.1.7.B. or C. of the Pasco County Land Development Code, and all other applicable COUNTY ordinances, prior to any installation of any signs. The APPLICANT agrees to obtain such appropriate COUNTY approval prior to installing any signs. Upon installation such signs shall be deemed part of the Facilities which are subject to this Agreement. This Agreement is not intended in any way, and shall not be construed in any way, to grant any COUNTY approval for installation of signs without the prior COUNTY approval indicated in this Section, or vest any right in the APPLICANT to appropriate COUNTY approval of any sign.

6. RIGHT-OF-WAY USE PERMIT. The APPLICANT has obtained or will obtain all necessary COUNTY Right-of-Way Use Permits prior to entering or performing any work upon Long Spur.

7. TERMINATION. The COUNTY or APPLICANT may terminate this Agreement in writing, in compliance with the notice provisions of Paragraph 9., at any time and for any reason in whole or in part. Upon termination, the Applicant shall, unless otherwise agreed to by the COUNTY, sever the reclaimed water lines providing for the irrigation of Long Spur from the reclaimed water lines and facilities serving the Applicant's Property, in order to connect the reclaimed water lines remaining within Long Spur to the reclaimed water lines and facilities owned and operated by the COUNTY. This obligation by the APPLICANT shall survive any termination of this Agreement.

8. WAIVER OF CLAIMS. The APPLICANT hereby waives all claims against the COUNTY for loss or damage resulting from interference by a public agency, or official, or natural phenomena including, but not limited to, fire, water, tornado, hurricane, or other severe storms, or any commotion, riot, or criminal activity.

9. NOTICES. Whenever either party desires to give notice unto the other, written notice shall be sent via hand delivery, first class mail or overnight carrier to:

County:  
Pasco County  
ATTN: Public Works Director  
4454 Grand Blvd.  
New Port Richey, FL 34652

Applicant:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All notices shall be effective upon receipt. Any party may change their representative to get notice or their address by giving notice in this manner without the need of formal amendment of this Agreement.

10. LIMITATION OF AGREEMENT. It is expressly stipulated that this Agreement is a license for permissive use only and that the use of Long Spur shall not operate to create or to vest any property right or interest in the APPLICANT.

11. PRIOR AGREEMENTS. This Agreement represents the entire License and Maintenance Agreement between the parties and supersedes and nullifies any and all prior license and maintenance agreements, negotiations or understandings, written or oral relating to the matters set forth herein. Prior such agreements, negotiations or understandings, if any, shall have no force or affect whatsoever on this Agreement.

12. ASSIGNMENT. No assignment, delegation, transfer or novation of this Agreement or any part hereof shall be made, except as outlined in Paragraph 17 below, unless approved in writing and signed by all parties to this Agreement.

13. SEVERABILITY. If any part, term or provision of this Agreement is held to be illegal, unenforceable or in conflict with any applicable federal, state or local law or regulation, such part, term or provision shall be severable, with the remainder of this Agreement remaining valid and enforceable.

14. MODIFICATIONS. No modification, addendums or amendments of any kind whatsoever may be made to this Agreement unless in written consent and signed by both parties.

15. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be construed in any way to waive the sovereign immunity of the COUNTY.

16. LAW AND VENUE. This Agreement shall be governed by the laws of Florida. Venue for any dispute, claim or action arising out of or related to this Agreement shall be in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida (Westside.) Each party hereto shall bear their own attorneys' fees and costs in the event of any dispute, claim, action or appeal arising out of or related to this Agreement.

17. AGREEMENT IS BINDERING ON SUCCESSORS AND ASSIGNS. This Agreement shall run with the Applicant's Property and with Long Spur. The burdens and benefits of this Agreement shall be binding upon, and shall inure to all successors in interest of the APPLICANT (including a mortgagee in the event such mortgagee acquires ownership of the APPLICANT'S PROPERTY by way of foreclosure or otherwise). Any such successor in title shall give notice to the COUNTY of its acquiring ownership of the Applicant's Property and its intent to continue the benefits of this Agreement. Should such notice not be received within thirty (30) days of such acquisition of ownership, then at the election of the COUNTY, the COUNTY may terminate this Agreement by delivering written notice thereof, and the APPLICANT and such subsequent owner shall be jointly responsible for the severance of the reclaimed water lines and commensurate connection of such lines with the COUNTY service lines, as outlined in Paragraph 7.

18. RECORDATION. The COUNTY shall record a copy of this Agreement in the Official Records of Pasco County, Florida, within thirty (30) days of its approval and provide a recorded copy to the APPLICANT within ten (10) days of its recordation

19. DEFAULT. In the event of a default hereunder by the APPLICANT of its obligation, the COUNTY may proceed to enforce the provisions of this Agreement pursuant to the provisions of the Pasco County Land Development Code Section 108, or specific performance, at its option.

20. PARTIES DRAFTED EQUALLY. The COUNTY and the APPLICANT agree that both parties have played an equal and reciprocal part in the drafting of this Agreement. Therefore, any uncertainty or ambiguity existing herein, if any, shall not be interpreted against either party, but shall be interpreted according to the application of the rules of interpretation for arm's-length agreements.

21. TIME. Time is of the essence to all parts of this Agreement.

22. TERM. This Agreement shall be for an initial term of one (1) year commencing as of the Effective Date, and shall automatically renew thereafter on an annual basis, unless terminated by the COUNTY or the APPLICANT as provided herein.

*[Signature pages follow.]*

**IN WITNESS WHEREOF**, the parties hereto have executed the foregoing License and Maintenance Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ON BEHALF OF THE  
BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

\_\_\_\_\_  
Public Works Director, Pasco County, Florida

WITNESSES:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of *[check one]* (\_\_\_) personal presence or (\_\_\_) online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of the BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary Public  
My Commission Expires: \_\_\_\_\_



APPLICANT:

