

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 14, 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**

April 7, 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 April 14, 2021, at 5:00 p.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. Presentation/Discussion: Traffic Speeding Mitigation Along Barbour Trail
4. Securiteam Inc., Presentation: Security Camera Issues (Brian Vitoritt)
5. Discussion/Consideration: Resident Request to Access CDD Property for Pool Installation - Approval of Temporary Access Agreement
  - A. 12136 Homesteader Avenue
  - B. 3950 Dunn Avenue
6. Discussion/Consideration: Homestead Park Repairs
  - A. Down to Earth Landscape & Irrigation Estimate #5878
  - B. Chapman Land Services, LLC Quote #1496
7. Update: Roadway Ownership and Maintenance Turnover Reconciliation
8. Discussion: FY2021 Landscape Work Orders Summary Analysis
9. Consideration of Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

- 10. Acceptance of Unaudited Financial Statements as of February 28, 2021
- 11. Approval of March 10, 2021 Regular Meeting Minutes
- 12. Action & Completed Items
- 13. 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. Update: Cleaning and Signage for Drinking Fountains
    - II. NEXT MEETING DATE: May 12, 2021 at 9:00 a.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
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*
- 14. Supervisors' Requests
- 15. 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**

# **3**



## Daphne Gillyard

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**From:** Chuck Adams  
**Sent:** Monday, April 5, 2021 8:29 AM  
**To:** Daphne Gillyard; Debbie Tudor  
**Cc:** Cleo Adams  
**Subject:** FW: Traffic Calming Program

Good morning  
Please include this email as back up behind the traffic calming presentation

Thanks

Best Regards,

Chesley 'Chuck' Adams  
Director of Operations

**Wrathell, Hunt and Associates, LLC**

(239) 464-7114 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

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**From:** Fun Starkey Ranch <Fun@starkeyranch.com>  
**Sent:** Friday, April 2, 2021 10:53 AM  
**To:** Chuck Adams <adamsc@whhassociates.com>  
**Subject:** FW: Traffic Calming Program

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**From:** Lisa DeLoreto <delocini@hotmail.com>  
**Sent:** Thursday, April 1, 2021 8:14 PM  
**To:** Fun Starkey Ranch <Fun@starkeyranch.com>  
**Subject:** Re: Traffic Calming Program

File  
Edit  
View  
Tools  
Help

File Edit View Tools Help  
File Edit View Tools Help

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File Edit View Tools Help







Small text caption or metadata at the bottom left of the photograph.

**Traffic Calming Program**

Flavia County, FL, Code of Ordinances

Sec. 203 - (Existing from previous)

Ordinances for the purpose of reducing or controlling traffic volume or speed, or otherwise controlling traffic volume or speed, shall be subject to the following conditions:

The traffic volume or speed shall be reduced or controlled by the installation of traffic calming devices, such as speed bumps, speed cushions, speed tables, speed chicanes, or other traffic calming devices, which shall be designed to reduce the speed of vehicles and to improve the safety of the traveling public.

The traffic volume or speed shall be reduced or controlled by the installation of traffic calming devices, such as speed bumps, speed cushions, speed tables, speed chicanes, or other traffic calming devices, which shall be designed to reduce the speed of vehicles and to improve the safety of the traveling public.

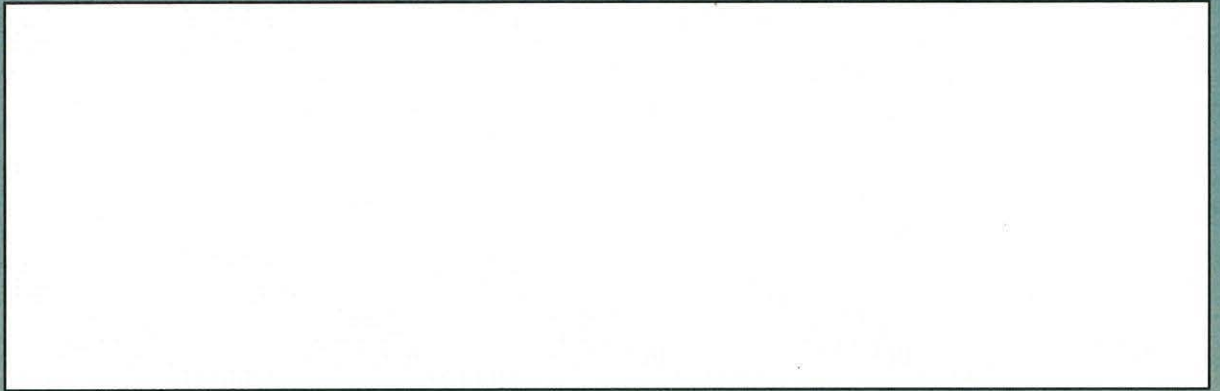
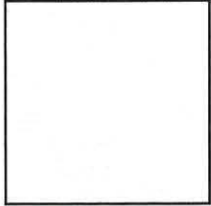
Code No. 203-01-11-000



Clearly this house on Barbour Trail did not understand the traffic calming email. Photo was taken today, April 1st at 5:48pm.

Thank you for addressing this issue.  
Have a wonderful weekend,  
Lisa DeLoreto

On Mar 26, 2021, at 6:16 PM, Starkey Ranch Lifestyle Team <[fun@starkeyranch.com](mailto:fun@starkeyranch.com)> wrote:



## *Traffic Calming Program*

### **Pasco County, FL Code of Ordinances**

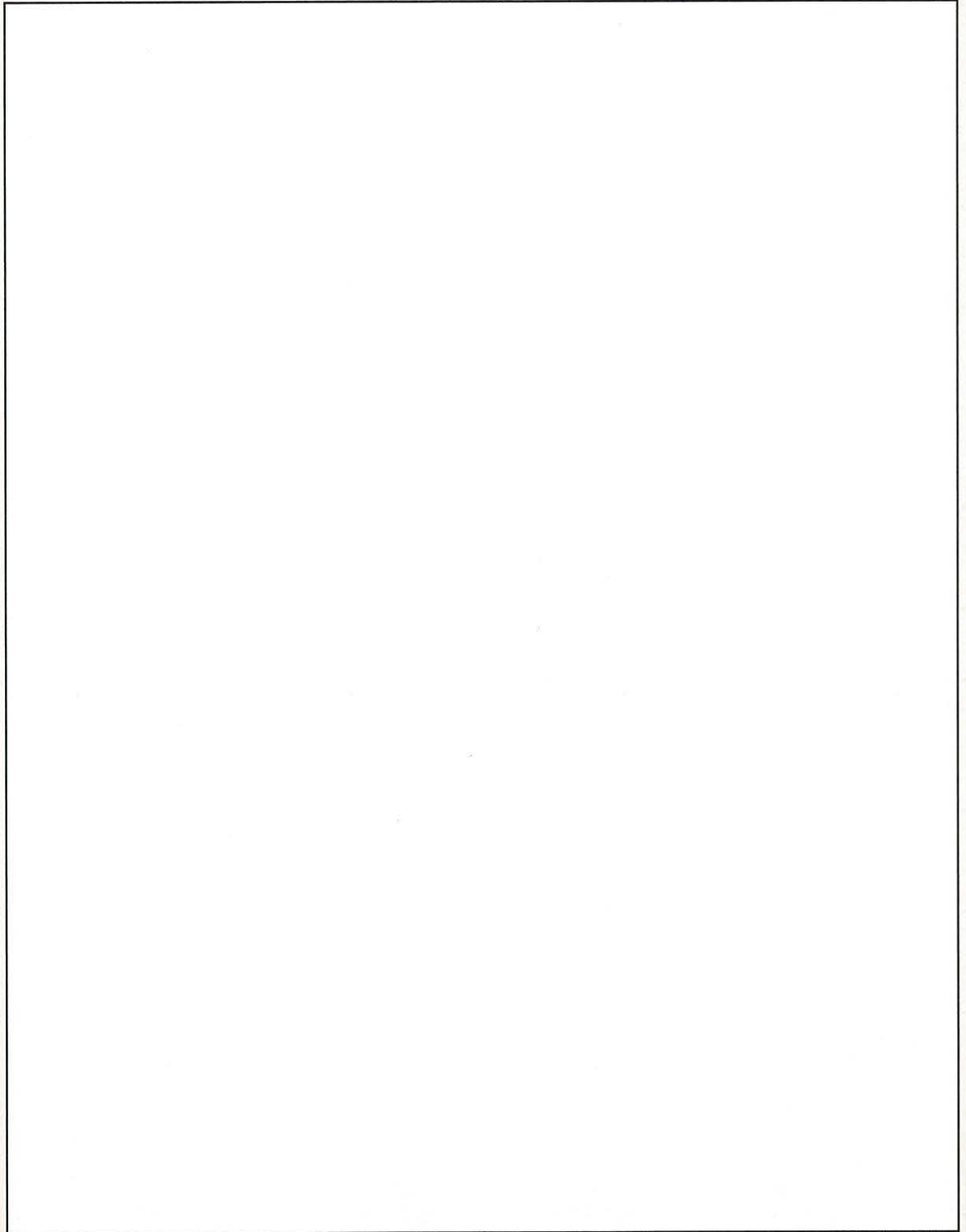
Sec. 82-2. - Obstructing roads prohibited.

