

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

May 12, 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

May 5, 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 May 12, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. 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. Ratification of Conveyance Agreement to Turn Over Westbay Parcels A and B1 to the CDD
5. Discussion/Consideration Partnership with Pasco County Public Works for Installation and Monitoring of CDD Purchased Speed Monitoring Boards
 - Radarsign Quotation for Safety in a Box Turn key Bundle: Solar TC-600S-13" Full Matrix Display Area
6. Discussion: Budget Considerations - FY2022 Landscape Repairs/Improvements
7. Acceptance of Unaudited Financial Statements as of March 31, 2021
8. Approval of April 14, 2021 Regular Meeting Minutes
9. Action & Completed 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. **3,463** Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: June 9, 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

FOR STAFF AND BOARD MEMBERS TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

From: [Chuck Adams](#)
To: [Debbie Tudor](#); [Daphne Gillyard](#)
Cc: [Cleo Adams](#)
Subject: FW: Starkey Ranch
Date: Tuesday, April 27, 2021 12:41:00 PM
Attachments: [image001.png](#)
[image002.gif](#)
[image003.png](#)
[image004.gif](#)
[image005.png](#)
[image006.gif](#)
[image007.png](#)
[image008.gif](#)
[image009.png](#)
[image010.gif](#)
[image011.gif](#)

Please place this email thread in front of the attachments I just sent by separate email for the May TSR agenda.

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.

From: Mike Bunk <mbunk@pascocountyfl.net>
Sent: Friday, April 23, 2021 12:43 PM
To: Chuck Adams <adamsc@whhassociates.com>; Brian Wilkes <bwilkes@heidtdesign.com>
Cc: Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Matt Call <matt.call@mylandteam.com>
Subject: FW: Starkey Ranch

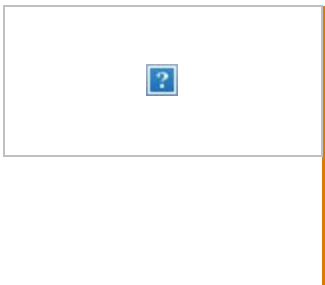
Hi Chuck,

Thanks for responding quickly. Yes, we have a manufacturer/ model specification we would like to use.

Manufacturer – Radarsign
Model – TC-600S – 13” Model in RS022 (Yellow)
Streetsmart Data collection software – Good reporting of speed/volume/time of vehicles.
Heavy Duty Lock for Pivot Bracket
Large Pipe Clamp Set
16 Foot Aluminum 4.5” Round Post
Concrete form for cement base

Yes, we can relocate as needed. There may be a small fee for County time/materials charged for each move though.

Also the contact at RadarSign is
William Warwick
1220 Kennestone Circle, Suite 130
Marietta, GA 30066
Work: 678.965.4814 Ext. 109
Mobile: 770.878.3869
Email: wwarwick@radarsign.com
Website: <http://www.radarsign.com>



Michael Bunk

Traffic Engineering Supervisor
Pasco County BCC | Traffic Operations

P: 727-847-8139

Internal: x8523

Cell: 727-992-4232

7536 State Street, Room 124
New Port Richey, FL 34654

mbunk@pascocountyfl.net | Website: www.pascocountyfl.net

“Serving our community to create a better future.”

We would love your feedback! Please [click here](#) to be directed to our online comment card.

From: Chuck Adams <adamsc@whhassociates.com>

Sent: Friday, April 23, 2021 11:36 AM

To: Mike Bunk <mbunk@pascocountyfl.net>; Brian Wilkes <bwilkes@heidtdesign.com>

Cc: Matt Call <matt.call@mylandteam.com>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: RE: Starkey Ranch

Good morning Mike

Is there a manufacturer/model that you all are familiar with (install and programming electronics) and would recommend. My only requirement would be portability so we can move them around as conditions dictate.

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.

From: Mike Bunk <mbunk@pascocountyfl.net>
Sent: Friday, April 23, 2021 11:20 AM
To: Brian Wilkes <bwilkes@heidtdesign.com>; Chuck Adams <adamsc@whhassociates.com>
Cc: Matt Call <matt.call@mylandteam.com>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>
Subject: RE: Starkey Ranch

Hi Chuck,
Please read-in the below discussion and reply back if the CDD is willing to partner with our office with the recommended speed feedback solution.



Michael Bunk
Traffic Engineering Supervisor
Pasco County BCC | Traffic Operations
P: 727-847-8139
Internal: x8523
Cell: 727-992-4232
7536 State Street, Room 124
New Port Richey, FL 34654
mbunk@pascocountyfl.net | Website: www.pascocountyfl.net

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From: Matt Call <matt.call@mylandteam.com>
Sent: Thursday, April 22, 2021 2:12 PM
To: Mike Bunk <mbunk@pascocountyfl.net>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Brian Wilkes <bwilkes@heidtdesign.com>
Cc: Chuck Adams <adamsc@whhassociates.com>
Subject: Re: Starkey Ranch

Mike, Thanks for your help. Please correspond with Brian as District Engineer and Chuck Adams who is the CDD Manager as they can best guide you through the process with the TSR CDD. You will also want to coordinate communication to the residents with Chuck so that they don't receive conflicting messages.

Matt Call
813-785-7959 (Cell)

From: Mike Bunk <mbunk@pascocountyfl.net>
Date: Thursday, April 22, 2021 at 1:49 PM
To: Matt Call <matt.call@mylandteam.com>, Venkat Vattikuti <vvattikuti@pascocountyfl.net>, Brian Wilkes <bwilkes@heidtdesign.com>

Subject: RE: Starkey Ranch

It is going to be around \$5,000 - \$6,000 a sign. Our part will cover the install. I recommend the CDD to pursue quotes from the traffic signal contractors as their finance people will want to have the quotes anyway. The materials can be shipped directly to our warehouse or occasionally vendors will deliver. If Heidt can draft proposed locations to install the signs, we will provide review immediately.

Matt are you or Brian going to take the lead on this or do you want to have our office take up communication with the CDD? We are also keeping a log of requests from residents on Barbour, I will provide a group response to them pending the outcome of our talks.



Michael Bunk

Traffic Engineering Supervisor
Pasco County BCC | Traffic Operations

P: 727-847-8139

Internal: x8523

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mbunk@pascocountyfl.net | Website: www.pascocountyfl.net

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From: Matt Call <matt.call@mylandteam.com>

Sent: Thursday, April 22, 2021 1:24 PM

To: Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Mike Bunk <mbunk@pascocountyfl.net>; Brian Wilkes <bwilkes@heidtdesign.com>

Subject: Re: Starkey Ranch

Thanks Guys. It would be the TSR CDD that would fund the signs. Could you provide a proposed map of the locations and an estimated cost?

Matt Call
813-785-7959 (Cell)

From: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Date: Thursday, April 22, 2021 at 1:20 PM

To: Mike Bunk <mbunk@pascocountyfl.net>, Matt Call <matt.call@mylandteam.com>, Brian Wilkes <bwilkes@heidtdesign.com>

Cc: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: RE: Starkey Ranch

I am good with the approach.. it will be win-win for all and especially for the community...

Thank You
Venkat



Venkat Vattikuti, P.E., PTOE

Traffic Operations Manager

Pasco County BCC | Public Infrastructure

P: 727-847-8139, ext. 8623

Cell: (727) 992-4406

7536 State Street, Suite 124

New Port Richey, FL 34654

vvattikuti@pascocountyfl.net | Website: www.pascocountyfl.net

“Serving Our Community to Create a Better Future”

We would love your feedback! Please [click here](#) to be directed to our online comment card.

From: Mike Bunk <mbunk@pascocountyfl.net>

Sent: Thursday, April 22, 2021 1:16 PM

To: Matt Call <matt.call@mylandteam.com>; Brian Wilkes <bwilkes@heidtdesign.com>

Cc: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: RE: Starkey Ranch

Gentlemen,

Thank you for your willingness to help with a team effort. After observing conditions on Barbour Trail, it is an easy road to exceed the speed limit. If Heidt would be willing, hopefully we can do a partnership quick fix. As the road is 1.5 miles long, I am recommending 4 Solar Powered Speed Feedback signs to be installed. If yes, Heidt is willing to fund the (4)SF signs, we (Pasco Traffic Ops) would complete the installation of the signs and programming of the electronics. We can do this with a simple plan modification sent directly to myself and Venkat for our records.

Comments?



Michael Bunk

Traffic Engineering Supervisor

Pasco County BCC | Traffic Operations

P: 727-847-8139

Internal: x8523

Cell: 727-992-4232

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New Port Richey, FL 34654

mbunk@pascocountyfl.net | Website: www.pascocountyfl.net

“Serving our community to create a better future.”

We would love your feedback! Please [click here](#) to be directed to our online comment card.

From: Matt Call <matt.call@mylandteam.com>

Sent: Thursday, April 22, 2021 11:41 AM

To: Brian Wilkes <bwilkes@heidtdesign.com>; Mike Bunk <mbunk@pascocountyfl.net>

Cc: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: Re: Starkey Ranch

Mike, just to add to Brian's note I think the expectation of these residents is that they can start a process prior to the end of the maintenance period, so that the day after our maintenance bond is released the implementation of traffic calming can begin. I would also encourage you to examine the situation from the residents perspective. Once a road is fully built out with all the homes occupied and speeding issues begin to arise the last thing residents want to hear from the county is that "Its not our road and there is nothing you can do about it." That makes them come to the developer which then starts a vicious circle of everyone telling them that they don't own the road. Please provide Brian Wilkes with the information as to how the process can be started now to evaluate the need for traffic calming.

Matt Call
813-785-7959 (Cell)

From: Brian Wilkes <bwilkes@heidtdesign.com>
Date: Wednesday, April 21, 2021 at 10:33 AM
To: Mike Bunk <mbunk@pascocountyfl.net>, Matt Call <matt.call@mylandteam.com>
Cc: Venkat Vattikuti <vvattikuti@pascocountyfl.net>
Subject: RE: Starkey Ranch

Thanks, Mike. To clarify, Barbour Trail was dedicated/granted/conveyed to Pasco County via the "Starkey Ranch Village 1 Phases 4A, 4B & 4C", "Starkey Ranch Village 1 Phase 5", "Whitfield Preserve Phase 1", and "Whitfield Preserve Phase 2" recorded plats. I understand the maintenance period expires later this year on it, and the original owner has a maintenance guarantee in effect to cover repairs/maintenance; however it is a County road.

Let me know a good time to discuss the residents' complaints, potential measures that can be taken to help, and if there are any permitting requirements associated with those potential measures. Whether you or we take the lead, we want to work with the County to properly address the residents' concerns. Appreciate your time and any help you can give.

Sincerely,

Brian Wilkes

Heidt Design, LLC

Main: (813) 253-5311 Ext. 1046

Cell: (813) 599-4098

bwilkes@heidtdesign.com

From: Mike Bunk <mbunk@pascocountyfl.net>
Sent: Wednesday, April 21, 2021 9:16 AM
To: Matt Call <matt.call@mylandteam.com>

Cc: Brian Wilkes <bwilkes@heidtdesign.com>; Venkat Vattikuti <vvattikuti@pascocountyfl.net>
Subject: RE: Starkey Ranch

Thank you Matt,

Our office is very limited to what we can provide while the road belongs to you. We can log the request and provide some information on how to proceed after the road is accepted.



Michael Bunk

Traffic Engineering Supervisor
Pasco County BCC | Traffic Operations

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mbunk@pascocountyfl.net | Website: www.pascocountyfl.net

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We would love your feedback! Please [click here](#) to be directed to our online comment card.

From: Matt Call <matt.call@mylandteam.com>

Sent: Wednesday, April 21, 2021 9:09 AM

To: Venkat Vattikuti <vvattikuti@pascocountyfl.net>; Mike Bunk <mbunk@pascocountyfl.net>

Cc: Brian Wilkes <bwilkes@heidtdesign.com>

Subject: Re: Starkey Ranch

Venkat / Mike, Please see the attached letter that is heading your way. This group of residents is very passionate about the safety of their neighborhood. I would encourage you to engage with them and or the CDD to provide them with the proper avenue to pursue speed limit changes and or traffic calming devices for their road. If ignored I am confident that they will find the ear of their commissioner.

