

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

March 10, 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

March 3, 2021

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on March 10, 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. Update: Roadway Ownership and Maintenance Turnover Reconciliation
4. Discussion: FY2021 Landscape Work Orders Summary Analysis
5. Discussion/Consideration: Ballenger & Company, Inc., Irrigation As-Built Proposal
6. Consideration of Down to Earth Landscape & Irrigation Spring Enhancements
 - A. Estimate #1013: Gunn Hwy., Median Island pines
 - B. Estimate #4387: Lake Blanche
 - C. Estimate #4392: Cattle Gap Trail
 - D. Estimate #4393: Gunn Hwy/SR-54 Monument Sign
 - E. Estimate #4396: Trail East of Homestead Park
7. Acceptance of Unaudited Financial Statements as of January 31, 2021
8. Approval of February 10, 2021 Regular Meeting Minutes
9. Action Items

10. Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*
- B. District Engineer: *Heidt Design, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Discussion: Reported Incidents Within Community
 - II. NEXT MEETING DATE: April 13, 2021 at 5:00 p.m.
 - o 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
Tim 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

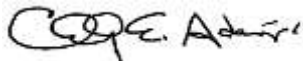
- D. Lifestyle Director & Amenity Manager: *WTS International*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

11. Supervisors' Requests

12. 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

4

TSR
FY 2021 Landscape Work Orders
As of 2/21/21

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	<u>\$1,333</u>	
	\$11,079	
#25810		
Gunn Entry LS/IRR #13	\$14,955	
Homestead Dog PK LS/IRR #14	\$1,795	
Homestead Pool Area #15	\$865	
LK Blanche Circle LS/IRR #16	<u>\$535</u>	
	\$18,150	Defer till the Spring
#25831		
Village 3 tree replace #17	\$3,150	
Nightstar Turf and Irr #18	\$565	
Starkey Blvd Entry Peanut/IRR #19	<u>\$3,285</u>	
	\$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		\$42,539 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	<u>\$1,383</u>	
Chapman Tree Remvoals	<u>\$1,925</u>	
Total	\$52,121	

TSR

COMMUNITY DEVELOPMENT DISTRICT

5



Ballenger & Company, Inc. - 2335 64th Pl. N St. Petersburg, FL 33702

Certified Irrigation Design Specialists #003527

Telephone 727-520-1082

Fax 727-330-3698

Mark@BallengerIrrigation.com

Starkey Ranch CDD

C/O Wrathell, Hunt & Associates. LLC

9220 Bonita Beach Road Suite #214

Bonita Springs, FL. 34135

March 2, 2021

RE: Starkey Ranch (R-2)

Ballenger & Company, Inc. hereby submits a proposal to create a zone area location and valve/main line depiction with measurements for the existing recently installed irrigation systems (key sheets attached) - approximately 16 pages total (scaled design drawing 5 – 1” = 30’ & 11 - 1“= 20’).

1. Irrigation zone area:
 - a. color coded irrigation coverage area
 - b. controller and zone number denotation
2. Irrigation main/valve/grounding location:
 - a. record 2 fixed measurements for valve locations (if discoverable/trackable)
 - b. label valve/decoder numbers
 - c. measurement location of main & wires via tracking method
 - d. report tracking/locating results
 - e. provide finalized pdf plans

Downtown District: \$2,200.00 _____

Rangeland Blvd Phase II: \$1,300.00 _____

State Rd 54 Trail Frontage: \$1,600.00 _____

Total price: not to exceed \$5,100.00 without prior approval.

Note:

1. Pricing is based on installing contractor following irrigation design originally provided.
2. Price submitted incorporates assistance from DTW/Jimmy providing onsite with as-built information.
3. Digital pdf plan sheets to be emailed, printing by others.
4. Controllers assumed to be remote control-interface capable.
5. Prices good for 6 months.

Mark A. Ballenger

Mark A. Ballenger – C.L.I.A., C.I.D.



Ballenger & Company, Inc. – President

Starkey Ranch CDD

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

6A



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #1013

Customer Address

Pete Soety
TSR Community Development District
TSR CDD
2300 Glades Road
Boca Raton, FL 33431

Job Address

2500 Heart Pine Ave
Odessa, FL 33556

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 2 Spring Enhancements -	March 1, 2021	Gary L Hawkins	December 10, 2020

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
Lawncare Enhancement: Tree/Plant Installation			
Slash Pines - 30 Gallon	5	\$275.00	\$1,375.00
RBK-40 Tree stake ground kits	5	\$55.00	\$275.00
Subtotal			\$1,650.00
Job Total			\$1,650.00

Remove and replace 5 severely declining pine tree's in the median island along Gunn Hwy with B&B Tree's.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