NAME of ENTITY  
by its Managing Member  
NAME OF SIGNOR

By: \_\_\_\_\_  
Its: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

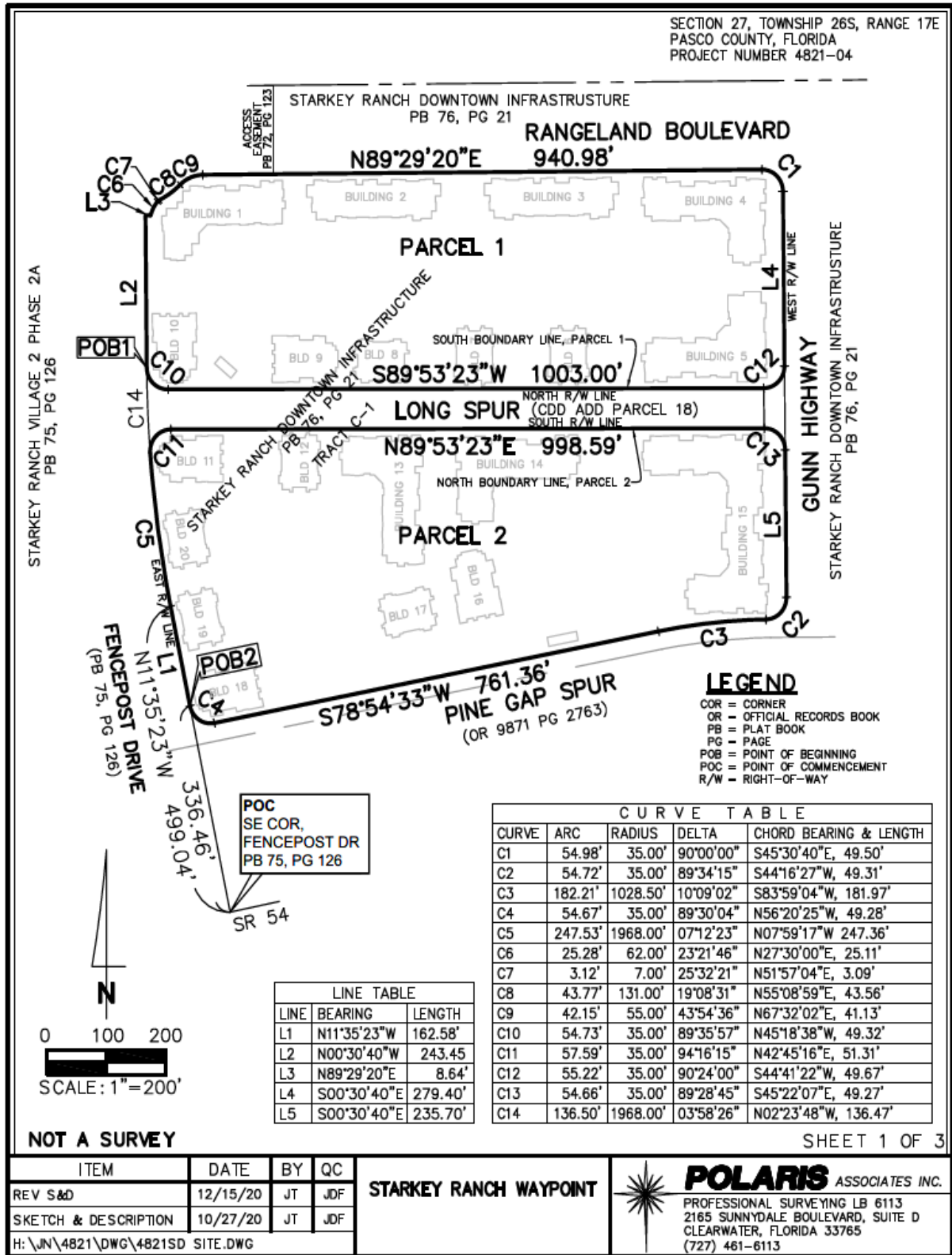
The foregoing instrument was acknowledged before me by means of *[check one]* (\_\_\_) personal presence or (\_\_\_) online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ limited liability company, on behalf of the company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_

EXHIBIT A - APPLICANT'S PROPERTY



**D E S C R I P T I O N**

**PARCEL 1**

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, ALSO BEING PART OF THE STARKEY RANCH DOWNTOWN INFRASTRUCTURE, TRACT C-1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 21, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH VACATED RIGHTS OF WAY WITHIN SAID PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FENCEPOST DRIVE, ACCORDING THE PLAT OF STARKEY RANCH VILLAGE 2 PHASE 2A, AS RECORDED IN PLAT BOOK 75, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID FENCEPOST DRIVE, THE FOLLOWING TWO (2) COURSES: 1) N.11°35'23"W., 499.04 FEET; 2) NORTHERLY, 247.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1968.00 FEET AND A CENTRAL ANGLE OF 07°12'23" (CHORD BEARING N.07°59'17"W., 247.36 FEET); THENCE CONTINUE ALONG SAID CURVE, 136.50 FEET HAVING A CENTRAL ANGLE OF 03°58'26" (CHORD BEARING N.02°23'48"W., 136.47 FEET) FOR THE POINT OF BEGINNING-1; THENCE N00°30'40"W, 243.45 FEET; THENCE N89°29'20"E, 8.64 FEET; THENCE NORTHEASTERLY, 25.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 23°21'46" (CHORD BEARING N27°30'00"E, 25.11 FEET); THENCE NORTHEASTERLY, 3.12 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 25°32'21" (CHORD BEARING N51°57'04"E, 3.09 FEET); THENCE NORTHEASTERLY, 43.77 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 131.00 FEET AND A CENTRAL ANGLE OF 19°08'31" (CHORD BEARING N55°08'59"E, 43.56 FEET); THENCE EASTERLY, 42.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 43°54'36" (CHORD BEARING N67°32'02"E, 41.13 FEET); THENCE N89°29'20"E, 940.98 FEET; THENCE SOUTHEASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S45°30'40"E, 49.50 FEET); THENCE S00°30'40"E, 279.40 FEET; THENCE SOUTHWESTERLY, 55.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°24'00" (CHORD BEARING S44°41'22"W, 49.67 FEET); THENCE S89°53'23"W, 1003.00 FEET; THENCE NORTHWESTERLY, 54.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°35'57" (CHORD BEARING N45°18'38"W, 49.32 FEET) TO THE POINT OF BEGINNING-1.

CONTAINING 8.447 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL 2**

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, ALSO BEING PART OF THE STARKEY RANCH DOWNTOWN INFRASTRUCTURE, TRACT C-1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 21, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH VACATED RIGHTS OF WAY WITHIN SAID PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FENCEPOST DRIVE, ACCORDING THE PLAT OF STARKEY RANCH VILLAGE 2 PHASE 2A, AS RECORDED IN PLAT BOOK 75, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID FENCEPOST DRIVE, N.11°35'23"W., 336.46 FEET FOR THE POINT OF BEGINNING-2; THENCE N11°35'23"W, 162.58 FEET; THENCE NORTHERLY, 247.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1968.00 FEET AND A CENTRAL ANGLE OF 07°12'23" (CHORD BEARING N07°59'17"W, 247.36 FEET); THENCE NORTHEASTERLY, 57.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 94°16'15" (CHORD BEARING N42°45'16"E, 51.31 FEET); THENCE N89°53'23"E, 998.59 FEET; THENCE SOUTHEASTERLY, 54.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°28'45" (CHORD BEARING S45°22'07"E, 49.27 FEET); THENCE S00°30'40"E, 235.70 FEET; THENCE SOUTHWESTERLY, 54.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°34'15" (CHORD BEARING S44°16'27"W, 49.31 FEET); THENCE WESTERLY, 182.21 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1028.50 FEET AND A CENTRAL ANGLE OF 10°09'02" (CHORD BEARING S83°59'04"W, 181.97 FEET); THENCE S78°54'33"W, 761.36 FEET; THENCE NORTHWESTERLY, 54.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°30'04" (CHORD BEARING N56°20'25"W, 49.28 FEET) TO THE POINT OF BEGINNING-2.

CONTAINING 9.170 ACRES, MORE OR LESS.