Matt Call
813-785-7959 (Cell)

From: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Date: Thursday, April 15, 2021 at 3:46 PM

To: Matt Call <matt.call@mylandteam.com>

Cc: Mike Bunk <mbunk@pascocountyfl.net>, Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: RE: Starkey Ranch

Good Afternoon Matt,

I am copying this to one of my team member so that he can follow-up with the process..

Mike – Please contact and go over the process..

Thank You

Venkat



Venkat Vattikuti, P.E., PTOE

Traffic Operations Manager

Pasco County BCC | Public Infrastructure

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Cell: 727-992-4406

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vvattikuti@pascocountyfl.net | Website: www.pascocountyfl.net

From: Matt Call <matt.call@mylandteam.com>

Sent: Thursday, April 15, 2021 2:36 PM

To: Venkat Vattikuti <vvattikuti@pascocountyfl.net>

Subject: Starkey Ranch

Venkat, We have a group of residents that live on Barbour Trail that are interested in having some traffic calming devices installed on their road to reduce the speeding. As developer my maintenance period for the road expires at the end of 2021. In the meantime what is the best approach that we could guide the residents to take? Is there someone on your staff that manages these types of requests?

Matt Call

813-785-7959 (Cell)



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Date: 4/27/2021

1220 Kennestone Circle
Suite 130
Marietta, GA 30066

PROPOSED BY:	
Name	William Warwick
Phone	W: (678) 965-4814 ext. 109 M: (770) 878-3869
Email	wwarwick@radarsign.com

PROPOSED TO / SOLD TO:		SHIP TO:	
TSR CDD		Wrathell, Hunt and Associates	Account
			Address
Odessa, FL 33556		Odessa, FL 33556	City, ST, Zip
(239) 464-7114		(239) 464-7114	Phone
adamsc@whhassociates.com		adamsc@whhassociates.com	Email
Chuck Adams		Chuck Adams	Attention

P. O. NUMBER		TERMS		F.O.B		
LINE #		QTY	PART #	DESCRIPTION	PRICE EACH	TOTALS
1	4	TC-600BOX	Safety in a Box Turnkey Bundle: Solar TC-600S - 13" Full Matrix Display Area		\$4,295.00	\$17,180.00
			13" LED display superbright amber with est. 100,000 hour life, speeds readable up to 600 feet		Included	
			28" w x 33" h YOUR SPEED faceplate with 4" lettering (White RS019 , Y/G RS020 , Orange RS021 , or Yellow RS022), and Hardware kit (AA062)		Included	
			Two 12V 18 amp hour AGM batteries, provides up to 12 days backup operation		Included	
			K Band radar, meets FCC Part 15 rules, detection range up to 1200 feet		Included	
			"SLOW DOWN" & "TOO FAST" speeder alert messages		Included	
			3/8" thick Bashplate™ (provides the ultimate in vandal protection of sign)		Included	
			Standard timers allow up to 5 settings per day		Included	
			Possum Switch' allows sign to go dark for 30 minutes if assaulted with force		Included	
			Wi-Fi wireless transmitter, communication range up to 300 feet		Included	
2	4	AA041	50 watt solar panel and pole mounting bracket (AA003)		Included	
3	4	AA063	Universal Pivot Pole Mount Bracket set (includes tilt feature) TC-600 only		Included	
4	4	AA073	Heavy Duty Lock for Universal Pivot Bracket (TC-600)		Included	
5	4	SL00xx	Regulatory speed limit sign 24" x 30" (please indicate MPH on PO)		Included	
6	4	AR005	Sign Extender brackets for regulatory speed limit sign		Included	
7	12	AC027	Large pole clamp set (for solar panel bracket)		Included	
8	4	RH003	12' Aluminum Pole (4.5" OD) w/square breakaway base (RH002) & pole cap (RH008)		Included	
9	4	CF001	Concrete Form (only for round aluminum poles with PELCO base) Sono-tube guide for cement base with 4 pre-mounted anchor bolts & piece of rebar)		Included	
10	0	AA061	Optional simulated camera flash & white strobe		\$90.00	\$0.00
11	0	AA064	Optional Red/Blue Strobe alert		\$90.00	\$0.00
12	0	AA068	Optional Smiley face message		\$90.00	\$0.00
13	0	AA071	Optional FINE \$xxx alert		\$90.00	\$0.00
14	0	AA067	Optional Date/Time Calendar Programmer: (Set operation by date for entire year)		\$90.00	\$0.00
15	4	RW002	Two year warranty (includes parts & labor) Turnaround time to repair after receipt, 10 business days		Included	
16	4	SS002	StreetSmart Data Collection software license (per sign) 35 charts, graphs, and tables included. Provides weekly, daily, hourly, and 1/2 hour data on # of vehicles, # of speeders, average speeds, peak speeds, 50th & 85th percentile & more. Extended 30 day charts included for trend analysis.		Included	
17	4	SH600SB	Ground Shipping for TC-600BOX		\$200.00	\$800.00
18	1	-	Customer Discount		(\$1,718.00)	(\$1,718.00)

Minimum re-stock fee: 15%

* Quote valid for 60 days. Pricing does not include any international taxes, fees, or duties.

TOTAL US\$	\$16,262.00
Sales Tax Rate:	9.000%
Grand Total:	\$17,725.58

US State sales tax must be collected unless you provide a sales tax exempt form.

Authorized Signature

Print Name/Title

Date
TSR CDD 04-27-21



Certified Quality System
ISO 9001:2015



100% MUTCD Compliant
Radar Speed Signs



Proudly Engineered &
Manufactured in the USA

One Sign...
Multiple Applications



TC-600 Full Matrix Radar Speed Sign Your Traffic Calming POWER Tool



Certified Quality System
ISO 9001:2015



MUTCD Compliant
Radar Speed Signs



Proudly Engineered &
Manufactured in the USA

Display and Radar Specifications

YOUR SPEED Faceplate

- 28"W x 33"H YOUR SPEED faceplate with 4" high lettering
(Optional oversized 30"W x 36"H available)
- Ideal for roads with traffic speeds of 5-70 mph
- MUTCD compliant colors and reflectivity
- Available in white, fluorescent yellow/green, safety orange, and yellow

Speed Violator Alerts

- Standard alerts include: Speed display | SLOW DOWN | TOO FAST
- **Optional** alert choices: SHARP CURVE | chevrons (right or left facing) | smiley face | fine alert | alternating red/blue alert, all red alert, all blue alert, or white alert (can flash as a strobe, or simulate a camera flash)
- Speed display flash rates: MUTCD flash (approx. 55-60 fpm), Slow flash (approx. 100 fpm), Fast flash of actual speed (approx. 140 fpm)
- Display speed and word message alerts alternately or individually, based on speed settings



LEDs

- 2 digits (3 digits up to 185 KPH), 13" high super bright amber full matrix LEDs (life up to 100,000 hours)
- Laser cut flat black mask enhances visibility of LED display when illuminated, and ensures completely dark display when LEDs are off
- Easily readable speed digits up to 650 feet
- Display brightness control: Automatic intensity adjustment to ambient light conditions

Radar

- Type: K Band, single direction Doppler radar, FCC part 15 compliant; no license required
- Sensor Range: Detects vehicles up to 1200 feet
- Beam Width: 12 degrees, +/- 2 degrees
- Operating Frequency: 24.125 GHz, +/- 50 MHz
- Accuracy: +/- 1.0 mph
- Speed Detection Range: 5 - 127 mph

Power Options / Battery Specifications

TC-600S (Solar Powered)

- Operates 24/7 with solar power supply
- Solar Panel Output: 50 watt standard; 75 watt optional
- Power Supply: Two 12-volt, 18 amp/hour AGM batteries (UL recognized); provides up to 14 days of back-up operation on fully charged batteries
- Solar Charger: Fully integrated charge controller with continuous monitoring and data logging of solar output and battery charge status. Charger and battery characteristics matched to operate over the sign's operating temperature range.
- Low battery cut-off feature provides intelligent battery management
- Battery Status: Check battery charge levels and solar amperage via Wi-Fi
- Power Consumption: < 2.0 amps in active mode; Idle mode < 1/2 watt
- Circuit Breaker: Multi-circuit, 3x10 amp fuses
- Pole Mount Solar Bracket: Side of pole mount with adjustable angle bracket

TC-600A (AC Powered)

- Operates 24/7 with AC power supply
- Power Supply: Hard wire to 100V-240V power supply
- Power Consumption: < 2.0 amps in active mode; Idle mode < 1/2 watt
- Circuit Breaker: Multi-circuit, 10 amp fuse

Electronics

- All power inputs are fused and reverse polarity protected
- All circuit boards are conformally coated for extra protection
- Sign has automatic reset and watch-dog circuitry to return to normal operation without user intervention



Housing Specifications

Radar Speed Sign Housing

- Dimensions: 18.5"H x 26.25" W x 5.0"D
- Thickness: .1875" to .25" thick, heavy-duty aluminum
- NEMA 4 level compliant
- Humidity Maximum: 100%
- Non-sealed and ventilated
- Provides maximum protection from the elements and vandalism
- Seamless construction with no welding
- Single-piece cast aluminum housing design means no separate battery box to mount

Bashplate™ with Integrated LED Reflectors

- Internal .375" aluminum shield over LED display to protect components from abuse or vandalism
- Directional beam technology: Individual holes for each LED focus and reflect light toward the road, providing the highest quality viewable display with minimum energy usage

Polycarbonate Display Cover

- .25" thick protective sheet covers entire display area
- Abrasion, graffiti and shatter resistant; UV protection

Weight

- TC-600S (Solar Powered): 41 lbs., (67 lbs. with batteries)
- TC-600A (AC Powered): 41 lbs.

Operating Temperature

- Operating Temperature: -40°F to +160°F

Standard Features

Standard Programming

- Setup functions: Easy to follow menu, no mechanical switches to operate
- Daily timers: Allow 4 on/off timer settings per day, also by day of week. Settings allow lower speed limits for school zone times and for late night display shutoff. (Optional Advanced Scheduler available with all models)
- Stealth mode: Display on-off feature allows traffic data collection continue even when the display is off
- "Possum Switch" activation feature allows the sign to "play dead" for 30 minutes if attacked with force
- Maximum speed cutoff: Prevents unwanted high speed displays; up to 99 mph; discourages "racing" of sign. Choice of flashing matrix, or LED display cutoff.

Wi-Fi Enabled

- No internet required. Manage your radar speed sign with phone, tablet, or laptop.
- Allows for quick and easy sign operation/data download from most web enabled devices
- WPA2 encrypted security; Password protection
- Connection range up to 300 feet from sign

OTA Software Updates (over-the-air)

- Allows the wireless delivery of software updates and upgrades directly to the radar speed sign

Warranty

- 2 year warranty on parts and labor, including batteries. Exceptions: Does not cover malicious abuse, theft, or damage due to unauthorized modification. Optional third year warranty extension available.

Traffic Data Reporting Option

StreetSmart (optional)

- Traffic data reporting software to report, organize and analyze speed and traffic data. The information collected by the radar speed sign is loaded into Excel™ ready .csv files, and can generate 35 charts and graphs.

Traffic Data Storage Capacity:

- Stores data on up to 5 million vehicles; Retains data for retrieval for 12 months.



Hyper-Alerts™

Compact Flash Technology

Hyper-Alerts™ are compact clusters of LED lights built right into the "YOUR SPEED" faceplate of the TC-600 model, delivering a significantly more compact solution than traditional beacons. By clustering the LEDs into a smaller footprint, the same light from a typical flasher becomes an urgent notification for the driver.

Application

Perfect for use in pedestrian-heavy environments such as school zones, business campuses, military bases and anywhere else there is an urgency to slow drivers.