Obstructing, by any means, any public or county right-of-way, or county easement, used as a street, road, highway, or causing such obstruction, is prohibited. Obstructing, by any means, any private right-of-way, or private easement for ingress and egress, used as a street, road, highway, or causing such obstruction, is prohibited if such obstruction interferes with the efficient delivery of emergency or law enforcement services.

This section does not prohibit obstruction of a private right-of-way or private easement for ingress or egress by a person with exclusive ownership,

according to the recorded instruments of the county, of that right-of-way or easement.

(Ord. No. 03-29, § 2, 11-4-03)



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**



# Introduction & Product Overview

Presented To:

Starkey Ranch



## ABOUT US

- Premier Security Solutions Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrators by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- Industry Leading Innovator – Created Virtual Security Guard in 2012
- We Customizing Solutions that meet YOUR Specific Needs
- Customer Centric Business Culture, putting YOU first







## WHY US

- At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity. This mindset enables us to design and create innovative customized security solutions that are reliable, durable, aesthetically pleasing, and user friendly.
- We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.
- During this COVID-19 Pandemic, our VSG & entry systems has been getting a lot of attention, especially as companies are looking for ways to reduce human exposure.



## Our Customers



## Some Communities We Represent

- Carlyle at Crosstown
- Del Webb at Bexley
- Easton Park
- Enclave at Palm Harbor
- Estancia at Wiregrass
- Harrison Ranch
- K-Bar Ranch
- Lexington Oaks
- Long Lake Ranch
- Mira Lago
- Starkey Ranch
- Sunrise Preserve
- Talavera
- The Groves
- Bayshore Point





## WHAT WE DO

- Gate Operating System
- Gate Access Control Systems
- Visitor Management Software
- Security Systems
- Video Surveillance Systems
- Facility Access Systems
- Amenity Center Integrated Technology & Entertainment System
- Installation and Maintenance Included With All Systems



# PRODUCTS

- Resident No-Touch Vehicle Access
- Remote Virtual Security Guard Kiosk – Visitor Gate Access
- Security Systems
- HD Surveillance Systems
- Virtual Security Guard - Pool Active Surveillance System
- Access Control
- Amenity Center Integrated Technology & Entertainment System
- Visitor Management Software

# VIRTUAL SECURITY GUARD KIOSK

## FEATURES

- 2-Way HD Voice Call
- HD Video Live-Feed of Driver
- HD Driver License Verification
- License Plate Camera
- Weather Resistant
- Custom Powder-Coated Finish





# VIRTUAL SECURITY GUARD KIOSK

## BENEFITS

- It Saves You Money by Reducing Manned Guard Labor
- Speedy Access in Under 55 Sec. Eliminates Vehicle Stacking
- Improved Supervision & Better Quality-Control
- Remote Monitoring
- Seamless Software Integration
- Customized Design & Functionality
- Professional Installation, Maintenance, and Support
- Promotes Social Distancing by Eliminating In-Person Interaction



## VSG PERIMETER SURVEILLANCE

- During COVID19 Pool & Clubhouse Hours of Operation are Limited at Best
- VSG is a Proactive Monitoring System that Establishes a Defined Perimeter
- Detect Human Presence during Non-Operating Hours
- Call-Down Feature
- Cameras Record 24/7





# VSG PERIMETER SURVEILLANCE

## BENEFITS

- Virtual Security Guard Offers You Flexibility to Manage Restricted Hours
- Greatly Reduces Criminal Mischief & Vandalism
- AI Camera or Appliance Technology
- Wide Dynamic Range (WDR)
- Long Range Infrared (IR)
- 30 Days of Hard Drive Storage



# LICENSE PLATE RECONIGNTION CAMERA

## How LPR Works

License Plate Recognition works when your camera captures video of a vehicle's license plate image through video analytics software and stores it for later review.

- Clear Night Vision Image of License Plates
- HD Daytime image
- Improve Visitor Tracking
- Provide Accurate Data to Law Enforcement



# CAMERAS

We partner with the best camera manufactures in the business

**AVIGILON™**  
a Motorola Solutions Company



**Panasonic**





# HIGH SPEED BREAKAWAY & LED BARRIER ARMS



The perfect solution to reduce maintenance costs, prevents costly Arm replacements by allowing the Arm to swing out

# FACILITY ACCESS CONTROL

- Managed Access Control
- Web Based Data Access
- Schedule Lock & Unlock Times
- Real Time Event Monitoring
- Mobile Client App
- Facility Lock Down
- Integrate Security Systems
- Resident Access Credentials





# AMENITY CENTER ENTERTAINMENT SYSTEMS

- Smart Room Technology
- Centralize Touch Screen Controls
- Control Lighting / Thermostat
- Multizone Audio Channels
- TV / Audio Controls
- Integrate Security
- Digital Signage



## Whitfield

2 Camera's are completely missing

Cameras are not attached properly to poles.

All cameras down.

Wireless transmitters not line of sight no connectivity.

Conduit is too small to rewire.

Solution:

Complete Camera Upgrade and Design Upgrade.

VSG for Pool area.