**NOT A SURVEY**

SHEET 2 OF 3

ITEM	DATE	BY	QC
REV S&D	12/15/20	JT	JDF
SKETCH & DESCRIPTION	10/27/20	JT	JDF
H:\JN\4821\DWG\4821SD SITE.DWG			

**STARKEY RANCH WAYPOINT**



**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

SECTION 27, TOWNSHIP 26S, RANGE 17E  
 PASCO COUNTY, FLORIDA  
 PROJECT NUMBER 4821-04

**NOTES**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE ON FENCEPOST DRIVE, BEING N11°35'23"W.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
6. THE NORTH RIGHT-OF-WAY LINE OF LONG SPUR IS CONTIGUOUS WITH THE SOUTH BOUNDARY LINE OF PARCEL 1 WITH NO GAPS, GORES OR OVERLAPS. THE SOUTH RIGHT-OF-WAY LINE OF LONG SPUR IS CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF PARCEL 2 WITH NO GAPS, GORES OR OVERLAPS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JUSTIN D. FERRANS, PROFESSIONAL LAND SURVEYOR  
 LS 6958, STATE OF FLORIDA

**NOT A SURVEY**

SHEET 3 OF 3

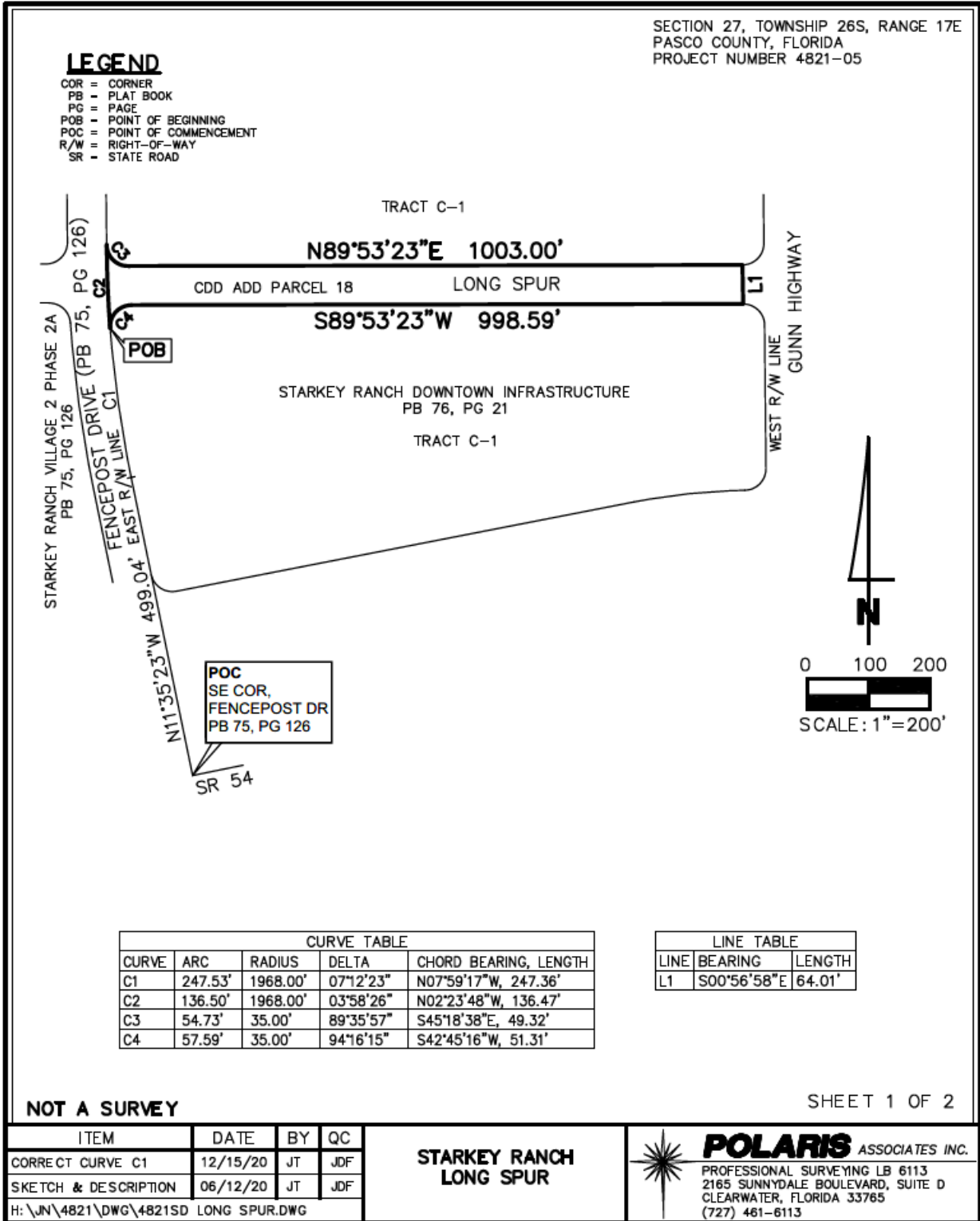
ITEM	DATE	BY	QC	STARKEY RANCH WAYPOINT	 <b>POLARIS ASSOCIATES INC.</b> PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
REV S&D	12/15/20	JT	JDF		
SKETCH & DESCRIPTION	10/27/20	JT	JDF		
H:\JN\4821\DWG\4821SD SITE.DWG					

EXHIBIT B - LONG SPUR

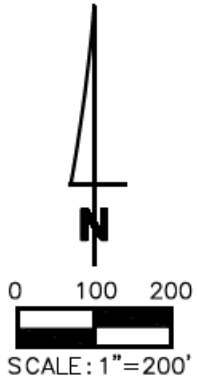
SECTION 27, TOWNSHIP 26S, RANGE 17E  
 PASCO COUNTY, FLORIDA  
 PROJECT NUMBER 4821-05

**LEGEND**

- COR = CORNER
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD



**POC**  
 SE COR,  
 FENCEPOST DR  
 PB 75, PG 126



CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING, LENGTH
C1	247.53'	1968.00'	07°12'23"	N07°59'17"W, 247.36'
C2	136.50'	1968.00'	03°58'26"	N02°23'48"W, 136.47'
C3	54.73'	35.00'	89°35'57"	S45°18'38"E, 49.32'
C4	57.59'	35.00'	94°16'15"	S42°45'16"W, 51.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°56'58"E	64.01'

**NOT A SURVEY**

SHEET 1 OF 2

ITEM	DATE	BY	QC
CORRECT CURVE C1	12/15/20	JT	JDF
SKETCH & DESCRIPTION	06/12/20	JT	JDF
H:\JN\4821\DWG\4821SD LONG SPUR.DWG			

**STARKEY RANCH  
 LONG SPUR**



**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113



SECTION 27, TOWNSHIP 26S, RANGE 17E  
 PASCO COUNTY, FLORIDA  
 PROJECT NUMBER 4821-05

**DESCRIPTION**

A PORTION OF TRACT C-1, STARKEY RANCH DOWNTOWN INFRASTRUCTURE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 21, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FENCEPOST DRIVE, ACCORDING THE PLAT OF STARKEY RANCH VILLAGE 2 PHASE 2A, AS RECORDED IN PLAT BOOK 75, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID FENCEPOST DRIVE, THE FOLLOWING TWO (2) COURSES: 1) N.11°35'23"W., 499.04 FEET; 2) NORTHERLY, 247.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1968.00 FEET AND A CENTRAL ANGLE OF 07°12'23" (CHORD BEARING N.07°59'17"W., 247.36 FEET) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, 136.50 FEET HAVING A CENTRAL ANGLE OF 03°58'26" (CHORD BEARING N.02°23'48"W., 136.47 FEET) TO THE CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 54.73 FEET, HAVING A CENTRAL ANGLE OF 89°35'57" (CHORD BEARING S.45°18'38"E., 49.32 FEET); THENCE N.89°53'23"E., 1003.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GUNN HIGHWAY, ACCORDING TO THE AFORESAID PLAT OF STARKEY RANCH DOWNTOWN INFRASTRUCTURE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S.00°56'58"E., 64.01 FEET; THENCE S.89°53'23"W., 998.59 FEET TO THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 57.59 FEET, THROUGH A CENTRAL ANGLE OF 94°16'15" (CHORD BEARING S.42°45'16"W., 51.31 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.536 ACRES (66,928 SF), MORE OR LESS.