Raised Awareness

The LED clusters deliver the same luminescence as a 12" beacon, only in a more compact surface. This results in an "impossible to ignore alert" even 1000 feet from the sign.

Cost Effective

Instead of having to choose between either flashing beacons or a radar speed sign, now you can have both alerts for slightly more than the price of either one. The LED clusters are built right into the oversized (30"W x 36"H) YOUR SPEED faceplate resulting in a more compact system that is far easier to install. This upgrade offers a cost-effective solution to provide the maximum traffic calming effect on speeding drivers.

Design

- Industrial construction with sleek design is in stark contrast to the individual, bulky, piece-meal look of traditional beacons
- Dual high-intensity amber LED clusters
- Meets ITE guidelines for brightness use in school zones
- LED luminosity: 3000 mcd minimum – 12000 mcd maximum
- 68 LEDs per alert, highly viewable at 1000 feet
- Flash patterns: MUTCD standard 60 fpm, Wig-Wag (alternating); Custom patterns available

Scheduling Flexibility

- Programmable for an entire year in advance, by date and time, using our Advanced Scheduler
- Hyper-Alerts™ can be activated based on time of day, by speed, or by both

Solar Power Output with Hyper-Alert™ Option

- 50 watt solar panel for maximum 4 hour daily operation
- 75 watt for maximum 10 hour daily operation
- 90 watt for 24/7 operation
- 120 watt for high volume traffic and cold temperatures

Weight

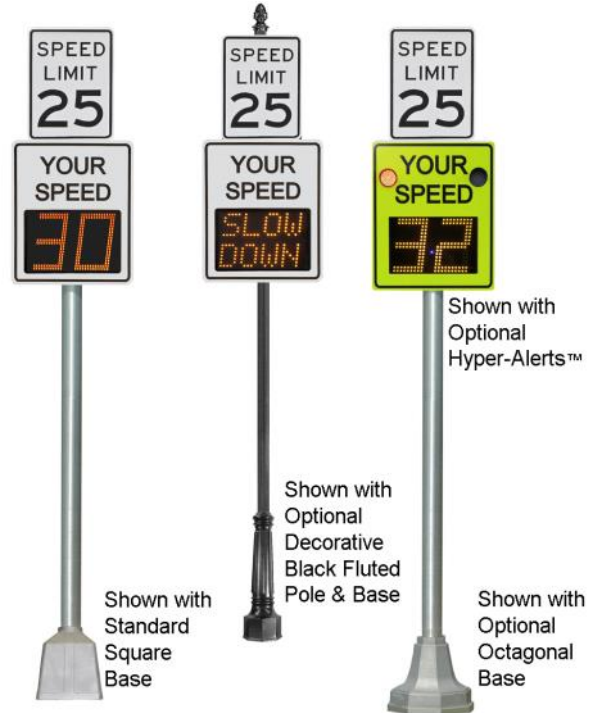
- TC-600S with Hyper-Alerts™: 47 lbs., (73 w/ batteries)
- TC-600A (AC Powered) with Hyper-Alerts™: 47 lbs.

The Hyper-Alert™ option is available on a new TC-600 sign, or as a retrofit of an existing sign; Existing sign must be returned to Radarsign for the retrofit.



Safety In A Box

Radarsign's Safety in a Box is a all inclusive sign package with everything needed for installation except the shovel and concrete. All that is required is digging a hole, pouring the concrete, and installing the sign. It's that easy.



Safety in a Box Package includes:

- TC-600 radar speed sign solar model with 13" full matrix LED display (AC power model optional)
- 28"W x 33"H YOUR SPEED faceplate with 4" high lettering; available in white, fluorescent yellow/green, and safety orange
- Two 12V 18 amp hour AGM batteries
- 3/8" aluminum Bashplate© provides maximum vandal resistance
- 50 watt solar panel with mounting bracket (75 watt optional)
- Regulatory speed limit sign (24W" x 30"H) & sign extender bracket set; Choose from 10, 15, 20, 25, 30 or 35 MPH
- Universal pivot pole mount bracket set
- Heavy duty lock for Universal pivot bracket
- 12 ft. aluminum pole with square breakaway base and pole cap (crash test certified); Optional black decorative pole is available.
- Concrete form for the pole base; includes mounted anchor bolts and rebar (aluminum pole only)
- Wi-Fi enabled: No internet required. Manage your radar speed sign with phone, tablet, or laptop. WPA2 encrypted security; Password protected.
- StreetSmart traffic data reporting software license
- 2 year warranty on parts and labor, including batteries



Certified Quality System
ISO 9001:2015



MUTCD Compliant
Radar Speed Signs



Proudly Engineered &
Manufactured in the USA



TC-600 Safety in a Box Installation Manual



Certified Quality System
ISO 9001:2015



MUTCD Compliant
Radar Speed Signs



Proudly Engineered &
Manufactured in the USA



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Customer Support: Call 678-965-4814 or 678-520-5152 or email customerservice@radarsign.com

Shipping Address: 1220 Kennestone Circle, Suite 130 Marietta, GA 30066

Sales Information: Call 678-965-4814 or 678-520-5152 or email sales@radarsign.com

RMA Instructions: Please make sure to fill out and submit an [RMA Request form](#) with all returns.

Radarsign, LLC reserves the right to change the specifications without notice.
Contact our sales department for special applications and configurations.

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SAFETY WARNINGS

Warning indicates a potentially hazardous situation which if not avoided will result in death or serious injury, and/or property damage.

ELECTRICAL SAFETY

To reduce the risk associated with electric shock resulting from contacting high voltage AC:

Turn power OFF before connecting wiring from our AC powered radar signs to the AC source.

To reduce the risk of electric shock related injury resulting from hazardous AC voltage:

Portions of this equipment derive power from sources that have high voltage levels. These must be serviced by qualified personnel who have previous training or certification to safely work on high voltage equipment. Consult a qualified electrician.

BATTERY SAFETY

Battery acid may cause skin irritation and eye injury. To reduce the risk of burns or other acid related injury resulting from handling lead-acid batteries:

Wear gloves, goggles, and an apron when handling batteries

Beware of cracked battery cases

Handle batteries with care

Batteries may produce explosive gas under some conditions. This gas may be ignited by a spark or flame as you work near the battery. To reduce this risk of explosion:

Disconnect the battery

Work in a well-ventilated area

Avoid the use of devices that create sparks or use open flames

Use appropriate personal safety clothing and equipment

To reduce the risk of burns or other acid-related injury resulting from exploding batteries:

Always use the recommended charging systems with this product.

To reduce the risk associated with contamination of water supplies resulting from improper disposal of batteries containing lead and acid:

Please dispose of batteries in accordance with all local government laws and regulations.

An accidental short circuit may instantly heat conductive jewelry, tools, and surrounding objects to skin-searing temperatures. To reduce this risk when working around batteries:

Keep tools, jewelry and other conductive objects away from the battery terminals.

RADAR SAFETY

This product uses devices that radiate RF energy in the course of normal operation. Radar RF energy can be harmful to the eyes. To reduce exposure to the risk of RF energy:

Do not stare into the radar antenna.

Keep a minimum safe distance of 8 inches (20 cm) from the display face.

PERSONAL SAFETY

To reduce the risk of impact hazards resulting from falls, accident with passing vehicle, and/or from use of unstable equipment:

Use appropriate work zone traffic control procedures, methods and equipment.

Strain or back injury may result from lifting equipment improperly. To reduce the risk of strain or back injury:

Use proper lifting techniques and have adequate help when lifting.

To avoid the possibility of injury due to falling or unstable equipment:

Be certain the radar speed sign is mounted to an appropriately rated pole or equivalent mounting surface.

Use appropriately rated mounting hardware.

Best Practices for Radar Speed Sign Installation

These guidelines and recommendations provide the best practices for radar speed sign installation to assure successful, accurate and effective traffic calming.

- The radar speed sign should be installed no more than 5 feet from the road curb. At more than 6 feet from the road, the sign will take the eyes of the driver an unsafe distance from the roadway, and will result in displayed speeds that are LOWER than the actual speed



- Do not install the radar speed sign in a curve or after a curve. The sign should be installed in the straightaway of the road. A radar speed signal cannot “curve” with the road, and will not display speeds with enough time for drivers to see the alert and adjust their speed.



- The sign should be positioned perpendicular to the road with the radar pointing directly at the curb, not at the center of the road, for maximum vehicle detection. Signs rotated toward the center of the road will not perform as well.



- Do not install a solar powered radar speed sign under a tree. Summer leaves on the tree could impact solar recharging. Make sure the solar panel is installed facing as close to South as possible. (solar models only)



- The radar speed sign should be installed on the same side of the street as oncoming traffic. If installed on the wrong side of the road, the angle of the sign could result in poor detection of the on-coming traffic, and also result in the sign displaying speeds of vehicles travelling in the opposite direction.

- The radar speed sign should be installed 7-10 feet off the ground. Do not install the radar speed sign lower than 4 feet off the ground. Doing so will result in much of the radar speed signal being absorbed by the road, reducing your detection range.

- Prior to the radar speed sign installation, look for any obstructions (telephone poles, large tree limbs, other signage, etc.) that might interfere with proper operation of the sign.

- Installing the sign on the same side of the street as parallel parking of vehicles could affect the radar performance of the radar speed sign. The radar speed sign should be installed high enough off the ground to detect oncoming traffic over the parked vehicles.

- If the radar speed sign is installed more than 12 feet above the roadway the sign should not be tilted more than 3°- 4° downward to detect vehicles. Doing so will result in a greatly reduced length of time vehicles will be detected, and will display speeds that are LOWER than actual speed. (the cosign effect).

Best Practices for Radar Speed Sign Installation

Our signs are designed to be water resistant when vertically installed and mounted properly on an approved pole or mounting surface.

- Prior to installation the sign should be stored inside in a cool, dry place.
- Do not store the sign outside.
- Do not store the sign in a horizontal position. Storing the radar speed sign horizontally outside where it is exposed to the weather **voids the warranty**.
- Do not leave the sign in a truck bed or laying on the ground.
- Do not drop the sign.
- Do not leave the sign in storage for months. The batteries will naturally discharge and will damage the batteries.
- Do not leave the battery jumpers connected for more than 24 hours without having the solar panel connected.



Safety in a Box Bundle Includes:



- TC-600 radar speed sign solar model with 13" full matrix LED display (AC power optional)
- 28"W x 33"H YOUR SPEED faceplate with 4" high lettering and mounting hardware kit
- Two 12V 18 amp hour AGM batteries
- 3/8" aluminum Bashplate© provides maximum vandal resistance
- 50 watt solar panel with pole mounting bracket (75 watt optional)
- Regulatory speed limit sign (24W" x 30"H)
- Sign extender bracket set for regulatory speed limit sign
- Universal pivot pole mount bracket set
- Heavy duty lock for Universal pivot bracket
- 12 ft. aluminum pole with square breakaway base and pole cap (crash test certified); Optional black decorative pole is available
- Concrete form for the pole base; includes mounted anchor bolts and rebar (aluminum pole only)
- "Possum Switch" activation feature allows the sign to "play dead" for 30 minutes if attacked with force
- Wi-Fi enabled: No internet required. Manage your radar speed sign with phone, tablet, or laptop. WPA2 encrypted security; Password protected.
- StreetSmart traffic data reporting software license
- 2 year warranty on parts and labor, including batteries

Concrete Form Installation

Step 1:

Dig a hole large enough to place the 18" wide concrete form into the ground. The height of the form should be level with the ground or slightly above it. Make sure the top of the form is level when resting in the hole regardless of the slope of the ground.

Step 2:

Using a post hole digger, dig a hole in the center of the concrete form hole. It should be approximately 4" to 16" wide and the depth should be at least 1/3 the pole height. In the case of taller poles or weak soil the supplied rebar will need to be replaced with one that goes from the bottom of the hole to the middle of the form kit.

Step 3:

Insert the rebar into the plastic cap and place it in the deeper hole. There should be 6" of rebar remaining above the bottom of the form. If the required hole is deeper than the supplied rebar you will need to purchase longer rebar at your local hardware supplier.