02/12/2021

Date

TSR Community
Development District

Date

Estimate #1013 first median island heading North on Gunn Hwy from SR-54. (Replace declining Pine trees in the median island with Healthy 30-gallon trees)



TSR

COMMUNITY DEVELOPMENT DISTRICT

6B



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #4387

Customer Address

Pete Soety
TSR Community Development District
TSR CDD
2300 Glades Road
Boca Raton, FL 33431

Job Address

2500 Heart Pine Ave
Odessa, FL 33556

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 1 Spring Enhancements	March 31, 2021	Gary L Hawkins	February 12, 2021

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
Tree/Plant Installation			
Perennial Peanut	1200	\$5.00	\$6,000.00
Irrigation Technician Labor	4	\$55.00	\$220.00
Subtotal			\$6,220.00
Job Total			\$6,220.00

Installation of Perennial peanut to the first median island heading West on Lake Blanche.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

02/12/2021

Date

TSR Community
Development District

Date

Estimate #4387 Lake Blanche, First median island at the Long Spur Lake Blanche intersection between the school and daycare construction. (Installation of Perennial Peanut to complete bed)



TSR

COMMUNITY DEVELOPMENT DISTRICT

6C



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #4392

Customer Address

Pete Soety
TSR Community Development District
TSR CDD
2300 Glades Road
Boca Raton, FL 33431

Job Address

2500 Heart Pine Ave
Odessa, FL 33556

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 2 Spring Enhancements -	March 31, 2021	Gary L Hawkins	February 12, 2021

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
Tree/Plant Installation			
Perennial Peanut	725	\$5.00	\$3,625.00
Dwarf Firefly Firebush	15	\$15.00	\$225.00
Muhly Grass	7	\$15.00	\$105.00
		Subtotal	\$3,955.00
Job Total			\$3,955.00

Spring Enhancements for the beds at the North and South end of Cattle Gap Trail.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

02/12/2021

Date

TSR Community
Development District

Date

Estimate #4392 Cattle Gap (Installation of plant material to open spaces in plant beds North & South ends)



Estimate #4392 Cattle Gap (Installation of plant material to open spaces in plant beds North & South ends)



Estimate #4392 Cattle Gap (Installation of plant material to open spaces in plant beds North & South ends)



TSR

COMMUNITY DEVELOPMENT DISTRICT

6D



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #4393

Customer Address

Pete Soety
TSR Community Development District
TSR CDD
2300 Glades Road
Boca Raton, FL 33431

Job Address

2500 Heart Pine Ave
Odessa, FL 33556

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 2 Spring Enhancements	April 1, 2021	Gary L Hawkins	February 12, 2021

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
Tree/Plant Installation			
Bahia Sod	2000	\$0.75	\$1,500.00
Enhancement Labor - Bed demo	8	\$30.00	\$240.00
Dwarf Firefly Firebush	295	\$12.00	\$3,540.00
Pine Straw	25	\$6.50	\$162.50
		Subtotal	\$5,442.50
Job Total			\$5,442.50

Village 2 Spring Enhancements - **Landscape Improvements** to address the empty beds around the Starkey monument sign at Gunn Hwy and SR54.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

02/12/2021

Down to Earth
Landscape & Irrigation

Date

TSR Community
Development District

Date

Estimate #4393 Gunn Hwy/ SR-54 Monument sign (Install firebush to replace declining plant material and fill in empty spaces in plant beds located around the Monument sign)



Estimate #4393 Gunn Hwy/ SR-54 Monument sign (Install firebush to replace declining plant material and fill in empty spaces in plant beds located around the Monument sign)



Estimate #4393 Gunn Hwy/ SR-54 Monument sign (Install firebush to replace declining plant material and fill in empty spaces in plant beds located around the Monument sign)



Estimate #4393 Gunn Hwy/ SR-54 Monument sign (Install firebush to replace declining plant material and fill in empty spaces in plant beds located around the Monument sign)



TSR

COMMUNITY DEVELOPMENT DISTRICT

6E



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #4396

Customer Address

Pete Soety
TSR Community Development District
TSR CDD
2300 Glades Road
Boca Raton, FL 33431

Job Address

2500 Heart Pine Ave
Odessa, FL 33556

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 2 Spring Enhancements -	April 1, 2021	Gary L Hawkins	February 12, 2021

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
Tree/Plant Installation			
Ilex Shillings	115	\$13.00	\$1,495.00
Pine Straw	12	\$6.50	\$78.00
Subtotal			\$1,573.00
Job Total			\$1,573.00

Village 2 Spring Enhancements - installation of plant material at each end cap and street crossings of the walking trail heading East of Homestead park.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

02/12/2021

Date

TSR Community
Development District

Date

Estimate #4396 Install plant material at each end cap of the trail system heading east from homestead park intersecting the following Streets. Whittler Branch , Murray Pass , Rail Spur and Wildgrass Trail.