**NOTES**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE ON FENCEPOST DRIVE, BEING N11°35'23"W.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Justin Ferrans*

JUSTIN FERRANS  
 PROFESSIONAL LAND SURVEYOR  
 LS 6958, STATE OF FLORIDA

SHEET 2 OF 2

**NOT A SURVEY**

ITEM	DATE	BY	QC
CORRECT CURVE C1	12/15/20	JT	JDF
SKETCH & DESCRIPTION	06/12/20	JT	JDF
H:\JN\4821\DWG\4821SD LONG SPUR.DWG			

**STARKEY RANCH  
 LONG SPUR**



**POLARIS** ASSOCIATES INC.  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

PREPARED BY AND RETURN TO:

Jonathan T. Johnson, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street  
Tallahassee, FL 32301

Part of Property Appraiser's Parcel ID (Folio)  
Number: 27-26-17-0120-0C100-0000

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (this “**Deed**”) is made as of the day and year set forth below by **WAYPOINT TAMPA STARKEY OWNER, LLC**, a Delaware limited liability company, whose address is 2200 Atlantic Street, Suite 520, Stamford, Connecticut 06902, hereinafter called the Grantor, to **TSR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410w, Boca Raton, Florida 33431, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee’s successors and/or assigns, all that certain land located in Pasco County, Florida more particularly described on **Exhibit “A”** attached hereto and by reference made a part hereof (the “**Land**”).

**This conveyance is to provide right-of-way and  
ownership of the CDD ADD Parcel 18**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Land in fee simple; and that the Grantor has good right and lawful authority to sell and convey said Land; and that the Grantor hereby specially warrants the title to said Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that the said Land is free of all encumbrances, except taxes accruing subsequent to the date of this Deed, and covenants, conditions, easements, restrictions, and reservations of record.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WAYPOINT TAMPA STARKEY OWNER,  
LLC**, a Delaware limited liability company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

**I HEREBY CERTIFY** that on this day before me, an officer duly authorized in the State aforesaid and of the County aforesaid to take acknowledgements, personally appeared \_\_\_\_\_, of Waypoint Tampa Starkey Owner, LLC, a Delaware limited liability company, and that he/she/they acknowledged executing the same in the presence of the two subscribing witnesses freely and voluntarily under the authority duly vested in him/her/them by said company. (She/He is personally known to me) or (has) produced \_\_\_\_\_ as identification.

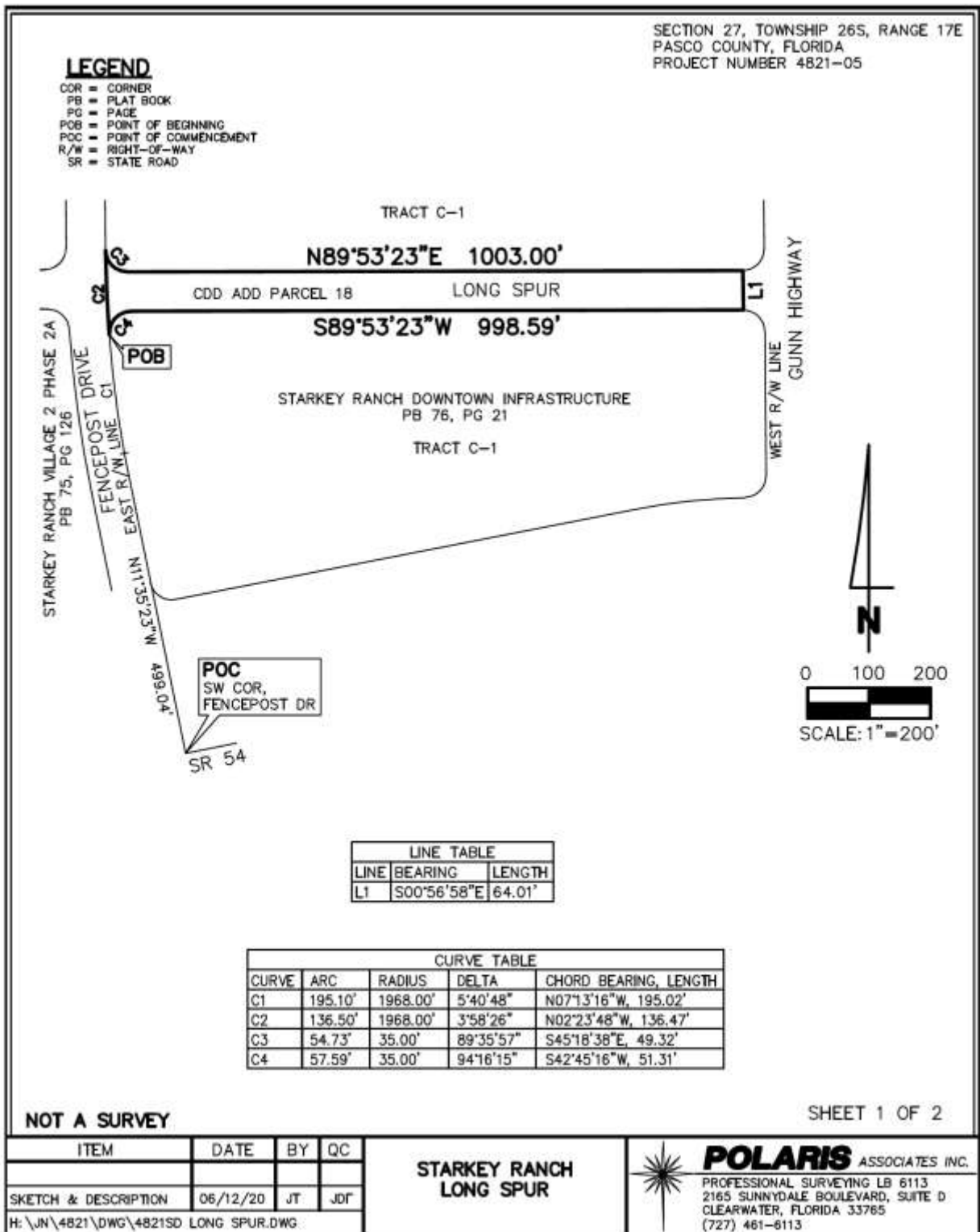
**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

SEAL

\_\_\_\_\_  
Notary Signature  
My Commission Expires:



**Exhibit "A"**  
**Sketch and Legal Description for Long Spur Right-of-Way**



**DESCRIPTION**

A PORTION OF TRACT C-1, STARKEY RANCH DOWNTOWN INFRASTRUCTURE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 21, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FENCEPOST DRIVE, ACCORDING TO SAID PLAT OF STARKEY RANCH VILLAGE 2 PHASE 2A, RUN THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID FENCEPOST DRIVE, THE FOLLOWING TWO (2) COURSES: 1) N.11°35'23"W., 499.04 FEET; 2) NORTHERLY, 195.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1968.00 FEET AND A CENTRAL ANGLE OF 05°40'48" (CHORD BEARING N.07°13'16"W., 195.02 FEET) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, 136.50 FEET HAVING A CENTRAL ANGLE OF 03°58'26" (CHORD BEARING N.02°23'48"W., 136.47 FEET) TO THE CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 54.73 FEET, HAVING A CENTRAL ANGLE OF 89°35'57" (CHORD BEARING S.45°18'38"E., 49.32 FEET); THENCE N.89°53'23"E., 1003.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GUNN HIGHWAY, ACCORDING TO THE AFORESAID PLAT OF STARKEY RANCH DOWNTOWN INFRASTRUCTURE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S.00°56'58"E., 64.01 FEET; THENCE S.89°53'23"W., 998.59 FEET TO THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 57.59 FEET, THROUGH A CENTRAL ANGLE OF 94°16'15" (CHORD BEARING S.42°45'16"W., 51.31 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.536 ACRES (66,928 SF), MORE OR LESS.