Step 4:

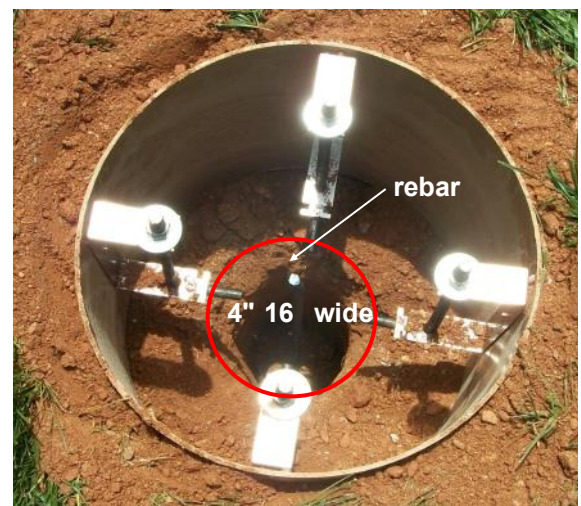
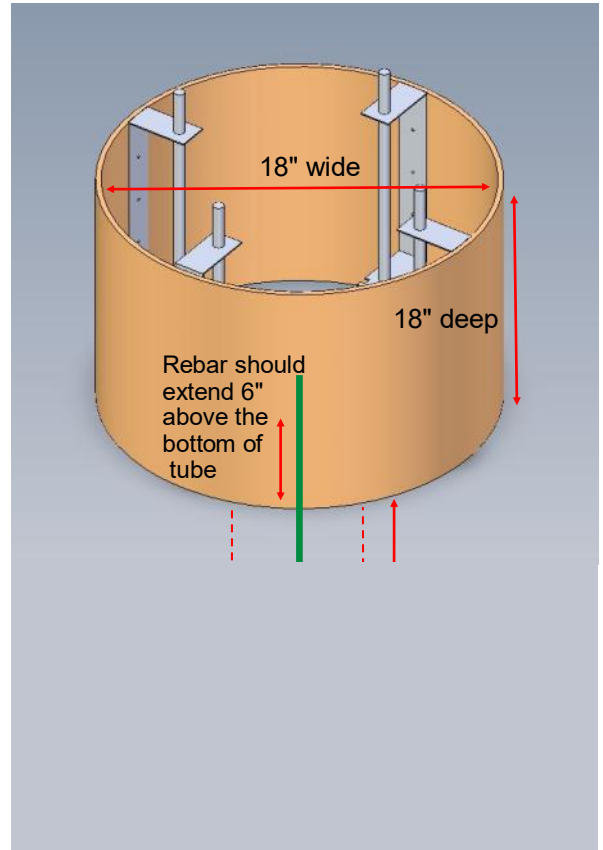
Fill the form with concrete. Use the chart below to determine the approximate amount of concrete that will be needed. It is important to fill the form to the top and level the concrete out. Make sure the rebar is in the center of the smaller hole when filled with concrete. Allow concrete to dry for 24 hours.

Required concrete by weight of bags

40 lbs.	8 bags
60 lbs.	6 bags
80 lbs.	4 bags

NOTE: As a rule the **depth of the anchor base** should be at least **1/3 of the pole height**. The more items on the pole, the greater the wind resistance is on the pole and the greater the foundation needed to secure the sign in the ground.

Check your local ordinances for your code requirements and other rules*.



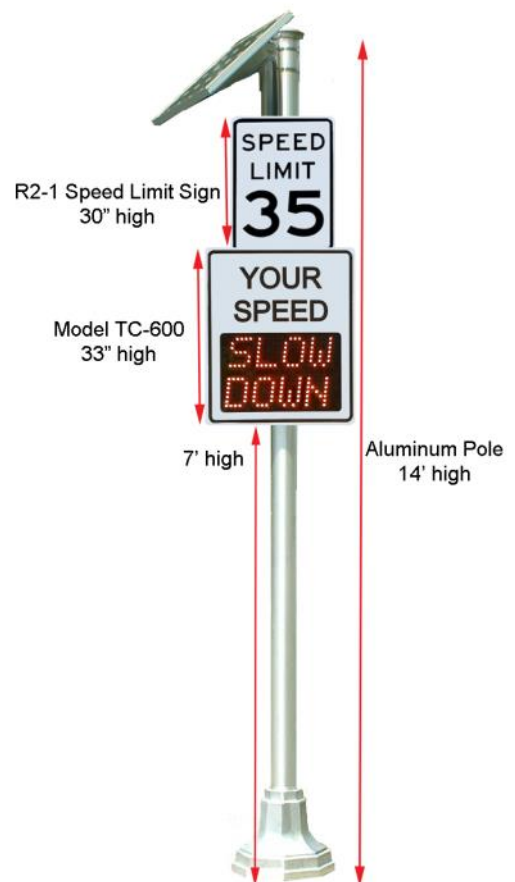
Installing and Positioning the Radar Speed Sign

The sign and pole should always be placed on the same side of the road as on-coming traffic.

Decide if you want the speed limit sign or the radar speed sign to be the lowest item on the pole. If it will be the radar speed sign, position the bottom of the sign at a height of 7 feet off the ground. Keep in mind that the base of the pole adds one extra foot to the height of the pole. Seven feet is a minimum height for many cities and counties where there is a sidewalk by the sign location.

Step 1: Mounting the Pole* onto the Base

- Place pole base on cement pad, aligned with bolts.
- Use level to ensure pole base is level.
- Add washers underneath base to level out if needed.
- Attach pole cap to pole.
- With two people, carefully screw pole into base.
- Using pole grip, continue to tighten pole into base, usually 2-4 full rotations
- Optional pole grip available from Home Depot for about \$25.
(*4.5" round aluminum, purchased from Radarsign)



Step 2: Mounting the Radar Speed Sign to a Round Pole using the Universal Mount Bracket

Features of the Universal Mount Bracket:

- Allows the installation of the radar speed sign using bolts or banding solutions
- Provides up to eight degrees of pivot up or down which allows placement of the speed sign on an uphill or downhill slope.
- Allows adjustment of the radar speed sign position for poles that have a slight side to side tilt after installation.
- Ease of installation: The design of the bracket allows you to attach the pole side bracket and then utilize the U shape slot on the top of the pole bracket to hang the sign while you finish the installation.

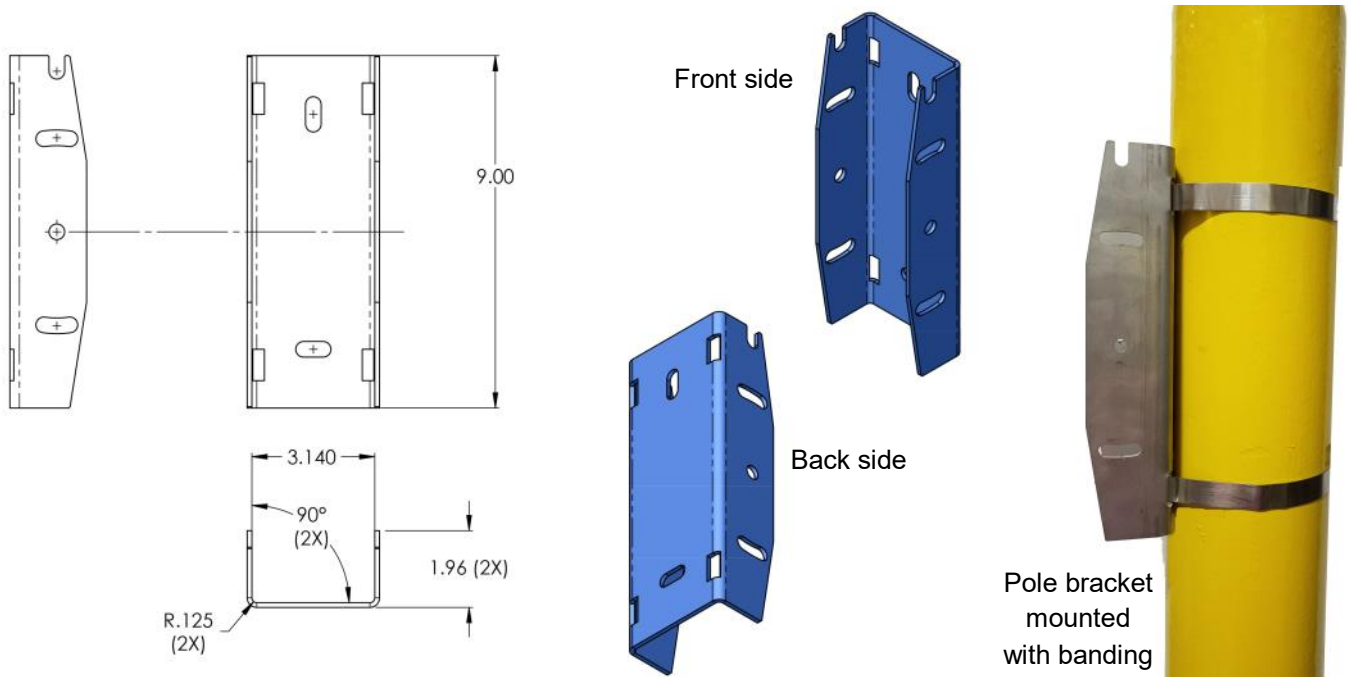
Tool and Materials Required (customer supplied):

- 7/16" wrench
 - Nuts, bolts or banding clamps for pole mounting
- **DO NOT** attach the YOUR SPEED faceplate to the radar speed sign until it is mounted on the pole. It will be much easier to mount the radar unit without the faceplate attached.
- Mark pole with pencil or tape at the minimum height level for bottom of sign, usually 7 feet or 7.5 feet above street level. With two people, attach the radar speed sign to the pole. This should be done at the 2-4 foot level first, or you may want to set the sign on top of a 4-foot or 6-foot ladder to help make the bracket mounting easier.

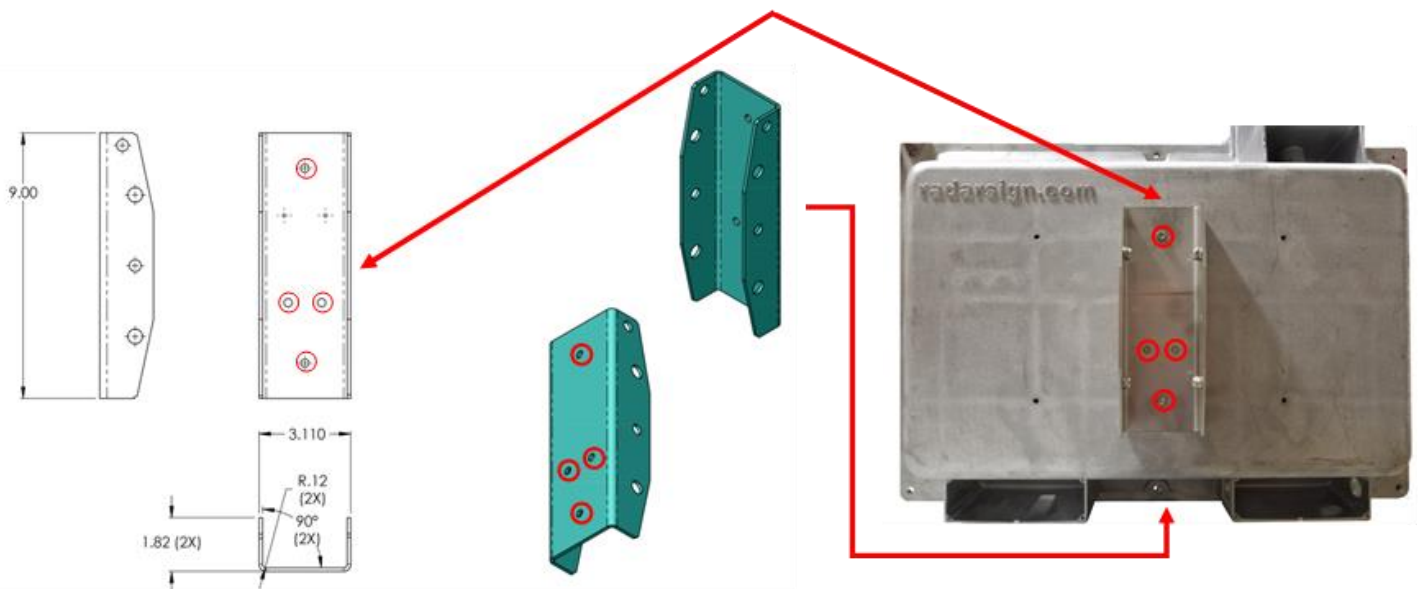


Installing and Positioning the Radar Speed Sign

- Attach the pole side of the bracket to the pole. Depending on what type of pole you are using you can use bolts or banding (*customer supplied*).