# Proper Pole Mounted Camera

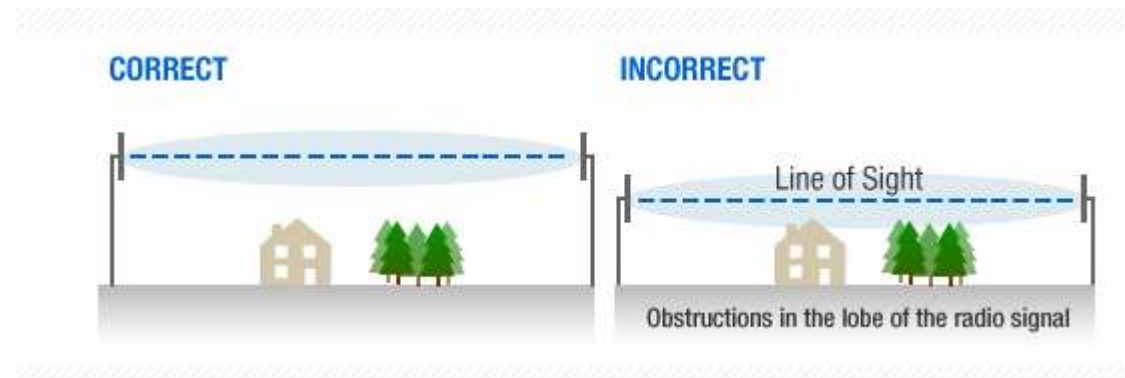




# Improperly Placed Wireless Access Point



# Wireless Access Point





## WHO WE ARE TO YOU

- A Partner with a Can-Do, Proactive, and Collaborative Approach
- An **A+** ★★★★★ Rated Customer Centric Partner
- A Partner that Specializes in Biometric Virtual Security Systems and Technology-Driven Automation Solutions
- An Avigilon and Panasonic Preferred Partner, Providing You Cutting-Edge Camera and Software Technology
- A Complex Problem Solver and Solutions Provider
- A Partner You Can Rely On





13745 N. Nebraska Avenue  
Tampa, FL 33613

**Brian Vitoritt – Senior Security Consultant**

Phone: (703) 231-5620

E-Mail: [bvitoritt@mysecuriteam.com](mailto:bvitoritt@mysecuriteam.com)

Website: [www.securiteam.us](http://www.securiteam.us)

**THANK YOU!**

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**TEMPORARY ACCESS AGREEMENT**

**BY AND AMONG THE TSR COMMUNITY DEVELOPMENT DISTRICT AND OWNERS OF \_\_\_\_\_**

This Temporary Access Agreement (“Access Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”); and

\_\_\_\_\_, owners of property located at \_\_\_\_\_, Odessa, Florida 33556 (**together** the “Homeowner”); and

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), by an ordinance of the Board of County Commissioners of Pasco County, Florida, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is the owner of certain lands in Pasco County, Florida, more particularly described as **Parcel Identification No.** \_\_\_\_\_, depicted on the attached Exhibit A (the “Property”); and

**WHEREAS**, Homeowner has requested that the District grant to them temporary access over the Property for purpose of gaining access to Homeowner’s property (“Homeowner’s Property”) for the construction of a pool, and the District is agreeable to granting such an agreement on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

**1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

**2. GRANT OF ACCESS.** The District hereby grants to Homeowner and its contractor temporary, non-exclusive access over, upon, under, through, and across the Property for the purpose of Homeowner gaining access to Homeowner’s Property for the purpose of constructing a pool (the “Access”). Homeowner agrees and acknowledges that the District makes no representations or warranties that the Property is wide enough or suitable for the Homeowner’s needs. To the extent the Property is not wide enough or otherwise suitable for the Homeowner’s

needs, the Homeowner assumes all risk and liability associated with any unauthorized use of the Property including damage to property owned by third parties.

**3. TERM.** Homeowner and its contractor shall be permitted to use the Access until such time as construction of the pool is complete, at which time the Access shall terminate but not later than 120 days from the date of this Access Agreement.

**4. INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner their agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

**5. DAMAGE.** In the event there are damages within the Property or within District's other property resulting from the Homeowner or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) actions ("Damages"), Homeowner agrees to pursue the restoration of the Property or any of the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days of the completion of the pool construction or termination of the term of this agreement whichever is first, and Homeowner shall allow no lien to attach to the Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. Homeowner shall notify the District in writing that pool construction is complete within 5 business days of completion of pool construction. Homeowner restoration of Damages to District property or improvements located thereon shall be completed within thirty (30) days of the completion of the pool construction or termination of the term of this Access Agreement whichever is first. In the event such Damages are not restored to the sole satisfaction of the District, District may, in its sole discretion, undertake such repairs and remediations, and Homeowner shall pay to the District all such amounts within ten (10) days of receipt of such invoice.

**6. DEPOSIT AND PAYMENT.** Upon execution of this Access Agreement, Homeowner shall be obligated to deposit the sum of **Five Hundred Dollars (\$500.00)** (the "Deposit") and a **One Hundred Dollar (\$100.00)** non-refundable payment (the "Payment") to **Wrathell, Hunt and Associates, LLC, the TSR Community Development District** District Manager mailed to the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Within ten days of the District's receipt of written notice from the Homeowner that the pool construction is complete, the District shall



inspect the Property for any Damage. If the Property is free of Damage, the District shall return the Deposit in full. The District shall have the right to use the Deposit for the purpose of repairing any Damage to the Property caused by the pool construction, including, but not limited to, replacement of landscaping or other Damage. If the cost to repair any Damage shall exceed the Deposit amount, the additional amounts required to repair such Damage shall be paid to the District within ten (10) days of Homeowner receipt of invoice from District. In the event that Homeowner fails to provide payment to the District as required by this section within such 10-day period, then the amount due by Homeowner to the District shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and the District shall have the right to record a lien in the public records of Pasco County, Florida against title to the Homeowner's Property to secure any amount owed by such Grantee to the District in accordance with this Access Agreement, and to foreclose on such lien in accordance with Florida law. Alternatively, Homeowner agrees that in District's sole discretion, any amounts due hereunder may be levied as a specific special assessment collected on Homeowner's tax bill.

**7. DEFAULT.** A default by either party under this Access Agreement shall entitle the other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**8. ENFORCEMENT OF AGREEMENT.** In the event that the District or Homeowner seeks to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**9. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: \_\_\_\_\_  
\_\_\_\_\_  
Odessa, Florida 33556

To the District: TSR Community Development District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: Alyssa C. Willson



Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

**10. THIRD PARTIES.** This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

**11. ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

**12. CONTROLLING LAW.** This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

**13. PUBLIC RECORDS.** Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Access Agreement are public records and are to be treated as such in accordance with Florida law.

**14. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Access Agreement shall not affect the validity or enforceability of the remaining portions of this Access Agreement, or any part of this Access Agreement not held to be invalid or unenforceable.

**15. BINDING EFFECT.** This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**16. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**17. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

**18. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Access Agreement.

*(SIGNATURES APPEAR ON FOLLOWING PAGE)*

**IN WITNESS WHEREOF**, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

ATTEST:

**HOMEOWNER**

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_

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

\_\_\_\_\_



## **Exhibit A**

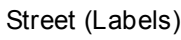




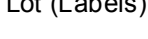

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**5A**



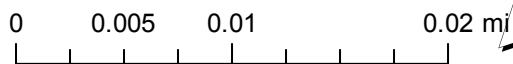
### Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)
-  Lot (Labels)
-  Lot (Lines)



**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

**Pasco County Property Appraiser**



3/29/2021, 1:28:00 PM



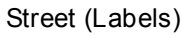




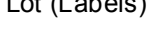

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**5B**



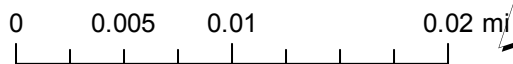
### Legend

-  Street (Labels)
-  Parcel (Lines)
-  Subdivision (Boundaries and Labels)
-  Parcels (Clickable Info)
-  Blocks (Boundaries and Labels)
-  Lot (Labels)
-  Lot (Lines)



**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

**Pasco County Property Appraiser**



4/7/2021, 9:30:29 AM



An Aquatech Builder

**ACCESS AGREEMENT**

DATE: 3/29/21

DURING THE CONSTRUCTION OF A SWIMMING POOL AT THE RESIDENCE OF:

CLIENT: Brad + Stephanie Bernstein

ADDRESS: 3950 Dunn Ave

CITY: Odessa

PHONE: 813-334-5674

THE PROPERTY OF:

NAME: HOA Easement on corner of

ADDRESS: Dunn Ave + Tallfield Ln

CITY: Odessa

PHONE: \_\_\_\_\_

WILL HAVE TO BE USED FOR ACCESS DURING CONSTRUCTION

BY SIGNING THIS AGREEMENT, I AM GIVING MY PERMISSION TO LET TAMPA BAY POOLS, INC. USE MY PROPERTY FOR ACCESS TO CONSTRUCT A SWIMMING POOL. I AM ALSO AWARE THAT MY NEIGHBOR, FOR WHOM THE POOL IS BEING BUILT, WILL ASSUME ALL RESPONSIBILITY FOR DAMAGE, IF ANY, DURING THE NORMAL CONSTRUCTION OF THE SWIMMING POOL.