**NOTES**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE ON FENCEPOST DRIVE, BEING N11°35'23"W.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Justin Ferrans*

JUSTIN FERRANS  
 PROFESSIONAL LAND SURVEYOR  
 LS 6958, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	06/12/20	JT	JDF
H:\JN\4821\DWG\4821SD LONG SPUR.DWG			

STARKEY RANCH  
 LONG SPUR



**POLARIS** ASSOCIATES INC.  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street  
Tallahassee, FL 32301

Parcel ID (Folio): 27-26-17-0120-0C100-0000

Ref/Project Name: Long Spur Right-of-Way

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2020 by **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantor, to **Pasco County**, a political subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Pasco County, State of Florida, viz:

**SEE EXHIBIT "A"**

**ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of

said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except such maintenance and access easement recorded in the Official Records of Pasco County at \_\_\_\_\_ and taxes accruing subsequent to \_\_\_\_\_, 2020.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**TSR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as Chairman of the TSR Community Development District, for and on behalf of the District, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

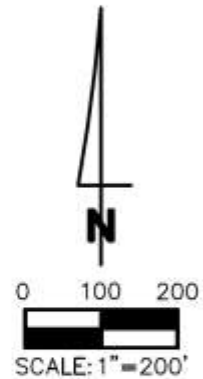
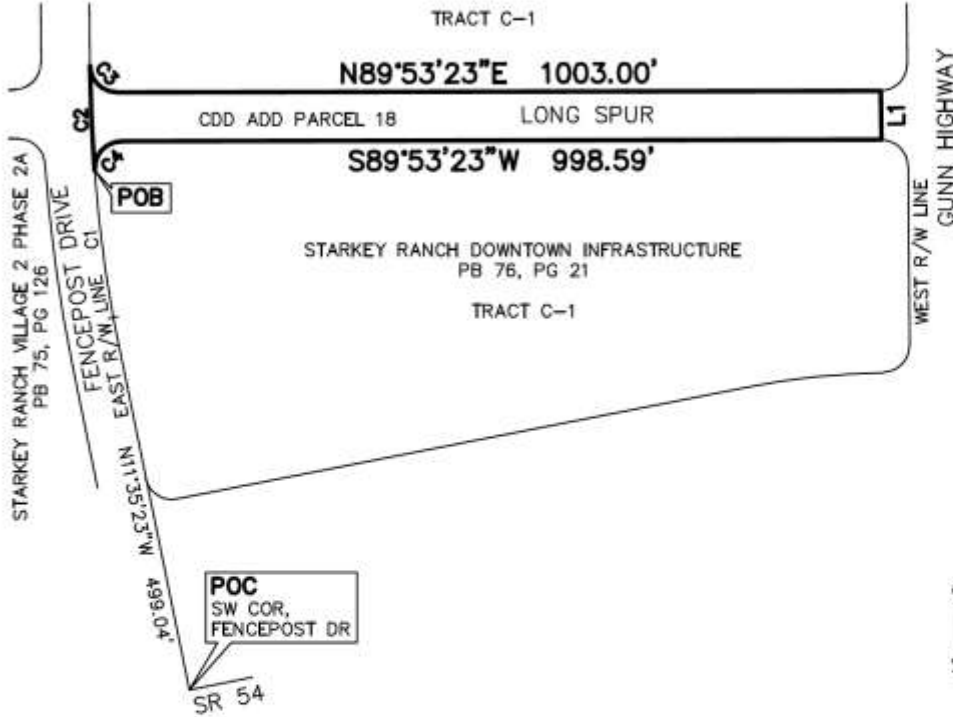
**Exhibit A**

**Sketch and Legal Description for Long Spur Right of Way**

SECTION 27, TOWNSHIP 26S, RANGE 17E  
 PASCO COUNTY, FLORIDA  
 PROJECT NUMBER 4821-05

**LEGEND**

- COR = CORNER
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°56'58"E	64.01'

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING, LENGTH
C1	195.10'	1968.00'	5°40'48"	N07°13'16"W, 195.02'
C2	136.50'	1968.00'	3°58'26"	N02°23'48"W, 136.47'
C3	54.73'	35.00'	89°35'57"	S45°18'38"E, 49.32'
C4	57.59'	35.00'	94°16'15"	S42°45'16"W, 51.31'

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	06/12/20	JT	JDF
H:\JN\4821\DWG\4821SD LONG SPUR.DWG			

**STARKEY RANCH  
 LONG SPUR**



**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

**D E S C R I P T I O N**

A PORTION OF TRACT C-1, STARKEY RANCH DOWNTOWN INFRASTRUCTURE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 21, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FENCEPOST DRIVE, ACCORDING TO SAID PLAT OF STARKEY RANCH VILLAGE 2 PHASE 2A, RUN THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID FENCEPOST DRIVE, THE FOLLOWING TWO (2) COURSES: 1) N.11°35'23"W., 499.04 FEET; 2) NORTHERLY, 195.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1968.00 FEET AND A CENTRAL ANGLE OF 05°40'48" (CHORD BEARING N.07°13'16"W., 195.02 FEET) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, 136.50 FEET HAVING A CENTRAL ANGLE OF 03°58'26" (CHORD BEARING N.02°23'48"W., 136.47 FEET) TO THE CUSP OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 54.73 FEET, HAVING A CENTRAL ANGLE OF 89°35'57" (CHORD BEARING S.45°18'38"E., 49.32 FEET); THENCE N.89°53'23"E., 1003.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF GUNN HIGHWAY, ACCORDING TO THE AFORESAID PLAT OF STARKEY RANCH DOWNTOWN INFRASTRUCTURE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S.00°56'58"E., 64.01 FEET; THENCE S.89°53'23"W., 998.59 FEET TO THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 57.59 FEET, THROUGH A CENTRAL ANGLE OF 94°16'15" (CHORD BEARING S.42°45'16"W., 51.31 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.536 ACRES (66,928 SF), MORE OR LESS.

**N O T E S**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE ON FENCEPOST DRIVE, BEING N11°35'23"W.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

**C E R T I F I C A T I O N**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Justin Ferrans*

JUSTIN FERRANS  
 PROFESSIONAL LAND SURVEYOR  
 LS 6958, STATE OF FLORIDA

SHEET 2 OF 2

**NOT A SURVEY**

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	06/12/20	JT	JDF
H:\JN\4821\DWG\4821SD LONG SPUR.DWG			

**STARKEY RANCH  
 LONG SPUR**



**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C11**



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 14, 2020</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
Join Zoom Meeting: <a href="https://us02web.zoom.us/j/88999391957">https://us02web.zoom.us/j/88999391957</a> Meeting ID: <b>889 9939 1957</b> Dial by your location: <b>1-929-205-6099</b> Meeting ID: <b>889 9939 1957</b>		
<b>November 4, 2020*</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>9:00 AM</b>
<b>December 2, 2020</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 9, 2020,</b> <i>rescheduled to December 2, 2020</i>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 13, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>February 10, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 10, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 13, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 12, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 9, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 13, 2020</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 11, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>September 14, 2021</b>	<b>Public Hearing and Regular Meeting</b>	<b>9:00 AM</b>