TSR

COMMUNITY DEVELOPMENT DISTRICT

7

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2021**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2021**

	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
ASSETS														
Cash	\$1,867,823	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,867,823
Investments														
Revenue	-	570,177	433,575	542,242	583,676	312,618	108,889	-	-	-	-	-	-	2,551,177
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,084	441	86	2	38,805	3,342,923	3,674,341
Due from Fencepost 54 LLC	3,416	-	-	-	-	-	-	-	-	-	-	-	-	3,416
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from other	723	-	-	-	-	-	-	-	-	-	-	-	-	723
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$1,926,021</u>	<u>\$1,218,383</u>	<u>\$1,086,245</u>	<u>\$1,023,564</u>	<u>\$ 989,717</u>	<u>\$632,984</u>	<u>\$273,989</u>	<u>\$292,084</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,923</u>	<u>\$10,825,244</u>
LIABILITIES														
Liabilities:														
Accounts payable	\$ 6,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,097
Credit card payable	1,904	-	-	-	-	-	-	-	-	-	-	-	-	1,904
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Total liabilities	<u>109,120</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>109,120</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	57,324	-	-	-	-	-	-	-	-	-	-	-	-	57,324
Total deferred inflows of resources	<u>57,324</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>57,324</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,218,383	1,086,245	1,023,564	989,717	632,984	273,989	-	-	-	-	-	-	5,224,882
Capital projects	-	-	-	-	-	-	-	292,084	441	86	2	38,805	3,342,923	3,674,341
Unassigned	1,759,577	-	-	-	-	-	-	-	-	-	-	-	-	1,759,577
Total fund balances	<u>1,759,577</u>	<u>1,218,383</u>	<u>1,086,245</u>	<u>1,023,564</u>	<u>989,717</u>	<u>632,984</u>	<u>273,989</u>	<u>292,084</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,805</u>	<u>3,342,923</u>	<u>10,658,800</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,926,021</u>	<u>\$1,218,383</u>	<u>\$1,086,245</u>	<u>\$1,023,564</u>	<u>\$ 989,717</u>	<u>\$632,984</u>	<u>\$273,989</u>	<u>\$292,084</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,923</u>	<u>\$10,825,244</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 2,046,975	\$ 2,685,158	76%
Assessment levy - off-roll O&M	-	-	541,505	0%
Trash collection assessments	2,070	140,287	48,963	287%
Commercial shared costs	68,074	74,579	81,785	91%
Program revenue	1,872	6,822	15,000	45%
Interest	-	-	2,500	0%
Miscellaneous	-	-	9,600	0%
Total revenues	<u>72,016</u>	<u>2,268,663</u>	<u>3,384,511</u>	67%
EXPENDITURES				
Professional & administrative				
Management	3,506	14,023	42,070	33%
Legal	3,936	13,562	30,000	45%
Engineering	-	-	5,000	0%
Assessment administration	833	3,333	10,000	33%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	600	3,000	20%
Dissemination agent	1,083	4,333	13,000	33%
Trustee	-	14,816	26,937	55%
Telephone	21	83	250	33%
Postage	88	256	1,500	17%
Printing & binding	167	667	2,000	33%
Legal advertising	-	713	3,500	20%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Other current charges	154	686	3,500	20%
Office supplies	12	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	-	43,532	55,941	78%
Total professional & administrative	<u>9,800</u>	<u>102,601</u>	<u>209,203</u>	49%
Field operations				
Contract services				
Field services	2,360	9,442	28,325	33%
Landscape maintenance	45,620	143,195	1,521,000	9%
Landscape consulting	-	12,750	51,000	25%
Landscape arbor care	6,200	6,200	20,000	31%
Wetland maintenance	4,550	4,550	24,168	19%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	23,481	23,481	94,000	25%
Community trash hauling	18,209	70,057	198,660	35%
Repairs & maintenance				
Repairs - general	3,600	4,825	15,000	32%
Operating supplies	293	4,079	8,000	51%
Plant replacement	14,874	21,052	70,000	30%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	-	5,500	7,200	76%
Fertilizer/chemicals	400	11,600	15,000	77%
Irrigation repairs	5,904	7,828	30,000	26%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	125	1,000	13%
Road & sidewalk	-	-	15,000	0%
Common area signage	1,150	1,150	3,000	38%
Bridge & deck maintenance	8,750	9,250	30,000	31%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	4,597	7,186	9,000	80%
Streetlights	28,560	102,488	326,340	31%
Irrigation - reclaimed water	3,893	13,104	85,000	15%
Gas	57	107	350	31%
Recreation facilities				
Amenity management staff/contract	16,145	70,964	297,662	24%
Office supplies	208	893	1,000	89%
Janitorial	1,196	7,511	14,040	53%
Pool cleaning	1,690	7,560	26,280	29%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	974	6,999	22,000	32%
Pool - water	523	1,754	10,000	18%
Pool permits	-	-	705	0%
Pest services	-	125	500	25%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	224	1,703	7,000	24%