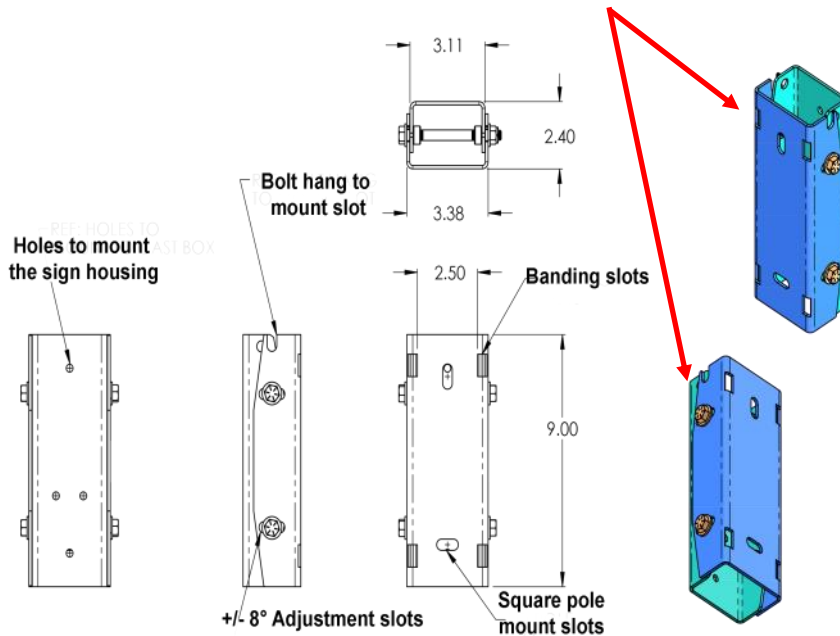
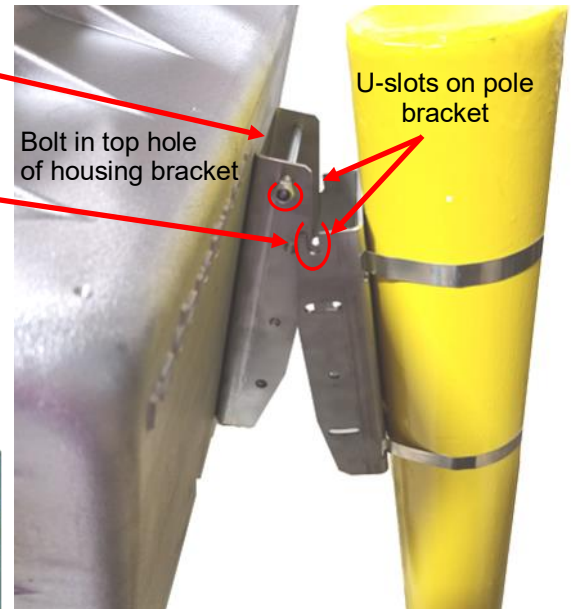


- Attach sign side of the bracket to the sign housing using the (4) 1/4" bolts x 5/8" length hex head bolt and lock washers (supplied).



Installing and Positioning the Radar Speed Sign (cont'd)

- When you are ready to hang the sign onto the pole place the $\frac{1}{4}$ " x 4" bolt (supplied) into the top hole of the housing bracket (a long screwdriver will also work).
- Lift the sign and place the bolt into the U-slot on the pole bracket. This will hold the sign so that the side bolts (supplied) can be installed.
- Install the (4) $\frac{1}{4}$ " bolts x $\frac{5}{8}$ " length hex head bolt, lock washers, and flat washers (supplied), 2 on each side of bracket.



- Once the sign is securely installed, the 4" bolt from the top hole can be removed.

Sign Mounting Lock

The sign mounting lock is used with the Universal Mount Bracket to secure the radar speed sign to the pole.

- Unlock the lock on the larger black end of the lock set and remove lock.
- Slide the lock set bar through the hole at the bottom of the sign mounting bracket.
- Attach lock to the end of the lock set bar and lock.

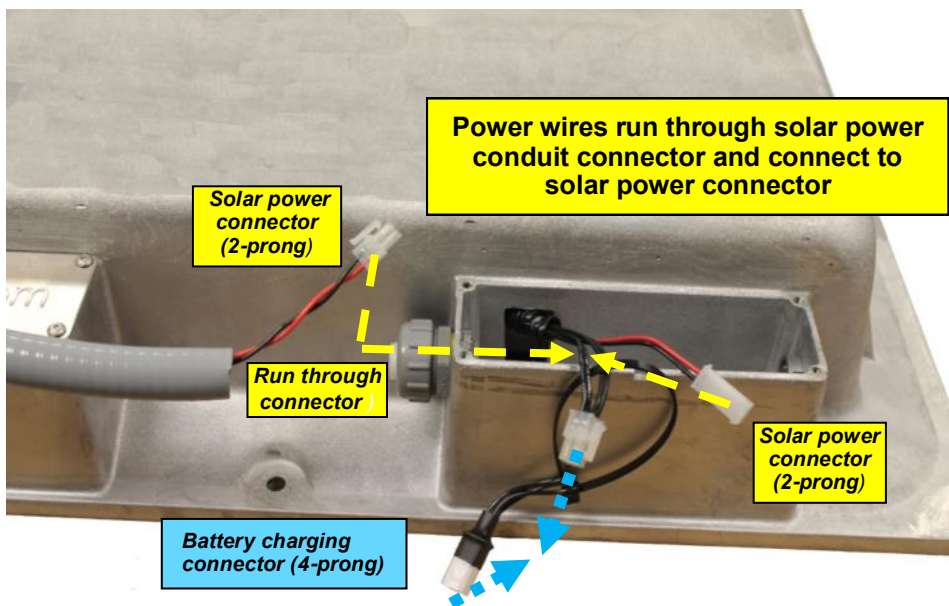
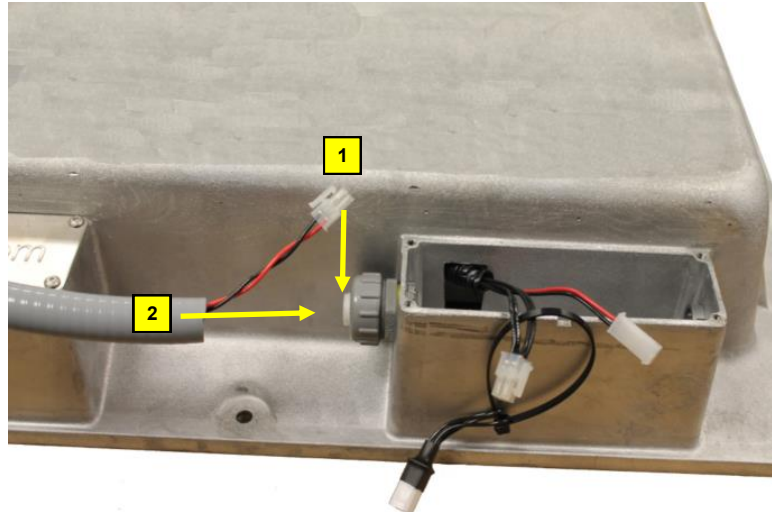


Making the Power Connections

Solar Power Connections for the TC-600S (Stand alone signs only)

If a radar sign/beacon combo has been purchased, please refer to the Radar Sign/Beacon Installation Manual.

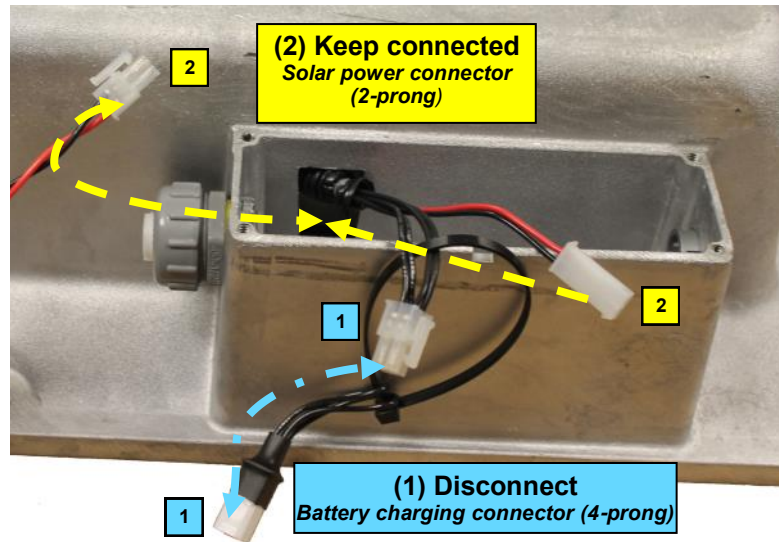
- 1) Slide power wires through flexible non-metallic conduit connector (FNMC-B connector/UL Approved) on the radar sign bell box. (See 1 on photo)
- 2) Twist conduit into junction box connector until secure. (See 2 on photo)
- 3) **DO NOT CONNECT WIRING TO SIGN UNTIL STEP 7.**
- 4) Make conduit as straight as possible
- 5) Run the conduit inside the sign clamps/brackets up the pole to the solar panel. It is important to secure the conduit to reduce vandalism opportunity.
- 6) Bend conduit at 90° angle 2"-3" from the junction box connector.
- 7) Connect the solar wiring 2 prong male and female pins (from step 1) to power up the sign.
- 8) Watch the sign run through a power on test (15-20 seconds). Testing is complete when the blue blinking light changes from solid to blinking. The sign should be operational at this point with factory settings.
- 9) **If the sign does not power up or operate at this point, disconnect and check your solar connections in the solar panel junction box. They are most likely reversed.**
- 10) **Connect the batteries with the 4 prong male and female pins.**
If you do not do this, your sign will operate only during the daytime using solar energy!



Making the Power Connections (cont'd)

To Check Solar Panel Connection

1. Disconnect 4-prong loop connector (1)
2. Keep the 2-wire connector from the solar panel connected. (2)
3. If the sign works, the wiring is correct.
If not, re-open the solar panel junction box located on the solar panel and check to see if the wiring insulation has been pushed in too far and is preventing contact with the copper strand. If there is good contact with the wiring then you may have the wires reversed.