**\*Exception:**

*November date is one week earlier to accommodate Veteran's Day holiday*

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D**

# YEAR IN REVIEW

## 2020

**Submitted by:**

Sydney Manas, Lifestyle Director

Alex Murphy, Operations Director

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INTERNATIONAL

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**Starkey**  
RANCH

# MARKETING AND PROMOTIONS OVERVIEW

SEGMENT	OPEN RATE	CLICK RATE	SOFT BOUNCE RATE	ABUSE COMPLAINT RATE	UNSUBSCRIBE RATE
Starkey Ranch Email Blasts	38.6%	5%	.2%	0%	.1%

SEGMENT	CURRENT TOTAL APP DOWNLOADS	AVG. MONTHLY PUSH NOTIFICATIONS	AVG. MONTHLY USAGE (APP OPENS)
Starkey Ranch App	2479	25	7447

SEGMENT	NUMBER OF FOLLOWERS	AVG MONTHLY POSTS	AVG MONTHLY ENGAGEMENT (LIKES, COMMENTS)
Facebook	5,719	20	19,100 (also includes clicks and shares)
Instagram	1,882	16	607



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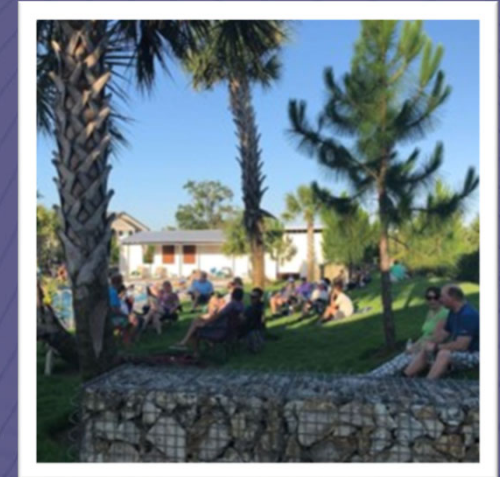
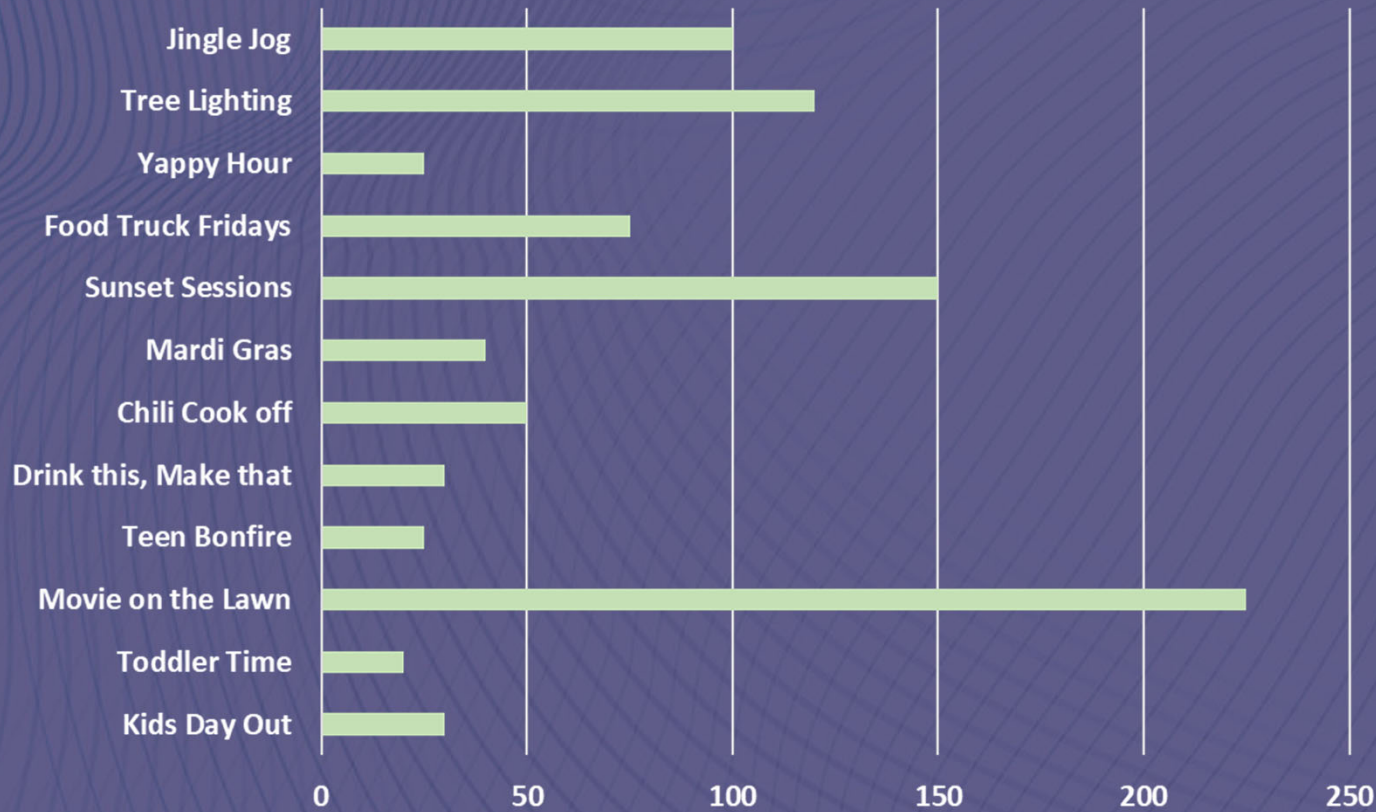
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# IN-PERSON PROGRAMMING

Programing shifted in March from in person to virtual and at home programs .The Lifestyle team adapted quickly to the changes and made the most out of a challenging year. Mid-Summer, we reintroduced some in person social programs outdoor, in which we were able to distance people and put all precautions in place. Here are some highlights from our 2020 in person program calendar.