HOA

NEIGHBOR'S SIGNATURE: \_\_\_\_\_

NEIGHBOR'S SIGNATURE: \_\_\_\_\_

I DO HEREBY AGREE TO ASSUME ALL RESPONSIBILITY FOR ANY DAMAGES OCCURRED DURING NORMAL CONSTRUCTION OF THE SWIMMING POOL TO BOTH MY OWN AND MY NEIGHBOR'S PROPERTY.

CLIENT SIGNATURE: [Signature]

CLIENT SIGNATURE: [Signature]

604 Lithia Pinecrest Rd  
Brandon, FL 33511  
Phone: (813) 684-3639  
Fax: (813) 657-6693

[www.tampabaypools.com](http://www.tampabaypools.com) Lic. No. CPC1457905



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6A**



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

**Estimate: #5878**

**Customer Address**

TSR Community Development District  
Pete Soety  
TSR CDD  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapeconsulting.com  
(407) 489-7919

**Job Address**

Starkey Ranch  
2500 Heart Pine Ave  
Odessa, FL 33556

<u><b>Job</b></u>	<u><b>Estimated Job Start Date</b></u>	<u><b>Proposed By</b></u>	<u><b>Due Date</b></u>
February 15th inspection item #11	April 1, 2021	Gary L Hawkins	March 31, 2021

<u>Estimate Details</u>			
Description of Services & Materials	Quantity	Rate	Amount
<b>Sod Installation</b>			
Fill Dirt	2	\$45.00	\$90.00
Bahia Sod	400	\$0.75	\$300.00
Landscape Rate for 3 Men	1	\$720.00	\$720.00
Ground Staples	100	\$0.40	\$40.00
<b>Subtotal</b>			<b>\$1,150.00</b>
<b>Job Total</b>			<b>\$1,150.00</b>

Fill in the damaged areas around the **culverts** with fill dirt and re-sod using Bahia and ground stakes to hold new turf into place until rooted **located** on the large mound on the East side of Homestead park.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

03/08/2021

Down to Earth  
Landscape & Irrigation

Date

TSR Community  
Development District

Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**



CHAPMAN LAND SERVICES, LLC  
4317 OLD WAVERLY CT  
WESLEY CHAPEL, FL 33543  
(352) 279-4927  
RCHAPMAN@CHAPMANLAND.COM



## Quote

### ADDRESS

TSR CDD  
Cleo Adams  
TSR C.D.D  
9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135

QUOTE # 1496

DATE 03/17/2021

EXPIRATION DATE 04/17/2021

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DATE	ACTIVITY	QTY	RATE	AMOUNT
	Repair four areas around the culvert pipe fort in Homestead park. Dirt will be removed from the pipes and re graded, with additional dirt being brought in as needed to repair the slopes. Bahia sod will be placed on top of the repaired areas. It is recommended that the sod not be walked on for a period of time (Dependent on weather) to allow it to establish and root. This quote gives no warranty on the sod due to the high traffic of the area.			1,249.00
			<b>TOTAL</b>	<b>\$1,249.00</b>

Russ Chapman  
General Manager  
Chapman Land Services  
(352)279-4927  
RChapman@ChapmanLand.com

Accepted By

Accepted Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2021-05**

**A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the TSR Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of April, 2021.

Attest:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 10, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>December 1, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 12, 2022</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>February 9, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 9, 2022</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 13, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 11, 2022</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 8, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 13, 2022</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 10, 2022</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>September 14, 2022</b>	<b>Public Hearing and Regular Meeting</b>	<b>9:00 AM</b>

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2021**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 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
<b>ASSETS</b>														
Cash	\$2,088,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,088,202
Investments														
Revenue	-	570,181	433,579	542,245	583,679	312,620	108,890	-	-	-	-	-	-	2,551,194
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,085	441	86	2	38,806	3,342,938	3,674,358
Undeposited funds	876	-	-	-	-	-	-	-	-	-	-	-	-	876
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from other	723	-	-	-	-	-	-	-	-	-	-	-	-	723
Due from general fund	-	44,885	34,569	44,395	48,680	26,424	9,310	-	-	-	-	-	-	208,263
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$2,143,860</u>	<u>\$1,263,272</u>	<u>\$1,120,818</u>	<u>\$1,067,962</u>	<u>\$1,038,400</u>	<u>\$659,410</u>	<u>\$283,300</u>	<u>\$292,085</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,938</u>	<u>\$11,251,380</u>
<b>LIABILITIES</b>														
Liabilities:														
Accounts payable	\$ 94,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,732
Credit card payable	2,470	-	-	-	-	-	-	-	-	-	-	-	-	2,470
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	44,885	-	-	-	-	-	-	-	-	-	-	-	-	44,885
Due to debt service fund 2015A	34,569	-	-	-	-	-	-	-	-	-	-	-	-	34,569
Due to debt service fund 2016	44,395	-	-	-	-	-	-	-	-	-	-	-	-	44,395
Due to debt service fund 2017	48,680	-	-	-	-	-	-	-	-	-	-	-	-	48,680
Due to debt service fund 2018	26,424	-	-	-	-	-	-	-	-	-	-	-	-	26,424
Due to debt service fund 2019	9,310	-	-	-	-	-	-	-	-	-	-	-	-	9,310
Accrued taxes payable	31	-	-	-	-	-	-	-	-	-	-	-	-	31
Accrued wages payable	400	-	-	-	-	-	-	-	-	-	-	-	-	400
Total liabilities	<u>407,015</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>407,015</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	-	1,263,272	1,120,818	1,067,962	1,038,400	659,410	283,300	-	-	-	-	-	-	5,433,162
Capital projects	-	-	-	-	-	-	-	292,085	441	86	2	38,806	3,342,938	3,674,358
Unassigned	1,682,936	-	-	-	-	-	-	-	-	-	-	-	-	1,682,936
Total fund balances	<u>1,682,936</u>	<u>1,263,272</u>	<u>1,120,818</u>	<u>1,067,962</u>	<u>1,038,400</u>	<u>659,410</u>	<u>283,300</u>	<u>292,085</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,806</u>	<u>3,342,938</u>	<u>10,790,456</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,143,860</u>	<u>\$ 1,263,272</u>	<u>\$ 1,120,818</u>	<u>\$ 1,067,962</u>	<u>\$ 1,038,400</u>	<u>\$ 659,410</u>	<u>\$ 283,300</u>	<u>\$ 292,085</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$ 3,342,938</u>	<u>\$ 11,251,380</u>