Access cards	-	175	5,500	3%
Activities	1,113	10,441	28,000	37%
Recreational repairs	-	-	5,000	0%
Pool signage	-	24	1,000	2%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	10,326	10,326	20,000	52%
Total field operations	<u>204,897</u>	<u>627,057</u>	<u>3,069,258</u>	20%
Total expenditures	<u>214,697</u>	<u>729,658</u>	<u>3,278,461</u>	22%
Net increase/(decrease) of fund balance	(142,681)	1,539,005	106,050	
Fund balance - beginning (unaudited)	1,902,258	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,759,577</u>	<u>\$ 1,759,577</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 JANUARY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 535,012	\$ 662,901	81%
Interest	4	16	50	32%
Total revenues	<u>4</u>	<u>535,028</u>	<u>662,951</u>	81%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Principal prepayment	-	25,000	-	N/A
Interest - 11/1	-	229,144	229,147	100%
Interest - 5/1	-	-	225,794	0%
Tax collector	-	10,699	13,810	77%
Total expenditures	<u>-</u>	<u>449,843</u>	<u>653,751</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	4	85,185	9,200	
Beginning fund balance (unaudited)	<u>1,218,379</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,218,383</u></u>	<u><u>\$1,218,383</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 JANUARY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 412,056	\$ 510,550	81%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	5	15	-	N/A
Total revenues	<u>5</u>	<u>503,723</u>	<u>663,252</u>	76%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	-	-	238,244	0%
Tax collector	-	8,241	10,637	77%
Total expenditures	<u>-</u>	<u>414,991</u>	<u>655,631</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	5	88,732	7,621	
Beginning fund balance (unaudited)	<u>1,086,240</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$1,086,245</u></u>	<u><u>\$1,086,245</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 JANUARY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 529,175	\$ 655,667	81%
Interest	4	13	-	N/A
Total revenues	<u>4</u>	<u>529,188</u>	<u>655,667</u>	81%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	-	-	221,800	0%
Tax collector	-	10,584	13,660	77%
Total expenditures	<u>-</u>	<u>425,709</u>	<u>650,585</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	4	103,479	5,082	
Beginning fund balance (unaudited)	<u>1,023,560</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$1,023,564</u></u>	<u><u>\$1,023,564</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 JANUARY 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 580,256	\$ 718,962	81%
Assessment levy - off-roll	-	105,364	97,366	108%
Interest	3	11	-	N/A
Total revenues	<u>3</u>	<u>685,631</u>	<u>816,328</u>	84%
EXPENDITURES				
Debt service				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	-	-	282,194	0%
Tax collector	-	11,605	14,978	77%
Total expenditures	<u>-</u>	<u>522,877</u>	<u>808,444</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	3	162,754	7,884	
Fund balance:				
Net increase/(decrease) in fund balance	3	162,754	7,884	
Beginning fund balance (unaudited)	989,714	826,963	932,467	
Ending fund balance (projected)	<u>\$ 989,717</u>	<u>\$ 989,717</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 JANUARY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 314,961	\$ 390,252	81%
Assessment levy - off-roll	-	-	258,754	0%
Interest	2	8	-	N/A
Total revenues	<u>2</u>	<u>314,969</u>	<u>649,006</u>	49%
EXPENDITURES				
Debt service				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	-	237,722	0%
Tax collector	-	6,299	8,130	77%
Total expenditures	<u>-</u>	<u>402,121</u>	<u>641,674</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	2	(87,152)	7,332	
Beginning fund balance (unaudited)	<u>632,982</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u>\$ 632,984</u>	<u>\$ 632,984</u>	<u>\$ 727,753</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 110,974	\$ 137,504	81%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	4	-	N/A
Total revenues	<u>1</u>	<u>110,978</u>	<u>333,005</u>	33%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	-	2,220	2,865	77%
Total expenditures	<u>-</u>	<u>111,645</u>	<u>221,715</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	1	(667)	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1)</u>	<u>(3)</u>	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	-	N/A
Fund balance:				
Net increase/(decrease) in fund balance	-	(670)	111,290	
Beginning fund balance (unaudited)	273,989	274,659	274,850	
Ending fund balance (projected)	<u>\$273,989</u>	<u>\$ 273,989</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 JANUARY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 5
Total revenues	1	5
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	5
Beginning fund balance (unaudited)	292,082	292,079
Ending fund balance (projected)	\$ 292,083	\$292,084