## ANNUAL PROGRAM ENGAGEMENT



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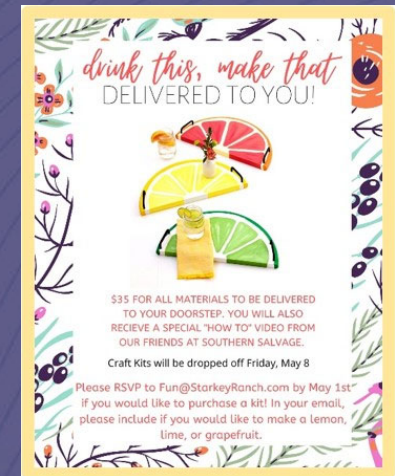
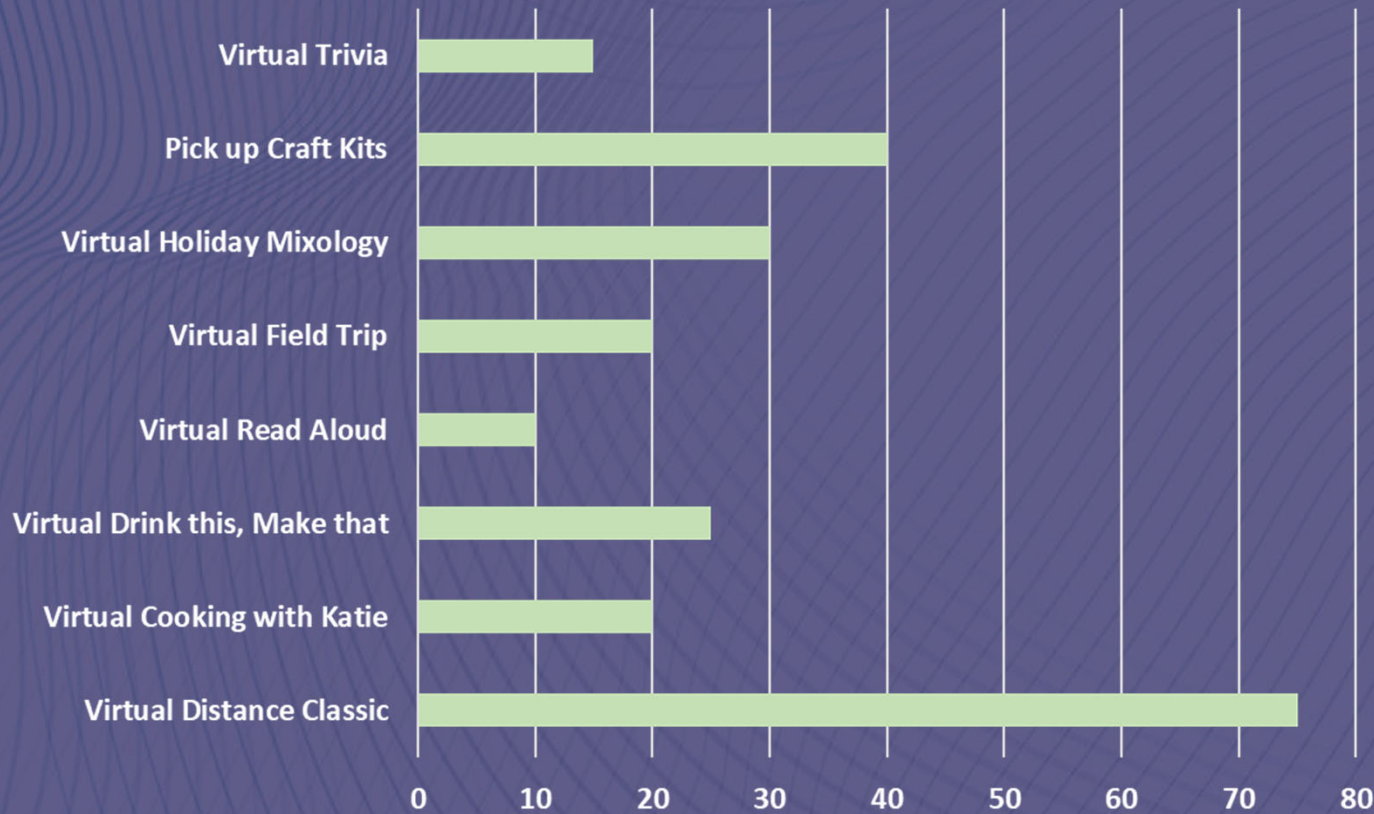
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# VIRTUAL PROGRAMMING

## ANNUAL PROGRAM ENGAGEMENT



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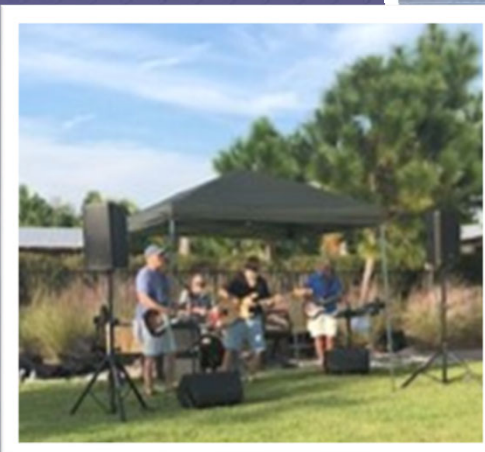
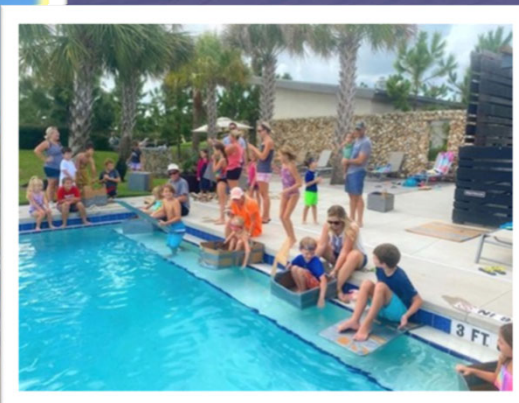
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# PROGRAM HIGHLIGHTS



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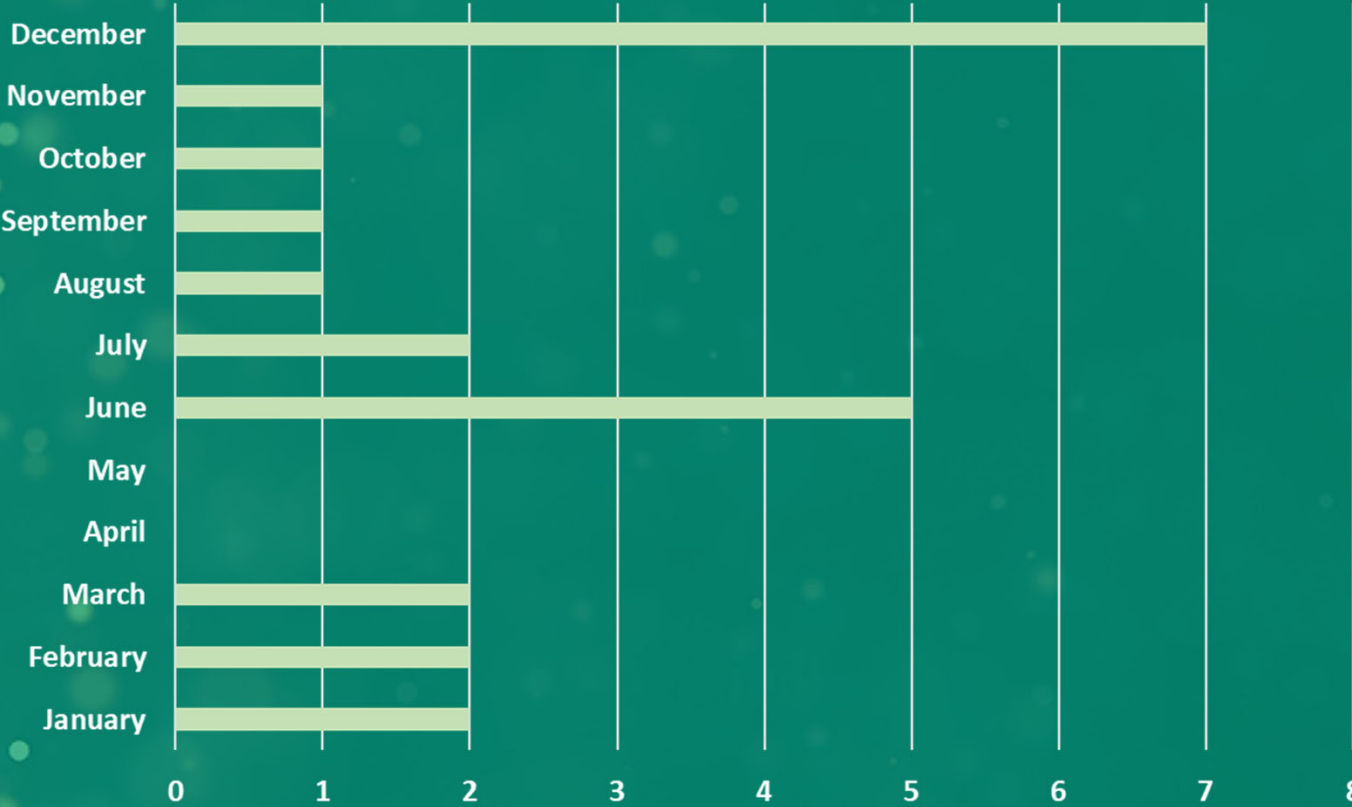
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# FACILITY RENTALS

Monthly private rentals of Cunningham Hall and Whitfield & Homestead park pavilions.