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 2,222,210	\$ 2,685,158	83%
Assessment levy - off-roll O&M	-	-	541,505	0%
Trash collection assessments	2,523	153,908	48,963	314%
Commercial shared costs	3,416	77,995	81,785	95%
Program revenue	578	4,750	15,000	32%
Interest	-	-	2,500	0%
Miscellaneous	275	4,125	9,600	43%
Total revenues	6,792	2,462,988	3,384,511	73%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	215	431	-	N/A
Management	3,506	17,529	42,070	42%
Legal	-	13,562	30,000	45%
Engineering	500	500	5,000	10%
Assessment administration	833	4,167	10,000	42%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	600	3,000	20%
Dissemination agent	1,083	5,417	13,000	42%
Trustee	5,388	20,203	26,937	75%
Telephone	21	104	250	42%
Postage	88	343	1,500	23%
Printing & binding	167	833	2,000	42%
Legal advertising	162	875	3,500	25%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	344	344	-	N/A
Other current charges	159	1,013	3,500	29%
Office supplies	-	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	-	47,259	55,941	84%
Total professional & administrative	12,466	119,177	209,203	57%
<b>Field operations</b>				
Contract services				
Field services	2,360	11,802	28,325	42%
Landscape maintenance	171,511	314,706	1,521,000	21%
Landscape consulting	8,500	21,250	51,000	42%
Landscape arbor care	-	6,200	20,000	31%
Wetland maintenance	-	4,550	24,168	19%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	-	23,481	94,000	25%
Community trash hauling	18,464	88,521	198,660	45%
Repairs & maintenance				
Repairs - general	(991)	3,834	15,000	26%
Operating supplies	342	4,469	8,000	56%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	-	31,942	70,000	46%
Playground mulch	-	5,500	7,200	76%
Fertilizer/chemicals	-	11,600	15,000	77%
Irrigation repairs	5,300	12,283	30,000	41%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	125	1,000	13%
Road & sidewalk	1,138	2,288	15,000	15%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	1,432	10,682	30,000	36%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	828	8,014	9,000	89%
Streetlights	25,612	128,101	326,340	39%
Irrigation - reclaimed water	3,367	16,472	85,000	19%
Gas	25	132	350	38%
Recreation facilities				
Amenity management staff/contract	8,422	79,386	297,662	27%
Office supplies	30	923	1,000	92%
Janitorial	1,170	8,681	14,040	62%
Pool cleaning	1,690	9,250	26,280	35%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	876	7,875	22,000	36%
Pool - water	363	2,117	10,000	21%
Pool permits	-	-	705	0%
Pest services	125	250	500	50%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	538	2,241	7,000	32%
Access cards	-	175	5,500	3%
Activities	529	12,624	28,000	45%
Program incentives	305	1,336	-	N/A
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>251,936</u>	<u>881,447</u>	<u>3,069,258</u>	29%
Total expenditures	<u>264,402</u>	<u>1,000,624</u>	<u>3,278,461</u>	31%
Net increase/(decrease) of fund balance	(257,610)	1,462,364	106,050	
Fund balance - beginning (unaudited)	1,940,546	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,682,936</u>	<u>\$ 1,682,936</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 FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 580,813	\$ 662,901	88%
Interest	4	21	50	42%
Total revenues	<u>4</u>	<u>580,834</u>	<u>662,951</u>	88%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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	-	11,616	13,810	84%
Total expenditures	<u>-</u>	<u>450,760</u>	<u>653,751</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	4	130,074	9,200	
Beginning fund balance (unaudited)	<u>1,263,268</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,263,272</u></u>	<u><u>\$1,263,272</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 FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 447,330	\$ 510,550	88%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	5	20	-	N/A
Total revenues	<u>5</u>	<u>539,002</u>	<u>663,252</u>	81%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	-	-	238,244	0%
Tax collector	-	8,947	10,637	84%
Total expenditures	<u>-</u>	<u>415,697</u>	<u>655,631</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	5	123,305	7,621	
Beginning fund balance (unaudited)	<u>1,120,813</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$1,120,818</u></u>	<u><u>\$1,120,818</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 FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 574,476	\$ 655,667	88%
Interest	4	16	-	N/A
Total revenues	<u>4</u>	<u>574,492</u>	<u>655,667</u>	88%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	-	-	221,800	0%
Tax collector	-	11,490	13,660	84%
Total expenditures	<u>-</u>	<u>426,615</u>	<u>650,585</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	4	147,877	5,082	
Beginning fund balance (unaudited)	<u>1,067,958</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$1,067,962</u></u>	<u><u>\$1,067,962</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 FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 629,930	\$ 718,962	88%
Assessment levy - off-roll	-	105,364	97,366	108%
Interest	3	15	-	N/A
Total revenues	<u>3</u>	<u>735,309</u>	<u>816,328</u>	90%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	-	-	282,194	0%
Tax collector	-	12,600	14,978	84%
Total expenditures	<u>-</u>	<u>523,872</u>	<u>808,444</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	3	211,437	7,884	
Beginning fund balance (unaudited)	<u>1,038,397</u>	<u>826,963</u>	<u>932,467</u>	
Ending fund balance (projected)	<u><u>\$1,038,400</u></u>	<u><u>\$1,038,400</u></u>	<u><u>\$ 940,351</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 341,924	\$ 390,252	88%
Assessment levy - off-roll	-	-	258,754	0%
Interest	3	10	-	N/A
Total revenues	<u>3</u>	<u>341,934</u>	<u>649,006</u>	53%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	-	237,722	0%
Tax collector	-	6,838	8,130	84%
Total expenditures	<u>-</u>	<u>402,660</u>	<u>641,674</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	3	(60,726)	7,332	
Beginning fund balance (unaudited)	<u>659,407</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u>\$ 659,410</u>	<u>\$ 659,410</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 FEBRUARY 28, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 120,474	\$ 137,504	88%
Assessment levy - off-roll	-	-	195,501	0%
Interest	2	5	-	N/A
Total revenues	<u>2</u>	<u>120,479</u>	<u>333,005</u>	36%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	-	2,410	2,865	84%
Total expenditures	<u>-</u>	<u>111,835</u>	<u>221,715</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	2	8,644	111,290	
<b>OTHER FINANCING SOURCES/(USES)</b>				
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	1	8,641	111,290	
Beginning fund balance (unaudited)	<u>283,299</u>	<u>274,659</u>	<u>274,850</u>	
Ending fund balance (projected)	<u>\$283,300</u>	<u>\$ 283,300</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 FEBRUARY 28, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 6
Total revenues	1	6
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	6
Beginning fund balance (unaudited)	292,084	292,079
Ending fund balance (projected)	\$ 292,085	\$292,085

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2016 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

	<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 FEBRUARY 28, 2021**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
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 FEBRUARY 28, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,806	38,805
Ending fund balance (projected)	\$ 38,806	\$ 38,806

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING FEBRUARY 28, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14	\$ 70
Total revenues	14	70
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14	70
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	15	73
Beginning fund balance (unaudited)	3,342,923	3,342,865
Ending fund balance (projected)	\$3,342,938	\$3,342,938

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

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

The Board of Supervisors of the TSR Community Development District held 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 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
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Katie Chandler	WTS Starkey Ranch Lifestyle Coordinator
Alex Murphy	WTS Starkey Ranch Operations Director
Gary Hawkins	Down to Earth Landscape
Mark Yahn (via telephone)	Sunscape Landscape Consultant
Christof O’Jenski	Resident
Patrick Fiorello	Resident
Dave Deenihan	Resident
Steve Lemit	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:02 a.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

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

Resident Christof O’Jenski asked what kind of grass was planted on Wetmore Court between the sidewalk and the road and requested an update on the pocket park review and

44 the revitalization budget. In his opinion, the property next to his home, on Barbour Trail,  
45 required attention due to digging by sand hill cranes and turkeys and that the swale should be  
46 addressed, as it was mainly dirt with weeds and leaves. Mr. Adams stated the map would be  
47 completed within the next 30 days and the park improvements would be planned during the  
48 budget discussions, which begin in May and end in September. Staff would inspect the area.