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<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>\$ 441</u>	<u>\$ 441</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14	\$ 55
Total revenues	14	55
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14	55
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	15	58
Beginning fund balance (unaudited)	3,342,908	3,342,865
Ending fund balance (projected)	\$3,342,923	\$3,342,923

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 10, 2021, 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 (via telephone)	District Counsel
Brian Wilkes	District Engineer
Katie Chandler	WTS Starkey Ranch Lifestyle Coordinator
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Ed Bogen	Resident
Chris O'Jenski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:03 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Ed Bogen stated he did not receive a response to his recent complaint call about the ongoing construction traffic and motorists ignoring the speed limit sign at the Rangeland Boulevard entrance. He voiced his opinion that the signs should be removed or Staff should discuss the issue with the builders and contractors. Mr. Adams stated the 15 miles per hour (mph) speed limit signs were posted by Taylor Morrison and the CDD does not have the

42 authority to enforce the speed limit. Discussion ensued. Staff would contact Mr. Drew Miller
43 regarding the speeding issue.

44 Resident Chris O’Jenski asked about the Fiscal Year 2022 budget. Mr. Adams stated the
45 budget cycle starts with the preliminary budget work at the Staff level in March and April, the
46 draft budget is usually presented at the May or June meeting and the budget public hearing for
47 final adoption occurs no later than September 15, so that Staff can complete the lien roll to
48 transmit to the Tax Collector. The cycle is in conjunction with Staff’s continued work on the
49 designation of the pocket parks, the greenspace and water management space; the Board
50 would determine which items are a priority. Asked if he expected the pocket park assessment
51 to be completed and a recommendation to be done for Parcel B, Mr. Adams stated Staff would
52 have more clarity in the next 30 to 60 days and, if so, it would be prioritized and included in the
53 draft budget.

54

55 **THIRD ORDER OF BUSINESS**

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

56

57

58 Mrs. Adams presented proposals from Ripa & Associates (RIPA), M.R.I Construction Inc.
59 (MRI) and Chapman Land Services (CLS) for the M11-A Washout repairs. Mr. Wilkes compared
60 the proposals and recommended engaging CLS, at the quoted price of \$27,650. Discussion
61 ensued regarding the proposals, budget, as-builts, height plan, prioritizing erosion and whether
62 CLS is qualified to complete the project. Staff would ensure that the height plan would be
63 included as an Agreement exhibit and followed accordingly. Mr. Liquori motioned to engage
64 CLS with the understanding that the legal documentation stipulates.

65

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, engaging Chapman Land Services, LLC, for the M-11A Washout repairs, in the amount of \$27,650, and authorizing Staff to prepare a Form of Agreement, subject to the legal documentation stipulating that the contractor will meet the District’s design plans and the inclusion of height plans and as-built drawings, was approved.

66

67

68

69

70

71

72

73

74 **FOURTH ORDER OF BUSINESS**

**Discussion: Lack of Monroe Commons
Neighborhood Signage**

75

76

77 Referencing a handout, Mr. Call discussed a resident's email complaint about no signage
78 in Homestead Park. He presented two options for consideration, if the District is able to
79 accommodate the resident. Discussion ensued regarding installing Monroe Commons signs in
80 the neighborhoods, Whitfield Park, Pulte and other Developers. The consensus was that there
81 are more pressing matters for the Board to consider at this time. Staff would communicate with
82 the resident and explain that signage is on the list of improvements being considered but it
83 would occur in the future.

84

85 FIFTH ORDER OF BUSINESS**Update: Roadway Ownership and
86 Maintenance Turnover Reconciliation**

87

88 Ms. Willson stated she was working with Mr. Call, Mr. Wilkes and a few County
89 employees to develop an exhibit that appropriately extracts Pasco County's current
90 maintenance obligation and the outstanding maintenance bonds with the Developer over some
91 of the roadways, so how Pasco County is taking on its maintenance obligation of the roadways
92 can be appropriately tracked. She would give another update at the next meeting.

93

94 SIXTH ORDER OF BUSINESS**Discussion: Alleyway Drain Inlet Repairs**

95

96 Mr. Adams stated Staff toured the community and focused on the alleyways and the
97 drains. Approximately eight to ten drain boxes need repairs. In some cases, the apron around
98 the box dropped by 4" or 5" and others were starting to deteriorate, which could cause traffic
99 hazards. Staff would ask CLS to inspect the drains and obtain proposals. The same number of
100 inlet boxes had debris blankets in them, which Staff would have pulled. Asked if the repairs
101 could be performed by the builder, Mr. Adams replied affirmatively and stated he would
102 forward copies of the proposals to the builders. Discussion ensued regarding the Developers,
103 trash trucks, cracks in the concrete, water penetration and that garbage trucks should use the
104 front entrance.