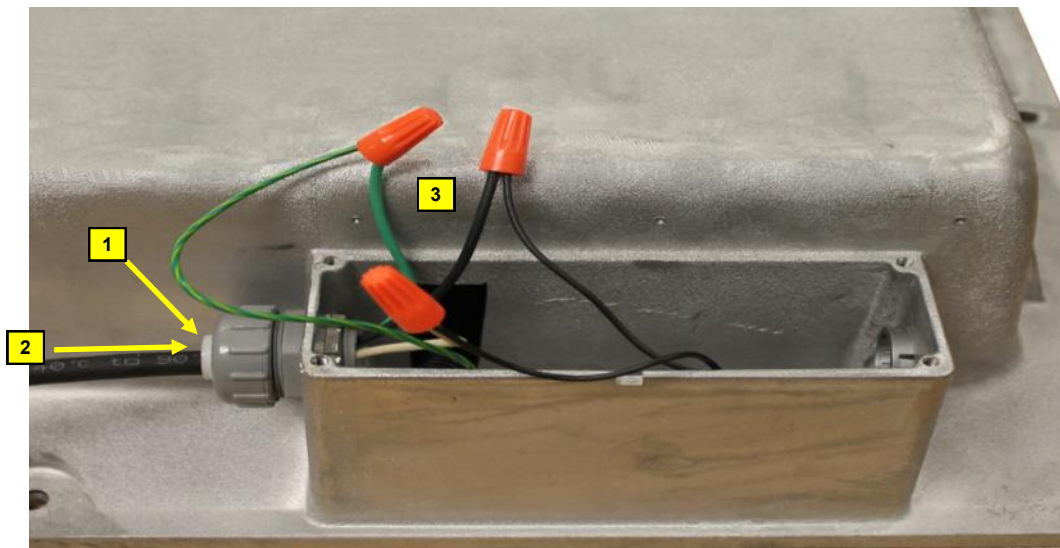
Mounting the Solar Panel to the Pole

For solar panel installation instructions, please refer to Appendix A.

A/C Power Connections for the TC-600A

The signs will accept direct connection to a power supply between 100v and 240v. Higher voltage supplies will require a customer supplied step-down transformer. Branch circuits should have a 5 amp circuit breaker installed for protection and power cycle convenience

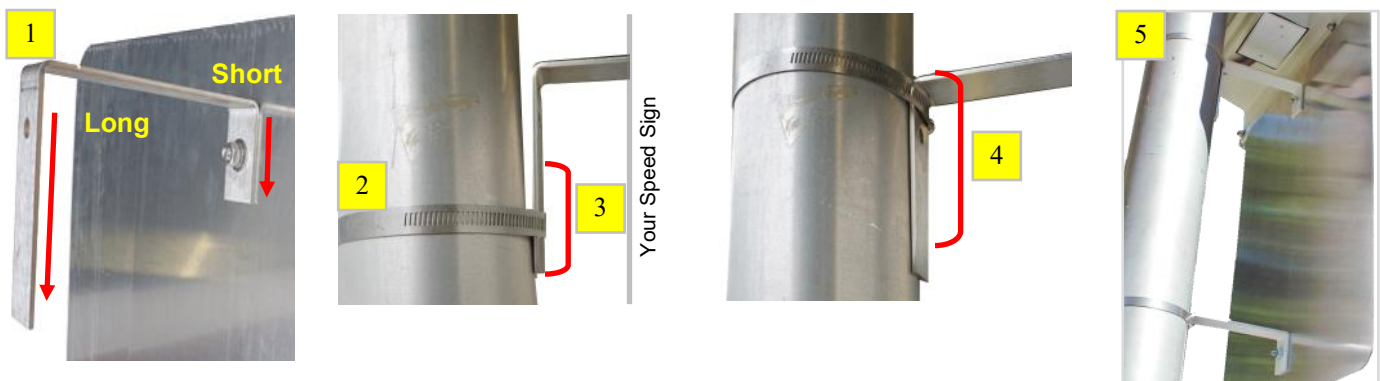
1. Locate the open outlet box at bottom of radar speed sign
2. Slide incoming AC power wires through flexible non-metallic conduit connector (FNMC-B connector/UL Approved) on the radar sign bell box. (See 1 and 2 on photo below)
3. Connect the exposed black, black, and green wires (See 3 on photo below)
4. Either of the two black wires can connect to the LINE or NEUTRAL incoming wire



When wiring is complete and has been inspected, cycle the AC power on and observe the sign display. The sign will flash its serial number and code version, and resume normal operation as indicated by blinking of the blue LED in the center of the display.

Final Touches

- YOUR SPEED faceplate: With nuts provided, attach the YOUR SPEED faceplate to the radar speed sign. **DO NOT** over-tighten.
- Regulatory Speed Limit sign: Using the sign extender bracket set, install the regulatory speed limit sign above or below your radar speed sign. The sign extender brackets extend the regulatory speed limit sign 6" from pole so it is flush with the YOUR SPEED sign.
 1. Screw the short end of the brackets into the top and bottom of the back of the Speed Limit sign
 2. Install the banding clamp loosely around the pole.
 3. Insert the long end of the extender brackets inside the banding clamp.
 4. Securely tighten the banding clamp so the long end of the extender bracket is flat against the pole.
 5. Installed regulatory speed limit sign using extender brackets



Radar Speed Sign Settings:

The factory settings of the radar speed sign are probably not the same as you would like to have for your installation.

The factory settings are:

Min Speed:	20
Max Speed:	55
Speed Limit:	30

Using a Wi-Fi browser set up sign with correct time and date; then set initial parameters for sign operation. (See Operation Manual available in the [Customer Resource Center](#))

Customer Resource Center

Radarsign software downloads, installation manuals, operation manuals, troubleshooting/repair/upgrade information and forms, product sheets, spec sheets, and more can be found on our website.

Just scan the QR code to the right. 

Password: **safety**



For additional assistance:

Email: customerservice@radarsign.com

Phone: **678-965-4814** and ask for technical support.

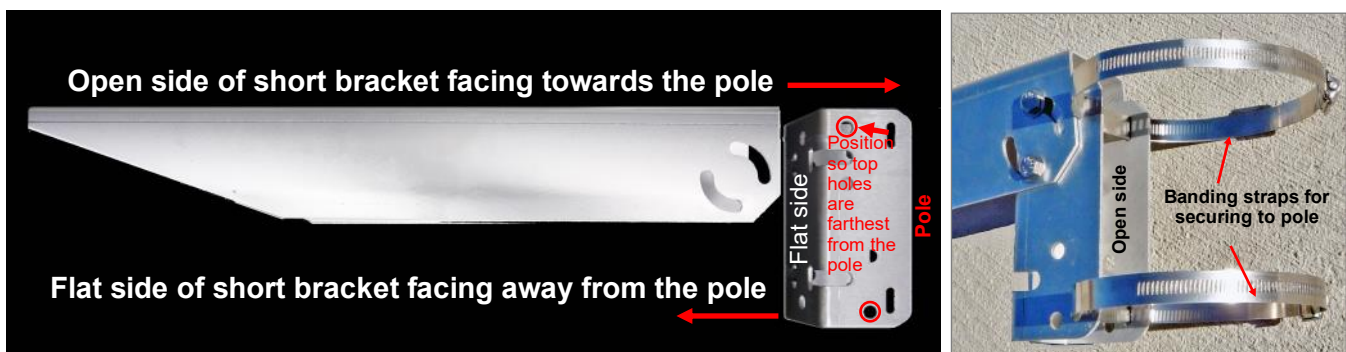
Appendix A: Solar Models: Mounting the Solar Panel to the Pole

Small Solar Panel Mounting Bracket Installation Instructions (For 50 watt panel)

1. Attach the solar panel to the long tapered piece of the mounting bracket (screws, nuts, and washers are included). The holes on the solar panel and mounting bracket are pre-drilled.
2. Attach the mounting bracket to the support structure (pole/post/etc.). **There are two pieces to the solar panel mounting bracket:**
 - A short stationary piece that is fixed to the support structure (pole/post/etc.) that has two orientations depending on the type of pole that is used. The short brackets has pre-drilled slots for mounting on 3½" - 4½" diameter poles. (If you wish to attach to smaller or larger poles, use the slots provided on the bracket mount and use the appropriate size banding clamps.)
 - A long tapered piece to which the solar panel is attached.

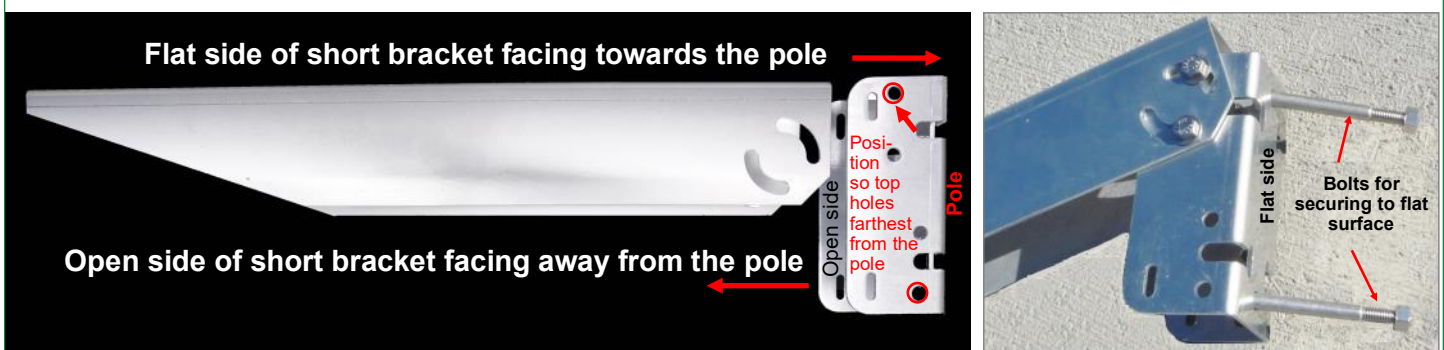
Installing on a Pole or Round Surface

- Position the short bracket with the open side of the bracket facing the pole/round surface
- Make sure you mount the short bracket with the end with the round holes which are farthest from the pole on top. This will allow room to pivot the larger bracket without interfering with the banding clamps.
- Secure the bracket to the pole using banding clamps. Radarsign provides two banding clamps that will fit 3½" - 4½" diameter poles. For larger or smaller poles, **customer must provide** clamps.
(NOTE: Radarsign sells an Astro-Bracket that will mount signs to poles that are 6" OD-17" OD.)



Installing on a Flat Surface

- Position the short bracket with the open side of the bracket facing out and the flat side of the bracket against the flat mounting surface.
- Make sure you mount the short bracket with the end with the round holes which are furthest from the flat mounting surface on top.
- Secure the short bracket to the flat surface using bolts* (*customer supplied)

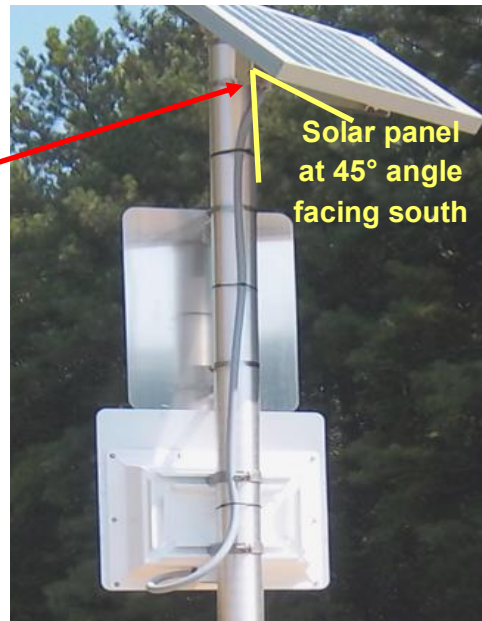


Appendix A: Solar Models: Mounting the Solar Panel to the Pole (cont'd)

3. With the provided banding clamps, attach mounting bracket with the solar panel to pole.
4. Slide bracket up the pole to desired position with the solar panel facing as close to south as possible, and secure to pole. **The solar panel should be positioned to face south at a 45° angle.**
5. Tighten all nuts on the mounting bracket and solar panel.
6. Solar panel should be washed with a mild dish detergent and soft cloth every 6 months for optimal performance.