49 Resident Patrick Fiorello expressed concerns about residents on Barbour Trail, near  
50 Rangeland Boulevard, installing unauthorized speed bumps and blocking the road with cars and  
51 objects, children playing in the street, heavy construction traffic and confrontations between  
52 residents and drivers. Signage, enforceability and the Sheriff’s response, were discussed.

53 Resident Steve Lemit stated he felt that there has been no enforcement and, while the  
54 speed limit is 25 miles per hour (mph), drivers must slow down when children are present. Mr.  
55 Liquori asked Ms. Willson to draft a letter to the Pasco County Sheriff, as discussed, and to draft  
56 a press release, to be posted on the Starkey Ranch website, informing residents of what they  
57 can and cannot do and advising residents to contact the Sheriff’s office, if necessary.

58 Resident Dave Deenihan asked where meeting minutes could be viewed. Mr. Adams  
59 stated that approved minutes are posted on the CDD website, [www.tsrcdd.com](http://www.tsrcdd.com).

60

61 **THIRD ORDER OF BUSINESS** **Update: Roadway Ownership and**  
62 **Maintenance Turnover Reconciliation**

63  
64 Ms. Willson stated work with Mr. Call, Mr. Wilkes and County employees to document  
65 Pasco County’s roadway maintenance obligations and the outstanding maintenance bonds  
66 continued. Mr. Call stated the maintenance period was three years and, because many of the  
67 roads were built three years ago, a number of roadways were transitioning to Pasco County.

68

69 **FOURTH ORDER OF BUSINESS** **Discussion: FY2021 Landscape Work Orders**  
70 **Summary Analysis**

71  
72 Mrs. Adams presented the updated Landscape Work Orders Summary Analysis. If all  
73 items on today’s agenda were approved, landscaping would be \$961 over budget.

74

75 **FIFTH ORDER OF BUSINESS** **Discussion/Consideration: Ballenger &**  
76 **Company, Inc., Irrigation As-Built Proposal**

77



78 Mr. Call presented the Ballenger & Company, Inc., proposal, which was itemized so the  
79 proposal may be completed in phases; however, postponing the work would put controllers at  
80 risk of lightning damage. All equipment is the CDD's responsibility. Mr. Adams stated that  
81 \$30,000 was budgeted for irrigation repairs and \$7,800 was spent to date. Discussion ensued  
82 regarding the budget, lightning strike risks and the benefits of grounding equipment. Mr. Wilkes  
83 stated his opinion that the grounding work was a necessity.

84

85 **On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, the**  
86 **Ballenger & Company, Inc., Irrigation As-Built Proposal, was approved.**

87

88

89 **SIXTH ORDER OF BUSINESS**

**Consideration of Down to Earth Landscape  
& Irrigation Spring Enhancements**

90

91

92 Mr. Hawkins presented the Down to Earth Landscape & Irrigation (DTE) spring  
93 enhancement estimates and photos for each area, including key areas observed during bi-  
94 weekly inspections and previous work placed on hold.

95 **A. Estimate #1013: Gunn Hwy., Median Island pines**

96 Causes and treatments for tree decline and whether to remove or replace the trees was  
97 discussed. Mr. Call suggested trimming the trees. This item was deferred.

98 **B. Estimate #4387: Lake Blanche**

99 Mr. O'Jenski asked if the swale in the right-of-way (ROW) that he previously discussed  
100 would be considered, in conjunction with these improvements. He took issue with revitalizing  
101 newer areas. Discussion ensued regarding prioritizing and categorization of projects.

102 Photos of the landscape beds were discussed, along with the hardiness of perennial  
103 peanut groundcover and the need to evaluate less expensive options.

104 This item was deferred.

105 **C. Estimate #4392: Cattle Gap Trail**

106 Discussion ensued regarding the areas to be replanted and whether to consider  
107 alternatives to perennial peanut groundcover. Mr. Silber asked if the replacement cost would  
108 be the Developer's responsibility. Mr. Hawkins stated Developers would typically replace  
109 plantings within one year but these plants were about two years old. Mr. Silber asked how long  
110 plants are guaranteed. Mr. Hawkins stated, while he was not sure what was in the original

111 contract with the Developer, since he had been working in the District, any failed plants, such  
112 as plant material, turf barriers and sod, were replaced and he would continue to do so.

113 Mr. Hawkins would evaluate the estimate and provide options.

114 **D. Estimate #4393: Gunn Hwy/SR-54 Monument Sign**

115 Mr. Hawkins discussed the landscape beds surrounding the main entrance monuments  
116 where annuals and Lantana were killed by frost. The area has adequate irrigation and he  
117 recommended filling the area in with Ilex Shilling and Dwarf Firefly Firebush.

118

119 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, Down to**  
120 **Earth Landscape & Irrigation Estimate #4393, in the amount of \$5,442.50, was**  
121 **approved.**

122

123

124 **E. Estimate #4396: Trail East of Homestead Park**

125 Mr. Hawkins presented a photo of a walking trail endcap where Lantana failed and  
126 stated the estimate included multiple locations, including ten landscape beds. Mr. Call stated  
127 he worked with the Landscape Consultant and it was determined that, due to considerable foot  
128 and golf cart traffic veering off the trail and damaging landscaping, the Board might wish to  
129 consider replacing landscaping with sod. Discussion ensued regarding sod, irrigation costs and  
130 golf cart damage to trails. Mr. Silber asked if residents could be advised that golf carts must not  
131 be driven on trails, to protect pedestrians and prevent damage to trails, which may result in  
132 assessment increases. Ms. Hlebak would include a notice in the next e-Update.

133 The estimate would be reduced to include only turf and considered at a future meeting.

134 **▪ Down to Earth Irrigation & Landscaping Estimate #5723: Night Star Lift Station**

135 **This item was an addition to the agenda.**

136 Mr. Hawkins displayed photos and presented a handout and estimate for re-installation  
137 of landscape and irrigation that was damaged during the Duke Energy transformer installation  
138 at the Night Star Trail lift station. This area has been damaged on multiple occasions and  
139 restored, at the CDD's expense, as the CDD installed irrigation in the utility easement. At this  
140 time, only irrigation repairs, grading and pine straw replacement would be completed.

141 Mr. Call would contact Duke Energy to see if installations were complete.

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**On MOTION by Mr. Green and seconded by Mr. Call, with all in favor, Down to Earth Landscape & Irrigation Estimate #5723, in the amount of \$1,798.48, was approved.**

▪ **Discussion: Landscape Update**

**This item was an addition to the agenda.**

Mr. Hawkins reported the following:

- Ornamental grass cutbacks were nearly complete. Firebush reduction was beginning.
- Fertilizer and pesticides would be applied. Crepe myrtles were completed last month.
- On Monday March 15, 2021, the weekly mowing schedule would resume.

Ms. Comella asked for the tree in front of the Welcome Center to be straightened.

Mr. Silber asked when the sodded areas that are unsightly during the winter, such as on Rangeland, were expected to recover. Mr. Hawkins stated those areas would be sodded or seeded, in conjunction with the pocket park proposals; weekly mowing would improve the appearance.