105

106 SEVENTH ORDER OF BUSINESS**Ratification of Plats**

107

108 A. Parcel C2**109 B. Parcels 8 & 9, Phase 2****110 C. Phase 4**

111 Mr. Adams presented Parcels C2, Parcels 8 & 9, Phase 2, and Phase 4 for ratification.

112 Ms. Willson confirmed that the plats were reviewed, executed by the Chair, submitted to the
113 County and are in process. She noted that with the Phase 4 plat, there was an issue with access
114 to Parcel B1, that was dedicated to the District, so Staff is preparing a separate Easement
115 Agreement with the Landowner that gives the District access to Parcel B1 to enter and maintain
116 that parcel. She also requested approval for the Chair to execute the Easement Agreement
117 once it is in final form and approved by District Counsel.

118

119 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, the**
120 **Parcel C2, Parcels 8 & 9, Phase 2, and Phase 4 plats, were ratified.**

121

122

123 **EIGHTH ORDER OF BUSINESS**

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

124

125

126 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2020. In
127 response to a question, about the "Assessment levy – off-roll O&M" line item, Mr. Adams
128 stated that it refers to un-platted units that are generally held by the Developer. The financials
129 were accepted.

130

131 **NINTH ORDER OF BUSINESS**

**Approval of January 13, 2021 Regular
Meeting Minutes**

132

133

134 Mr. Adams presented the January 13, 2021 Regular Meeting Minutes.

135

136 **On MOTION by Mr. Liquori and seconded by Mr. Green, with all in favor, the**
137 **January 13, 2021 Regular Meeting Minutes, as presented, were approved.**

138

139

140 **TENTH ORDER OF BUSINESS**

Action Items

141

142 Mr. Adams presented the Action & Completed Items List distributed during the meeting.

143 Items 1, 3, 4, 6, 9, 10, 11, 12, 13 and 15 were ongoing.

144 Items 2, 5, 7, 8 and 14 were completed.

145

146 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

147

148 **A. District Counsel: *Hopping Green & Sams, P.A.***149 • **Update: Long Spur ROW Conveyance**

150 Ms. Willson stated that Mr. Adams was provided with copies of a draft License
151 Agreement with the Master Property Owners Association (MPOA), for the MPOA to install and
152 maintain locked signage boxes at the District's amenity site. This was for the purpose of posting
153 the MPOA meeting schedule and agenda items.

154

155 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
156 **License Agreement, in substantial form, allowing the MPOA to post its meeting**
157 **schedule and agenda at CDD Parks, in lockable boxes, provided and maintained**
158 **by the MPOA, and authorizing the Chair to execute the final form of the**
159 **Agreement, was approved.**

160

161

162 Regarding the Long Spur Right-of-Way (ROW) conveyance, Ms. Willson stated she met
163 with the multi-family owners' attorney and the Pasco County Attorney. They were working on
164 an agreement such that the multi-family owners would be responsible for the irrigation system
165 within that portion of the ROW. As part of the discussion, Pasco County asked about the
166 sidewalks. The District maintains the sidewalks within its ROW area and is it appropriate for the
167 District to maintain the sidewalk adjacent to the multi-family parcel. Discussion ensued
168 regarding which entity should maintain the sidewalk, the location of the sidewalk, a License and
169 Maintenance Agreement, potential slip and falls and the multi-family complex. Ms. Willson
170 would inform the County that the District is not inclined to maintain the sidewalk within the
171 Long Spur ROW.

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

173 There being no report, the next item followed.

174 **C. District Manager: *Wrathell, Hunt and Associates, LLC***175 **I. Discussion: Reported Incidents Within Community**

176 This item was not addressed.

177 **II. NEXT MEETING DATE: March 10, 2021 at 9:00 a.m.**178 ○ **QUORUM CHECK**

179 All Supervisors confirmed their attendance at the March 10, 2021 meeting.

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

181 Ms. Chandler introduced Ms. Renee Hlebak, the new WTS Lifestyle Director and
182 reviewed the WTS Monthly Report.

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

184 Mr. Call presented a \$6,100 proposal from Ballenger & Company Inc., and explained
185 that Mr. Mark Ballenger helped design the overall irrigation system for the common areas in
186 Starkey Ranch and is the keeper of a library of the as-built drawings for the CDD's irrigation
187 system. As he prepared to audit some of the timers, it was determined that there are a few
188 segments where the CDD does not have good as-built drawings from the original contractor
189 and, since they cannot be retrieved, Mr. Ballenger proposed to redesign the irrigation zone
190 area. Discussion ensued regarding the scope of work, as-builts and irrigation design. The
191 Board's consensus was for Mr. Call to negotiate the price with the contractor, obtain
192 clarification of the hours, confirm that the District owns all of the areas and present this at a
193 future meeting.

194 Mrs. Adams discussed the paver bridge repairs, the Ancloth Preserve and relocation of
195 the trees. The Landscapers gave a general update on the landscaping, specifically, they are
196 currently focused on completing seasonal work, such as cutbacks, pruning, structural pruning
197 and weed control.