### TOTAL MONTHLY RENTAL NUMBERS





# FACILITY OPERATIONS-MAJOR PROJECTS COMPLETED IN 2020

ITEM	STATUS	CONCLUSION
Window shade stuck and damaged at Cunningham Hall	Complete	Vendor has been out to take a look and will reschedule next site visit to complete repairs.
Damage to playground equipment (spinner) at Homestead Park	Complete	Repair took place in December 7 <sup>th</sup> .
Starkey Ranch signs on SR54 wear and tear	In Progress	Repairs are ongoing to maintain this sign.
Need trailer and pressure washer for in house maintenance team.	Ongoing	Pressure washer has been delivered and is getting lots of use! Trailer is not yet on site.
Wood chips on playground need replenishment	In Progress	To be completed early January 2021
AC at Homestead Park Pool bathrooms not working	Complete	Women's room restrooms are back up and running. Men's room in progress.
Whitfield Pool surface is delaminating in multiple spots	In Progress	Pool vendor repairs as needed. Quotes for resurfacing have been presented to board, repair is tabled until 2021-22 budget.
Glass rock in fire pit at Whitfield are a safety hazard	Complete	Replaced with river rock. Glass was sharp and being thrown in pool by kids.
Wood footbridges wear and tear	Ongoing	Continuously replacing boards as needed
Need fios and wifi at Homestead Pool (Spectrum)	Complete	Hot spot was installed and is now working properly
Splash pad water feature chipping and floor surface wear and tear	Complete	Water features were repainted and the floor was replaced
People were using water fountains to wash up after canoeing and kayaking	Complete	Facilities staff built a foot wash station on deck at Cunningham

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# RESIDENT COMMENTARY

Staff faced all new challenges this year and continued to pivot accordingly as things changed. Our team of Park and Event Attendants became Pool Attendants and are now back to Park Attendants. While residents struggled with the frustration of closed amenities, ever changing amenity hours, new rental procedures, etc., all in all, the team did a fantastic job of continuing to roll with the punches!

## COMMENTARY FROM OUR RESIDENTS

I don't know who it is that organizes all of this, but if no one has ever told you thank you, I am right now. We are renting and we have lived in a lot of communities. I am telling you, y'all are doing a great job!

To the Starkey Ranch Lifestyle Team,  
Thank you so much for all that you are doing for Starkey Ranch! I am sure you are bombarded with emails and negativity, but I just wanted to take a minute and say that we appreciate you. I hope that you are all staying safe and are able to be at home with your families.

Words cannot express how much Larry and I appreciate all that you did to make his Birthday extra special! Thank you so much for being a very important part of the Scavenger Hunt Surprise. Larry has repeatedly told me that, "this is a Birthday he will never forget!" We had a GREAT day! He posted the whole adventure on Facebook and included a photo of YOU! (see photos attached).

You ladies rock! Thank you so very much for being so thoughtful! I got home a little while ago and found the Halloween treats. And they are all ok for my Ry-Guy(that is our nickname for Ryan) to eat too!♥ I ran out and have my two ready to go to drop off a little later. This is so much fun!

You're simply the best! Thank you for everything you do to make living here the best days of our lives. We are so thankful!

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# 2021 FORECAST

In 2021, we are excited to slowly get back to our full schedule of in person events and programs when it is safe to do so. We will continue to incorporate COVID safe outdoor programs and continue to curate virtual/at home programs.

RECURRING	
Toddler Time/Read Aloud (Every other Monday)	
Yappy Hour (monthly)	
Food Truck Fridays (First Friday)	
Themed 5k Runs (Monthly October-April)	
First Saturdays in the Park	
Coffee Club (Every other Thursdays)	
Drink this, Make that (Monthly)	
Group Exercise-Zumba and Yoga (Weekly)	
Sunset Sessions poolside music series (Monthly March-October)	
Kids Night Out-Return TBD (Monthly)	
Q1 JANUARY-MARCH	Q2 APRIL-JUNE
Polar Bear Plunge	Father's Day Cornhole Tournament
Chili Cook Off	Wildlife Seminar
Valentines Day Picnic	Spring Fling Egg Hunt and Bunny Brunch
Poolside Bingo	Popcorn in the Park
Spring Break Bash	Wine in the Garden
Mardi Gras Mix & Mingle	Mother's Day Brunch
Q3 JULY-SEPTEMBER	Q4 OCTOBER-DECEMBER
Kids Themed Mini-Camps	Harvest Fest
SWIM Program (group and private lessons)	Adult Murder Mystery Night
4 <sup>th</sup> of July Bike Brigade Parade	Teen Kickball Torunament
Weekly Family Poolside Games and Sweet Treats	Oktoberfest Beer and Bingo
Labor Day BBQ	Hometown Holiday
Aqua Blast Class (weekly)	Annual Tree Lighting and Cookies with the Clauses

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**8E**

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**FY 2021 Landscape Work Orders**  
**As of 1/6/21**

**DTE (W/O)**

**#24683**  
Heart Pine & SR 54 Entry **\$2,345**

**#25809**  
LK Blanche #1 \$2,818  
LK Blanche #2 \$1,995  
Monroe Commons #3 \$0  
LK Blanche Median #4 \$1,699  
LG Spur W Med #5 \$0  
Welcome Center #6 \$0  
R&R Damaged Peanut #7 \$3,235  
Cunningham Pk #8 \$0  
Cunningham Park Mulch #9 \$0  
Cunningham Park Coquina Shell #10 \$0  
Long Spur W LS/IRR #11 \$0  
Whitfield Park LS/IRR #12 \$1,333  
**\$11,079**

**#25810**  
Gunn Entry LS/IRR #13  
Homestead Dog PK LS/IRR #14 \$0  
Homestead Pool Area #15 \$0  
LK Blanche Circle LS/IRR #16 \$0  
**\$0** Defer till the Spring

**#25831**  
Village 3 tree replace #17 \$3,150  
Nightstar Turf and Irr #18 \$565  
Starkey Blvd Entry Peanut/IRR #19 \$3,285  
**\$7,000**

**#27854**  
Heart Pine 54 to Welcome Turf **\$2,300**

**#28147**  
Pine Trees Heart Pine S Park **\$600**

**#28882**  
Item #16 on sept inspection - pine **\$325**

**#28883**  
Turf damage night star **\$740**

**Already Encumbered** \$24,389 New

**DTE W/O**  
**#907/#908**  
Restake trees Villages 3 & Publix **\$1,710**  
RBK ground kits

**#27517**  
Lyon & Chapin replant storm drain rpr **\$4,469**

**#27052**  
Jet in and restake a tree **\$95**

**#27046**  
Wild Grass/Long Spur replant sinkhole **\$1,383**

**Total \$32,046**