Mr. Call stated that proposals for sod replacement were requested for budgeting.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2021. The expenses under the "Pool repairs & maintenance" line item were related to pool cleaning and had been recoded to the "Pool cleaning" line item. The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of February 10, 2021 Regular Meeting Minutes**

Mr. Adams presented the February 10, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the February 10, 2021 Regular Meeting Minutes, as amended to include edits previously submitted by Supervisor Call, were approved.**

**NINTH ORDER OF BUSINESS**

**Action Items**

180 Mr. Adams presented the Action & Completed Items List.  
181 Items 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 14 and 15 were ongoing.  
182 Items 8, 10, and 13 were completed.

183

184 **TENTH ORDER OF BUSINESS**

**Staff Reports**

185

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

187 There being no report, the next item followed.

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

189 There being no report, the next item followed.

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

191 **I. Discussion: Reported Incidents Within Community**

192 This item was not addressed and would be removed from future agendas.

193 **II. NEXT MEETING DATE: April 13, 2021 at 5:00 p.m.**

194 **o QUORUM CHECK**

195 All Supervisors confirmed their attendance at the next meeting, which will be April 14,  
196 2021, rather than the incorrectly listed date above of April 13, 2021.

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

198 Ms. Murphy introduced Ms. Katie Chandler, WTS Lifestyle Director, and reviewed the  
199 WTS Monthly Report. She stated that residents complained about the COVID-related closure of  
200 water fountains at Cunningham Park. Discussion ensued regarding staff availability for more  
201 frequent cleaning, County requirements and insurance recommendations for increased  
202 cleaning and signage. Ms. Willson stated, while it was anticipated that legislation relaxing the  
203 current guidelines would pass, the District should implement any changes until the changes are  
204 signed into law. Once signed into law, she recommended guidelines only be relaxed if the  
205 insurance carrier's guidelines are followed.

206 A resident asked if fire pits were available for resident use. Ms. Hlebak stated  
207 permission from the Lifestyle Team is required and Amenity guidelines, such as pool hours,  
208 apply. Discussion ensued regarding resident desire to use the fire pits outside of pool hours.  
209 Mr. Call stated he would survey the area to determine if the fencing could be suitably modified.

210 Mr. Adams stated he would consult with the insurance carrier regarding cleaning and  
211 signage for the drinking fountains and, if the CDD could accommodate the insurance guidelines,  
212 the drinking fountains could be reopened.

213 Ms. Hlebak reviewed the upcoming events listed in the Monthly Summary Report.

214 Mr. Silber asked if the “no guests” policy was still in effect. Mr. Adams stated the policy  
215 was implemented to reduce amenity occupancy to allow for resident use. Discussion ensued  
216 regarding pool attendant staffing levels, given the need for additional cleaning.

217 Ms. Comella asked for an e-blast to be sent advising residents about CDD meetings. Mr.  
218 Adams asked that the e-blast include the CDD website.

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

220 Mrs. Adams reported the following:

221 ➤ The Geico claim reimbursement for all damages, totaling \$3,030, was received.

222 ➤ Chapman completed the paver repair project on Homestead Bridge at Longspur.

223 ➤ A resident asked for a dog waste container to be installed in Anclote Reserve.

224 Mr. Call stated that is not an appropriate CDD expense, as the park is on POA property.

225 ➤ A proposal for the Chapman M-11A washout repair project was ready to be executed.

226 ➤ Mr. Wilkes would obtain a quote to retain GeoPoint Survey as a subcontractor to certify  
227 that the work was completed properly.

228 ➤ A gap in the fence at 12858 Burns Drive, adjacent to SR 54, was reported. A quote was  
229 requested from Chapman to install riprap and a silt barrier in that area to stop the continued  
230 erosion concerns.

231

232 **ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

233

234 Mr. Call stated he was advised by DTE that the last several months’ payments from the  
235 CDD were delinquent and requested that the outstanding bills be brought current. Mrs. Adams  
236 stated she would inquire following the meeting. Discussion ensued regarding missing invoices  
237 and amounts invoiced not matching up with the bid schedules.

238

239 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

240

241

242 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
243 **meeting adjourned at 10:56 p.m.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
03.10.21 FOR 04.14.21 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	<b>ACTION/AGENDA</b>	Continue monitoring Lake Blanche Drainage issue. Defer agenda item until June or July, 2021.	X			
2	12.02.20	<b>ACTION</b>	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. <b>Revised 01.13.21</b> Mrs. Adams to monitor landscaping budget and include in her monthly report. Revised 3.10.21 Gary Hawkins working on proposals for each of the parks and will submit upon completion.	X			
3	12.02.20	<b>ACTION</b>	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. <b>Revised 01.13.21</b> Mrs. Adams to distribute map of District's assets once parties have reviewed and included the landscape overlay. <b>2.10.21</b> Mrs. Adams waiting for the landscape overlay to be completed.	X	X		
4	12.02.20	<b>ACTION</b>	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.	X			
5	01.13.21	<b>ACTION</b>	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	<b>ACTION</b>	Regarding roadway turnovers, per Ms. Willson, District Staff and Supervisor Call were reviewing roadway turnovers and associated release of maintenance bonds and was preparing a map regarding the same.	X			
7	01.13.21	<b>ACTION</b>	Mr. Adams to contact accounting department to ensure "Pool repairs & maintenance" expenses were re-coded properly.	X	X		
8	01.13.21	<b>ACTION</b>	Mr. Adams to bill homeowners cost to repair damages to CDD property during pool installations upon install completion.	X			
9	2.10.21	<b>ACTION</b>	Mr. Adams would contact Drew Miller regarding construction traffic speeding in the community	X			
10	2.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are included as exhibits to the proposal for the M11-A washout repairs.	X	X		
11	2.10.21	<b>ACTION</b>	Staff to ask Chapman Land services to inspect the drains in the alleyways and provide a proposal. Obtain pricing for 2022 budget.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
03.10.21 FOR 04.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
12	2.10.21	<b>ACTION</b>	Mr. Adams would look into obtaining signage "Wrong Way" signage for the community. (Not seeing divided highway by Publix)	X			
13	3.10.21	<b>ACTION</b>	Staff to inspect the area on Harbor Trail next to the O'Jensky residence where exposed dirt led to digging by sand hill cranes and turkeys	X			
14	3.10.21	<b>ACTION</b>	Ms. Willson to draft 1) a letter to the Pasco County Sheriff regarding enforcement of speed limit and roadway obstructions and 2) a press release to be posted on the Starkey Ranch website informing residents of what they can and cannot do regarding neighborhood roads and traffic, and to contact the Sheriff's office if necessary.	X			
15	3.10.21	<b>ACTION</b>	Ms. Hlebak to include a notice to residents that golf carts must not be driven on trails, to protect pedestrians and to prevent damage which could result in assessment increases in the next e-Update.	X			
16	3.10.21	<b>ACTION</b>	Mr. Call stated he would survey the fire pit area to see if fencing could be suitably modified to separate the fire pits from the pool area.	X			
17	3.10.21	<b>ACTION</b>	Mr. Adams to consult with the insurance carrier regarding cleaning and signage for the drinking fountain and determine if the CDD could accommodate insurance guidelines and reopen the drinking fountains.	X			
18	3.10.21	<b>ACTION</b>	Mrs. Adams to ensure incorrect Meeting Schedule dates are corrected.	X			
19	3.10.21	<b>ACTION</b>	Mrs. Adams to contact Accounting regarding delinquent DTE invoices, missing invoices and invoices not matching the bid schedules.	X			
20	3.10.21	<b>ACTION</b>	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.	X			
21	3.10.21	<b>ACTION</b>	DTE Estimate #4387 to be deferred to summer 2021	X			
22	3.10.21	<b>ACTION</b>	DTE Estimate #4392 to be revisited- review options, size	X			
23	3.10.21	<b>ACTION</b>	DTE Estimate #4396 to be rewritten with turf, added to Agenda	X			
24	3.10.21	<b>ACTION</b>	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.	X			
25	3.10.21	<b>ACTION</b>	DTE Estimate #5723 to be revised with irrigation and pine straw only, with new total \$1,798.48	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
03.10.21 FOR 04.14.21 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	<b>ACTION</b>	Mr. Adams to contact accounting department to ensure "Office supplies" expenses were coded properly.			X	01.13.21
2	12.02.20	<b>ACTION</b>	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	<b>ACTION/AGENDA</b>	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	<b>ACTION</b>	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	<b>ACTION</b>	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	<b>ACTION</b>	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	<b>ACTION</b>	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	<b>ACTION/AGENDA</b>	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. <b>Revised 01.13.21</b> Agenda Item/Staff obtaining addition proposals identical to RIPA's, to present at the next meeting.			X	2.10.21
9	12.02.20	<b>ACTION</b>	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. <b>Revised 01.13.21</b> 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**