198

199 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

200

201 Mr. Silber stated, since the opening of the commercial area turning left going towards
202 54, a number of motorists were going the wrong way at the roundabout near the community.
203 He inquired about asking the County to install signage in the area. Mr. Adams indicated Staff
204 would make a request.

205

206 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

207

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

209

210

**On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the
meeting adjourned at 6:16 p.m.**

211

212

213

214

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

215
216
217
218
219
220
221

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.10.21 FOR 03.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION/AGENDA	Continue monitoring Lake Blanche Drainage issue. Defer agenda item until June or July, 2021.	X			
2	12.02.20	ACTION	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. Revised 01.13.21 Mrs. Adams to monitor landscaping budget and include in her monthly report.	X			
3	12.02.20	ACTION	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. Revised 01.13.21 Mrs. Adams to distribute map of District's assets once parties have reviewed and included the landscape overlay.2.10.21 Mrs. Adams waiting for the landscape overlay to be completed.	X			
4	12.02.20	ACTION	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.	X			
5	01.13.21	ACTION	Mr. Adams to review paving schedule, inspect condition of roads into Whitfield Park, parking spaces, crosswalks, etc., and coordinate having the "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive"	X			
6	01.13.21	ACTION	Regarding roadway turnovers, per Ms. Willson, District Staff and Supervisor Call were reviewing the roadway turnovers and associated release of maintenance bonds and was preparing a map regarding the same.	X			
7	01.13.21	ACTION	Mr. Adams to contact accounting department to ensure "Pool repairs & maintenance" expenses were re-coded properly.	X			
8	01.13.21	ACTION	Mr. Adams to work with Mr. Wilkes in having the Engineering Certifications completed in order to close out various Construction Fund accounts	X			
9	01.13.21	ACTION	Mr. Adams to bill homeowners cost to repair damages to CDD property during pool installations.	X			
10	01.13.21	ACTION	Mr. Adams to coordinate with Contractor to re-inspect condition of the wooden boards at the east side of the bridge in March.	X			
11	2.10.21	ACTION	Mr. Adams would contact Drew Miller regarding construction traffic speeding in the community	X			
12	2.10,21	ACTION	Staff to ensure that the height plan and as-built drawings are included	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.10.21 FOR 03.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			as exhibits to the proposal for the M11-A washout repairs.				
13	2.10.21	ACTION	Staff to inform a resident that Monroe Commons signage is on a to-do list at a later date.	X			
14	2.10.21	ACTION	Staff to ask Chapman Land services to inspect the drains in the alleyways and provide a proposal.	X			
15	2.10.21	ACTION	Mr. Adams would look into obtaining signage "Wrong Way" signage for the community.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.10.21 FOR 03.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION	Mr. Adams to contact accounting department to ensure "Office supplies" expenses were coded properly.			X	01.13.21
2	12.02.20	ACTION	Mr. Wilkes to send Ms. Willson the Pasco County standard maintenance form for roadway conveyance to review.			X	01.13.21
3	12.02.20	ACTION/AGENDA	Staff to work with Ms. Willson to incorporate edits and revise and finalize the Pocket Park Event Use Request Form to present at the next meeting.			X	01.13.21
4	12.02.20	ACTION	Mrs. Adams to schedule a Zoom meeting with resident and Down to Earth representative to discuss chemical spill and repair process.			X	01.13.21
5	12.02.20	ACTION	Ms. Willson to email to Mrs. Adams the letters that were sent to the two homeowners who caused damages to CDD property during pool installations.			X	01.13.21
6	12.02.20	ACTION	Mrs. Adams to email Mr. Call a photograph of the area where the brick pavers need to be repaired immediately.			X	01.13.21
7	12.02.20	ACTION	Mrs. Adams to contact various contractors for the costs associated with repairing the road bridges and to replace brick pavers on a scheduled maintenance plan, once construction is completed.			X	01.13.21
8	12.02.20	ACTION/AGENDA	Mrs. Adams and Mr. Wilkes to obtain additional proposals for the M11-A Washout to present at the next meeting. Mrs. Adams to obtain a proposal from M.R.I. identical to the scope of work submitted by RIPA and one that includes doing something for the spill way. Mr. Wilkes to follow up with additional vendors. Revised 01.13.21 Agenda Item/Staff obtaining addition proposals identical to RIPA's, to present at the next meeting.			X	2.10.21
9	12.02.20	ACTION	Mrs. Adams to obtain a proposal to replace damaged tree and obtain a copy of police report of the incident to file a claim for damages at the roundabout by Night Star Trail. Revised 01.13.21 Mrs. Adams obtaining other proposals to repair items missing from the original scope of work. 2.10.21 Partial reimbursement was received.			X	2.10.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.10.21 FOR 03.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	01.13.21	ACTION	Mr. Adams to speak to Mr. Call and email Mr. Sekely and the Board the status of the Builder to remediate flooding in the alleyways, parallel to Night Star Trail.			X	02.10.21
11	01.13.21	ACTION	Mr. Adams to inspect areas into Whitfield Park for line of site issues and contact Pasco County to address safety concerns and requests for the street signs and crosswalks on the roadways conveyed to the County to be illuminated.			X	02.10.321
12	01.13.21	ACTION	Mr. Adams to have Mr. Tim Green's first name corrected in the Quorum Check Section of the agenda letter.			X	02.10.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