50-watt solar panel bracket mounted on pole

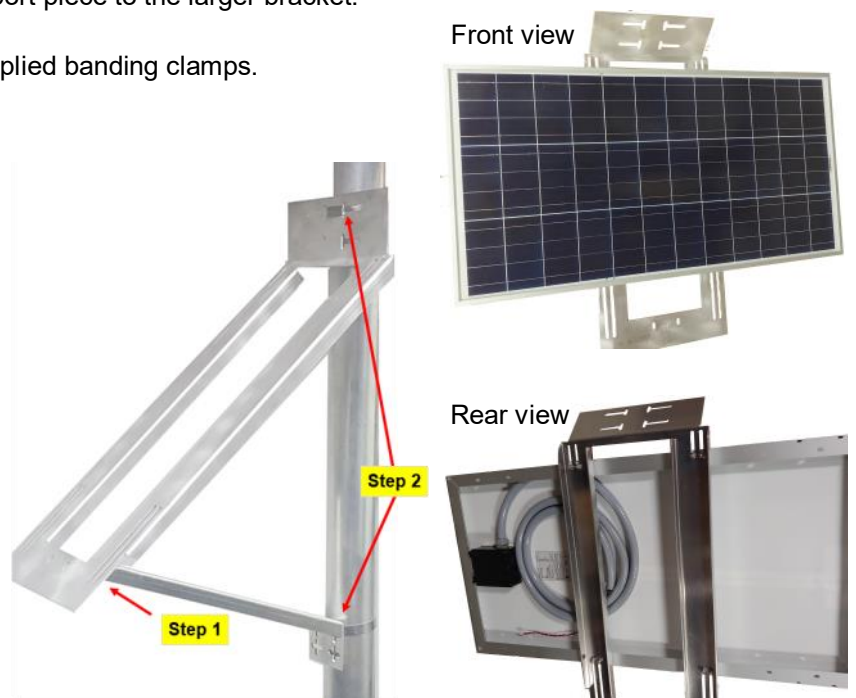


Medium Solar Panel Mounting Bracket Installation Instructions (For 75 watt panels)

1. Assemble the bracket by attaching the support piece to the larger bracket.
2. Attach the bracket to the pole using the supplied banding clamps.
3. Slide bracket up the pole to desired position so the solar panel will be facing as close to south as possible, and secure to pole.

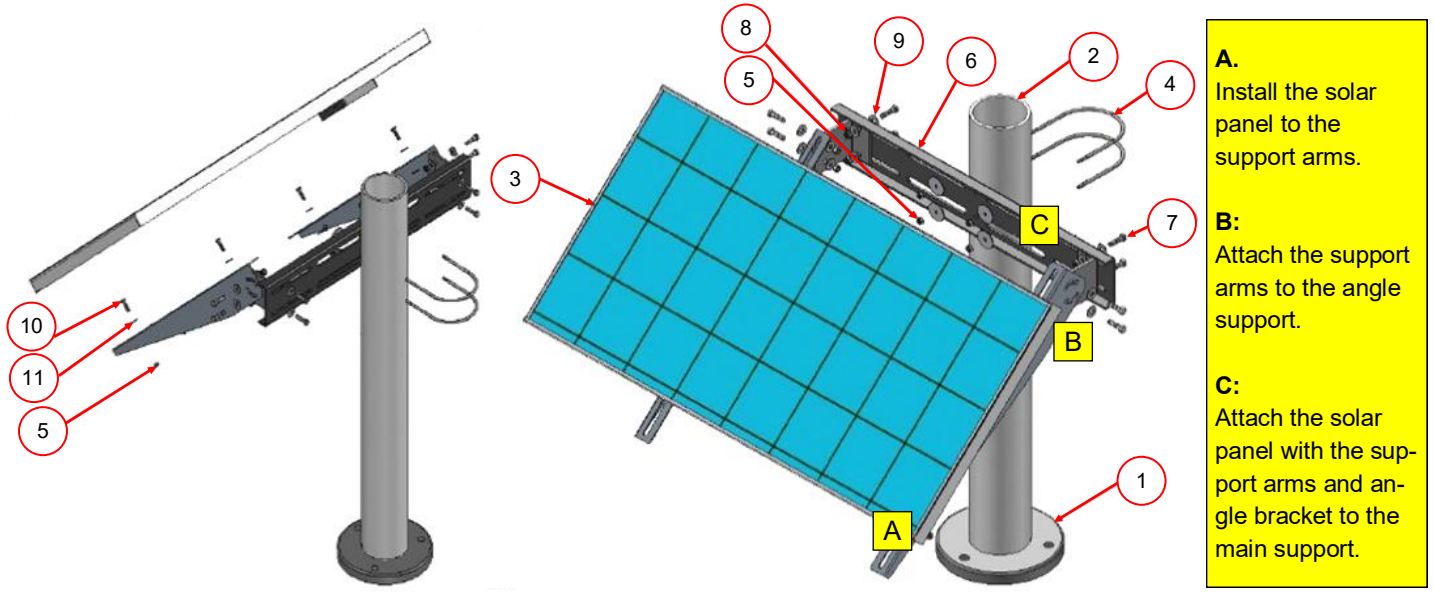
The solar panel should be positioned to face south at a 45° angle.

4. Use the remaining bolts and spacers to secure the solar panel to the bracket. Tighten all nuts on the mounting bracket and solar panel.
5. Solar panel should be washed with a mild dish detergent and soft cloth every 6 months for optimal performance.



Appendix A: Solar Models: Mounting the Solar Panel to the Pole

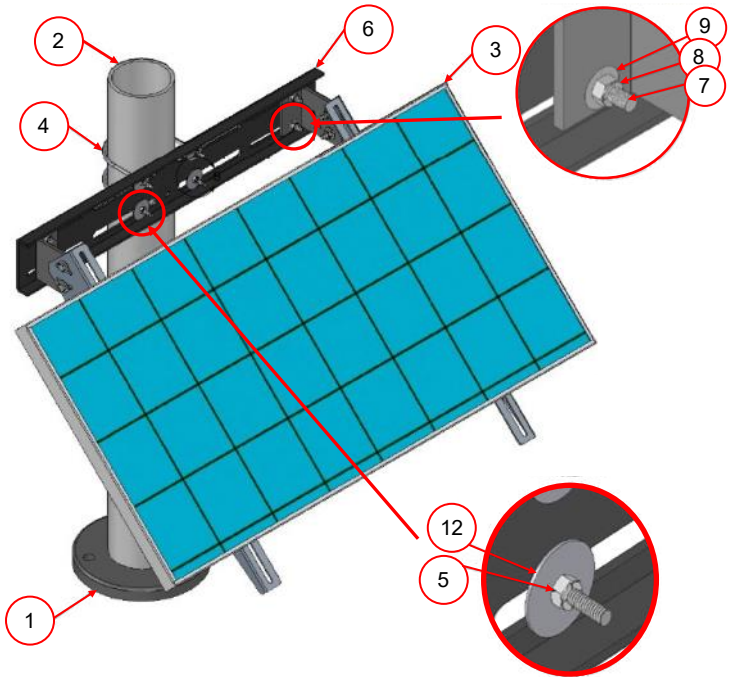
Large Solar Panel Mounting Bracket Installation Instructions (For 65W/90W/120W panels)



A. Install the solar panel to the support arms.

B. Attach the support arms to the angle support.

C. Attach the solar panel with the support arms and angle bracket to the main support.



Item #	Qty	Description
1	1	Base Plate*
2	1	Pedestal Pole*
3	1	Solar Panel*
4	2	U-bolt, 1/4" <small>NOTE: The 2 U-bolts included are for a 4.5" OD pole. Any other size used will be customer supplied.</small>
5	8	Hex nut
6	1	Adjustable solar bracket
7	8	Hex bolt
8	8	Hex nyloc nut
9	16	Washer, 5/16 x 3/4" diameter flat
10	4	Hex head bolt, 1/4" x 3/4"
11	8	Flat washer, 1/4"
12	4	Fender washer, 1/4" x 1 1/2"

**Not included in Adjustable Solar Panel Mounting Bracket Set*

- The adjustable solar panel mounting bracket shown is mounted to a 4 1/2" OD round pole. The bracket will accommodate U-bolts as small as 2 1/2" OD, however a 4 1/2" OD is recommended due to wind resistance on the solar panel.
- The bracket can also be bolted to a flat mounting surface using the two 3/8 inch bolt holes in the center of the main bracket.
- Brackets have pre-drilled slots for mounting on 3 1/2" - 4 1/2" diameter poles. If you wish to attach to smaller or larger poles, use the slots provided on the bracket mount and use the appropriate size banding clamps.
- Radarsign provides two banding clamps that will fit 3 1/2" - 4 1/2" diameter poles. For larger or smaller poles, **customer must provide** clamps.
(Radarsign sells an Astro-Bracket that will mount signs to poles that are large diameter poles up to 17" OD.)

Appendix A: Solar Models: Mounting the Solar Panel to the Pole

- With provided banding clamps, attach mounting bracket with solar panel to pole.
- Slide bracket up pole to desired position with solar panel facing as close to south as possible and secure to pole. The solar panel should be positioned to face south at a 45° angle.
- Tighten all nuts on mounting bracket and solar panel.
- Solar panel should be washed with a mild dish detergent and soft cloth every 6 months for optimal performance.



*Large solar panel bracket
mounted on pole*





Radarsign, LLC provides the following warranty for its traffic calming systems whether sold directly by Radarsign or by an authorized Radarsign distributor.

Limited Warranty Agreement

Radarsign, LLC warrants this product against defects in materials and workmanship to the *original (end user)* purchaser for a period of two (2) years from the date of shipment; This warranty is limited to the repair or replacement of the product.

- Warranty is only valid if the product is installed, operated, and maintained according to the manufacturer's instructions and recommendations.
- Replacement parts are covered by the unexpired warranty of the parts they replace.
- Claims made under this warranty will be honored only if Radarsign, LLC is notified of a failure within the warranty period, reasonable information requested by Radarsign is provided, and Radarsign is allowed to verify the cause of the failure.
- To obtain warranty service, the purchaser must first call Radarsign, LLC for an RMA number; then return the product to Radarsign, LLC for repair or replacement.
- Purchaser shall prepay shipping charges for products returned to Radarsign, LLC.
- Radarsign, LLC will pay for return of the products to purchaser located within North America. Purchasers from a country outside or North America shall pay all shipping charges, duties, and taxes for products returned to Radarsign, LLC for warranty or after warranty repair.
- Radarsign, LLC makes no other warranty of any kind with regard to this product. Radarsign, LLC shall not be liable for errors contained herein or for incidental or consequential damages in connection with the furnishing, performance, or use of this product.
- Within ninety (90) days of receipt should the product fail for any reason other than damage due to customer negligence, acts of God or vandalism, Radarsign will bear shipping costs for depot service both to and from the repair facility for products sold with a United States shipping address. After 90 days, the customer is responsible for inbound shipping. Radarsign will pay for return shipping to the customer for the entire warranty period if customer is located within North America. Customers from a country outside or North America shall pay all shipping charges, duties, and taxes for products returned to Radarsign, LLC for warranty or after warranty repair.
- Radarsign, LLC warrants that this product is new. Radarsign, LLC makes no other warranty, either expressed or implied, with respect to this product. Radarsign, LLC specifically disclaims the implied warranties of merchantability and fitness for a particular purpose.
- Some states or provinces do not allow limitations on how long an implied warranty lasts, so the above limitation or exclusion may not apply to you.
- The remedies provided herein are customer's sole and exclusive remedies. In no event shall Radarsign, LLC be liable for any lost profits, direct, indirect, special, incidental or consequential damages, whether based on contract, tort or any other legal theory.

This warranty does not cover damage from:

- Accidents, malicious abuse, theft, vandalism, impact with a foreign object or acts of God
- Unauthorized modification of the product
- Failure of customer to follow Radarsign's published site selection, installation, transport and/or storage instructions in the Installation Manual for your sign model. The Installation Manual is available in the [Customer Resource Center*](https://www.radarsign.com/customer-resource-center/) (<https://www.radarsign.com/customer-resource-center/>). Password: safety
- Customer's removal or relocation of the sign
- Electrical work external to the unit, virus/hacker activity, and external computer errors
- Improper solar panel installation or improper use of battery charging equipment

This warranty is limited to a repair or replacement of the product. To obtain warranty service, the purchaser must first call Radarsign, LLC for an RMA number, then return the product to Radarsign, LLC for repair or replacement.