**COMMUNITY DEVELOPMENT DISTRICT**

**13CII**

**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 14, 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 14, 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 8, 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**

**13D**

# MONTHLY SUMMARY REPORT



**Starkey**  
RANCH

*Where life takes root.*

March 2021

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

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# AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Hand railing on the bridge/look out off Heart Pine near the Welcome Center	Complete	Bolts missing and loose. Replaced and tightened.
Homestead Park Pool Deck Cracking	In Progress	Waiting for quotes to come in to pass along to the Field Manager. Ordering new pool Depth Tiles that have begun to lift again. The rough edges have been smoothed out and caulked.
Timer and Cover at Whitfield Park Splash Pad Broken	Complete	Temporally fixed the day reported and new Timer and Safety Cover installed.
Camera/Surveillance Issues	In Progress	Cameras are not all operational at the main amenity areas. Tried working with the current vendor to get them up and running, but also reached out to Securiteam for additional help. Presenting information to obtain a proper quote for maintenance and or replacement.
Touch-up painting, pressure washing, filling holes at the dog parks	In Progress	Ongoing projects throughout the community, continually addressed
Replacing & Updating Temporary Signage for Social Distancing	Complete	New Lawn Signs Placed along with a few Park Signs that were damaged or missing.

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# PROGRAMMING



Starkey Ranch Lifestyle Team Presents

## SPRING BREAK BRAIN BREAK!

TUESDAY, MARCH 16TH  
&  
THURSDAY, MARCH 18TH  
11 AM - 12 PM

Join us in Whitfield Park for some socially distanced, family fun with games in the park during school break! Parent participation is required.

RSVP to Fun@StarkeyRanch.com by March 14th



PROGRAM	CATEGORY	PARTICIPATION
Yoga	Group Exercise	17
Zumba	Group Exercise	10
Food Truck Friday w/ Music in the Park	Family Social	Approximately 200
Green Thumb Seminar/ Go Green Event	Family Social	15
Read Aloud	Family Social	8 Families
Spring Break Brain Break	Family Social	12 Kids & Parents
Yappy Hour	Family Social	23
Coffee Club	Adult Social	4
Virtual Family Bingo	Family Social – ZOOM	20 Families
Shamrock 5k Fun Run	Family Social	17
Drink This, Make That	Adult Social – Pick Up	32

STARKEY RANCH LIFESTYLE TEAM PRESENTS

## Virtual Family Bingo

Come and Join us for a fun evening of family bingo along on zoom with prizes!  
\$12 per family

Friday, March 19th  
7 pm

RSVP TO FUN@STARKEYRANCH.COM

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# RESIDENT CONNECTIONS

POSITIVE (+)  
OR  
NEGATIVE (-)

RESIDENT FEEDBACK

ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)

+	<p><b>Canoes and Kayaks:</b> The weather has been perfect to check out the canoes and kayaks at Cunningham Park. If the hours of operation were longer on the weekends they would check them out more.</p>	<p>Our staff replaced some of the life vests and take the steps to wipe down/complete routine maintenance on the vessels. It is wonderful to see the residents enjoying themselves.</p>
+/-	<p><b>Lifestyle Events &amp; Fitness in General:</b> Many enjoy the Pick Up crafts and keeping things outdoors. Would like us to encourage more social distancing and keeping attendance numbers lower for those still unhappy about events. The team has also been approached to be more flexible in the costs and the ability to just drop in.</p>	<p>The Lifestyle Team is doing everything the can as always to try a variety of programs and events while respecting the neighbors keeping everyone's safety in mind. More "Social Distancing" signs went up in the parks and we encourage others to space out. We do our best to keep the out of pocket costs down with the crafts and events, but for programs such as fitness that is a little tough. Also, with the knowledge of who will be attending programs it helps also helps us prepare.</p>
-	<p><b>Pool/Amenity Access:</b> Many unhappy the Guest Policy at the Pools have not been reinstated. Who will stop without security?</p>	<p>Although not happy with the answer, the Lifestyle Team has explained we do not know when it will be reinstated. Without staff manning every pool gate during operating hours, the staff does keep their eye out for issues and concerns when it seems those attending the pools are not residents. The Lifestyle Director has not heard nor observed any issues with those attending the pools at this time.</p>



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# FORECAST

MARCH 2021 UPCOMING VIRTUAL & PHYSICAL PROGRAMMING	DATE(S)
Eggstravaganza	April 3
Coffee Club	April 7
Food Truck Friday & Music in the Park	March 5
Yappy Hour	April 8
Community Garage Sale	April 10
Read Aloud	April 12
U-Pick (Starkey Blueberry Farm)	April 15 & 28
Sprint into Spring	April 17
Drink This, Make That - Pick Up	April 21
Sunset Sessions	April 23
Arbor Day	April 30
Zumba	Every Tuesday
Yoga	Every Monday & Thursday (x2)

STARKEY RANCH LIFESTYLE TEAM PRESENTS

## YAPPY HOUR



**BRING YOUR FOUR-LEGGED FUR BALLS TO WOO-FIELD PARK FOR A DOGGY SOCIAL! THURSDAY, APRIL 8TH 6 PM - 8 PM**

**HUMAN AND DOG TREATS ARE ALWAYS PROVIDED!**



Starkey Ranch Lifestyle Team Presents

## U-PICK BLUEBERRIES

Gather the family and head on over to the Starkey Blueberry Farm for U-Pick Blueberries! The Hungry Hangover food truck will be on-site for dinner!

THURSDAY, APRIL 15TH & WEDNESDAY, APRIL 28TH  
TIME: 5 PM - 8 PM

ADULTS: \$20 PER ADULT (INCLUDES BASKET, BERRIES, AND A DRINK VOUCHER)  
CHILDREN 5 & UP: \$15 PER CHILD (INCLUDES BASKET, BERRIES, AND A DRINK/ICE POP VOUCHER)

RSVP TO FUN@STARKEYRANCH.COM

\*TO REGISTER FOR BOTH DATES, PLEASE RSVP FOR BOTH DATES\*


STARKEY RANCH LIFESTYLE TEAM PRESENTS

## ARBOR DAY



IT IS TIME TO PLANT NEW ROOTS STARKEY RANCH! JOIN THE LIFESTYLE TEAM AT CUNNINGHAM GARDEN BY PLANTING NEW TREES IN CELEBRATION OF ARBOR DAY! THE TREES WILL BE DONATED SO DO NOT FORGET TO RSVP!

FRIDAY, APRIL 30TH  
5 PM - 7PM  
CUNNINGHAM GARDEN  
RSVP TO FUN@STARKEYRANCH.COM



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