10C11

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

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

***Exception:**

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

10D

MONTHLY SUMMARY REPORT



February 2021



Starkey
RANCH

Where life takes root.

Submitted by:
Renee Hlebak, Lifestyle Director
Alex Murphy, Operations Director

W T S

INTERNATIONAL

© WTS International, LLC

AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
A/C Motor in Cunningham Hall	In Progress	What was thought to be just a few fuses and a capacitor has turned into a complete motor repair.
Replacement of Pool Safety Rings at Homestead Park Pool	Complete	Suncoast Pools replaced the rings and checked the equipment at both Whitfield and Homestead Park Pools .
Touch-up painting, pressure washing, filling holes at the dog parks	In Progress	Ongoing projects throughout the community, continually addressed.
Rough spots on the park benches after pressure washing	Complete	Smoothed out the seats on the benches that seemed rough when you slide your hand across.
Graffiti of Tic-Tac-Toe and unwanted chalk drawings at Cunningham Park	Complete	Scrubbed off walls and brinks near bathrooms and water fountains.
Replacing & Updating Temporary Signage for Social Distancing	In Progress	New Lawn Signs on order

Professionally Managed By:

W T S INTERNATIONAL



Starkey
RANCH

Where life takes root.

PROGRAMMING

PROGRAM	CATEGORY	PARTICIPATION
Yoga	Group Exercise	6
Zumba	Group Exercise	5
Food Truck Friday	Family Social	Approximately 150
Backyard Bonfire	Family Social	85
Read Aloud	Family Social	8 Families
Valentine's Day Card Kit	Family Social – Pick Up	65
Yappy Hour	Family Social	20
Coffee Club	Adult Social	4
Mardi Gras Mix & Mingle	Adult Social – ZOOM	6
Mardi Gras 5k Fun Run	Family Social	12
Drink This, Make That	Adult Social – Pick Up	20

Professionally Managed By:

W T S INTERNATIONAL



Starkey
RANCH
Where life takes root.

RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
+ / -	<p>Food Truck Friday & Back Yard Bonfire: Several families like that we allowed the programs to be separate, but since they were in the same area they could enjoy both if they wanted.</p> <p>Try to advertise or send out reminders sooner than the day of the events through the App.</p>	<p>We have started pushing more frequently through the App and our email systems, without too much annoyance to the residents. In planning the next quarter the Lifestyle Team plans to make some adjustments combine smaller events or modify what was already planned.</p>
+/-	<p>Mardi Gras 5k Fun Run: Switching up the courses each run keeps it exciting, but also having the option to just lap Cannon Lake makes it easier for adults to still get their miles and the kids don't feel like they are going that far.</p> <p>9am is too late of a start time for runners.</p>	<p>Our goal is to keep it more like a Fun Run vs an actual race, but are looking into different waves that start earlier for more competitive runners. The Lifestyle Team is also trying to include the Resident Running Club to participate.</p>
-	<p>Water Fountains at Cunningham Park: A couple competitive runners are upset both water fountains are not on. They would like the regular fountain on in addition to the Bottle Refill Station which is already on. They feel that hydration is a bigger concern than COVID spread via water fountains.</p>	<p>The Lifestyle Director has gone back and forth in email, confirmed the status with the District Manager and District Counsel; one resident continues to respond to all lifestyle emails in an aggressive tone.</p>



Professionally Managed By:

WTS INTERNATIONAL



FORECAST

MARCH 2021 UPCOMING VIRTUAL & PHYSICAL PROGRAMMING	DATE(S)
Coffee Club	March 3
Food Truck Friday & Music in the Park	March 5
Read Aloud	March 8 & 22
Yappy Hour	March 11
Green Thumb Seminar & Go Green Event	March 13
Spring Break Brain Breaks	March 16 & 18
Virtual Family BINGO	March 19
Shamrock 5k Fun Run	March 20
Drink This, Make That - Pick Up	March 24
Zumba	Every Tuesday
Yoga	Every Monday & Thursday



Professionally Managed By:

W T S INTERNATIONAL



Starkey
 RANCH
Where life takes root.



Starkey
RANCH

Where life takes root