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COMMUNITY DEVELOPMENT DISTRICT

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**STARKEY RANCH
LANDSCAPE REPAIRS/IMPROVEMENTS
2021-2022**

5/5/2021

PROPOSAL/ESTIMATE #	LOCATION	DESCRIPTION	RESMONDO SOD	DOWN TO EARTH
9181	Berrypick Trail	Turf Replacement (4,900 SF)	\$ 2,940.00	
9181	Berrypick Trail	Turf Replacement (4,900 SF)		\$ 5,390.00
7438	Lake Blanche	Turf Replacement (81,730 SF)	\$ 49,038.00	
7438	Lake Blanche	Turf Replacement (81,730 SF)		\$ 81,730.00
9172	Monroe Commons	Turf Replacement (86,000 SF)	\$ 51,600.00	
9172	Monroe Commons	Turf Replacement (86,000 SF)		\$ 90,660.00
9182	Rail Spur & Fence Post	Turf Replacement (16,500 SF)	\$ 9,900.00	
9182	Rail Spur & Fence Post	Turf Replacement (16,500 SF)		\$ 17,325.00
7454	Rangeland East	Turf Replacement (186,857 SF)	\$ 112,114.20	
7454	Rangeland East	Turf Replacement (186,857 SF)		\$ 186,857.00
7447	Rangeland West	Turf Replacement (187,929 SF)	\$ 112,757.40	
7447	Rangeland West	Turf Replacement (187,929 SF)		\$ 187,929.00
7456	Whitfield Preserve Pocket Parks	Turf Replacement (16,930 SF)	\$ 10,158.00	
7456	Whitfield Preserve Pocket Parks	Turf Replacement (16,930 SF)		\$ 17,776.50
		TURF REPLACEMENT SUBTOTAL:	\$ 348,507.60	\$ 587,667.50
7870	Whitfield Park	Plant Replacement		\$ 7,102.00
7873	Long Spur West	Plant Replacement		\$ 5,412.00
7874	Lake Blanche Avenue	Plant Replacement		\$ 8,340.00
7875	Rangeland West	Plant Replacement		\$ 7,778.00
7867	SR-54 Frontage	Plant Replacement		\$ 6,546.00
7869	Village 1 - Heart Pine Avenue	Plant Replacement		\$ 12,852.00
4392	Village 2 - Cattle Gap Trail	Plant Replacement		\$ 3,955.00
9179	Cunningham Hall	Plant Replacement		\$ 1,833.00
7868	Village 2 - Homestead Park	Plant Replacement		\$ 5,824.00
4396	Village 2 - East Trail from Homestead Park	Plant Replacement		\$ 1,573.00
		PLANT REPLACEMENT SUBTOTAL:		\$ 61,215.00

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COMMUNITY DEVELOPMENT DISTRICT

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 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	\$1,929,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,929,701
Investments														
Revenue	-	615,070	468,152	586,644	632,363	339,046	118,200	-	-	-	-	-	-	2,759,475
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,086	441	86	2	38,806	3,342,952	3,674,373
Undeposited funds	6,795	-	-	-	-	-	-	-	-	-	-	-	-	6,795
Due from MI Homes	55,287	-	-	-	-	-	-	-	-	-	-	-	-	55,287
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from Taylor Morrison of FL	213,546	-	-	-	-	-	-	-	-	-	-	-	-	213,546
Due from Homes by West Bay	45,765	-	-	-	-	-	-	-	-	-	-	-	-	45,765
Due from other	1,441	-	-	-	-	-	-	-	-	-	-	-	-	1,441
Due from general fund	-	57,448	44,245	56,821	70,058	33,819	11,916	-	-	-	-	-	-	274,307
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$2,306,594</u>	<u>\$1,320,724</u>	<u>\$1,165,067</u>	<u>\$1,124,787</u>	<u>\$1,108,462</u>	<u>\$693,231</u>	<u>\$295,216</u>	<u>\$292,086</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,952</u>	<u>\$11,688,454</u>
LIABILITIES														
Liabilities:														
Credit card payable	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,186
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	57,448	-	-	-	-	-	-	-	-	-	-	-	-	57,448
Due to debt service fund 2015A	44,245	-	-	-	-	-	-	-	-	-	-	-	-	44,245
Due to debt service fund 2016	56,821	-	-	-	-	-	-	-	-	-	-	-	-	56,821
Due to debt service fund 2017	70,058	-	-	-	-	-	-	-	-	-	-	-	-	70,058
Due to debt service fund 2018	33,819	-	-	-	-	-	-	-	-	-	-	-	-	33,819
Due to debt service fund 2019	11,916	-	-	-	-	-	-	-	-	-	-	-	-	11,916
Accrued taxes payable	92	-	-	-	-	-	-	-	-	-	-	-	-	92
Total liabilities	<u>376,704</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>376,704</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	368,507	-	-	-	-	-	-	-	-	-	-	-	-	368,507
Total deferred inflows of resources	<u>368,507</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>368,507</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,320,724	1,165,067	1,124,787	1,108,462	693,231	295,216	-	-	-	-	-	-	5,707,487
Capital projects	-	-	-	-	-	-	-	292,086	441	86	2	38,806	3,342,952	3,674,373
Unassigned	1,561,383	-	-	-	-	-	-	-	-	-	-	-	-	1,561,383
Total fund balances	<u>1,561,383</u>	<u>1,320,724</u>	<u>1,165,067</u>	<u>1,124,787</u>	<u>1,108,462</u>	<u>693,231</u>	<u>295,216</u>	<u>292,086</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,806</u>	<u>3,342,952</u>	<u>10,943,243</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,306,594</u>	<u>\$1,320,724</u>	<u>\$1,165,067</u>	<u>\$1,124,787</u>	<u>\$1,108,462</u>	<u>\$693,231</u>	<u>\$295,216</u>	<u>\$292,086</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,952</u>	<u>\$11,688,454</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 77,495	\$ 2,446,493	\$ 2,685,158	91%
Assessment levy - off-roll O&M	91,531	91,531	541,505	17%
Lot closing	4,914	4,914	-	N/A
Trash collection assessments	7,366	170,570	48,963	348%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	2,516	7,266	15,000	48%
Interest	-	-	2,500	0%
Insurance proceeds	3,030	3,030	-	N/A
Miscellaneous	-	4,125	9,600	43%
Total revenues	186,852	2,805,924	3,384,511	83%
EXPENDITURES				
Professional & administrative				
Supervisors	215	646	-	N/A
Management	3,506	21,035	42,070	50%
Legal	4,163	17,725	30,000	59%
Engineering	-	500	5,000	10%
Assessment administration	833	5,000	10,000	50%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	600	3,000	20%
Dissemination agent	1,083	6,500	13,000	50%
Trustee	5,387	25,591	26,937	95%
Telephone	21	125	250	50%
Postage	107	451	1,500	30%
Printing & binding	167	1,000	2,000	50%
Legal advertising	88	964	3,500	28%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	344	-	N/A
Other current charges	151	1,155	3,500	33%
Office supplies	-	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	1,648	52,029	55,941	93%
Total professional & administrative	17,369	139,662	209,203	67%
Field operations				
Contract services				
Field services	2,360	14,163	28,325	50%
Landscape maintenance	321,851	636,557	1,521,000	42%
Landscape consulting	4,250	25,500	51,000	50%
Landscape arbor care	-	6,200	20,000	31%
Wetland maintenance	7,075	11,625	24,168	48%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	-	23,481	94,000	25%
Community trash hauling	18,895	107,416	198,660	54%
Repairs & maintenance				
Repairs - general	-	3,834	15,000	26%
Operating supplies	496	4,966	8,000	62%

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

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	3,305	35,247	70,000	50%
Playground mulch	5,985	11,485	7,200	160%
Fertilizer/chemicals	-	11,600	15,000	77%
Irrigation repairs	4,598	16,882	30,000	56%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	125	1,000	13%
Road & sidewalk	2,155	4,443	15,000	30%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	10,682	30,000	36%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	(989)	7,025	9,000	78%
Streetlights	39,570	167,671	326,340	51%
Irrigation - reclaimed water	3,038	19,509	85,000	23%
Gas	27	159	350	45%
Recreation facilities				
Amenity management staff/contract	23,150	102,536	297,662	34%
Office supplies	134	1,057	1,000	106%
Janitorial	1,497	10,178	14,040	72%
Pool cleaning	1,690	10,940	26,280	42%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,703	10,578	22,000	48%
Pool - water	331	2,448	10,000	24%
Pool permits	-	-	705	0%
Pest services	-	250	500	50%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	941	3,182	7,000	45%
Access cards	75	250	5,500	5%
Activities	864	13,489	28,000	48%
Program incentives	-	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	444,001	1,325,451	3,069,258	43%
Total expenditures	461,370	1,465,113	3,278,461	45%
Net increase/(decrease) of fund balance	(274,518)	1,340,811	106,050	
Fund balance - beginning (unaudited)	1,835,901	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,561,383</u>	<u>\$ 1,561,383</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 MARCH 31, 2021

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 20,255	\$ 639,433	\$ 662,901	96%
Interest	5	26	50	52%
Total revenues	<u>20,260</u>	<u>639,459</u>	<u>662,951</u>	96%
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	406	12,789	13,810	93%
Total expenditures	<u>406</u>	<u>451,933</u>	<u>653,751</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	19,854	187,526	9,200	
Beginning fund balance (unaudited)	<u>1,300,870</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,320,724</u></u>	<u><u>\$1,320,724</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 MARCH 31, 2021

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 15,600	\$ 492,478	\$ 510,550	96%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	4	23	-	N/A
Total revenues	<u>15,604</u>	<u>584,153</u>	<u>663,252</u>	88%
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	312	9,849	10,637	93%
Total expenditures	<u>312</u>	<u>416,599</u>	<u>655,631</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	15,292	167,554	7,621	
Beginning fund balance (unaudited)	<u>1,149,775</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$1,165,067</u></u>	<u><u>\$1,165,067</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 MARCH 31, 2021

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 20,034	\$ 632,456	\$ 655,667	96%
Interest	4	20	-	N/A
Total revenues	<u>20,038</u>	<u>632,476</u>	<u>655,667</u>	96%
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	401	12,649	13,660	93%
Total expenditures	<u>401</u>	<u>427,774</u>	<u>650,585</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	19,637	204,702	5,082	
Beginning fund balance (unaudited)	<u>1,105,150</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$1,124,787</u></u>	<u><u>\$1,124,787</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 MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 21,968	\$ 693,508	\$ 718,962	96%
Assessment levy - off-roll	-	105,364	97,366	108%
Lot closing	7,752	7,752	-	N/A
Interest	3	15	-	N/A
Total revenues	<u>29,723</u>	<u>806,639</u>	<u>816,328</u>	99%
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	440	13,868	14,978	93%
Total expenditures	<u>440</u>	<u>525,140</u>	<u>808,444</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	29,283	281,499	7,884	
Beginning fund balance (unaudited)	<u>1,079,179</u>	<u>826,963</u>	<u>932,467</u>	
Ending fund balance (projected)	<u><u>\$1,108,462</u></u>	<u><u>\$1,108,462</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 MARCH 31, 2021

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 11,924	\$ 376,433	\$ 390,252	96%
Assessment levy - off-roll	-	-	258,754	0%
Interest	2	12	-	N/A
Total revenues	<u>11,926</u>	<u>376,445</u>	<u>649,006</u>	58%
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	238	7,528	8,130	93%
Total expenditures	<u>238</u>	<u>403,350</u>	<u>641,674</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	11,688	(26,905)	7,332	
Beginning fund balance (unaudited)	<u>681,543</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u><u>\$ 693,231</u></u>	<u><u>\$ 693,231</u></u>	<u><u>\$ 727,753</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,201	\$ 132,633	\$ 137,504	96%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	6	-	N/A
Total revenues	<u>4,202</u>	<u>132,639</u>	<u>333,005</u>	40%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	83	2,653	2,865	93%
Total expenditures	<u>83</u>	<u>112,078</u>	<u>221,715</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	4,119	20,561	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1)</u>	<u>(4)</u>	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	-	N/A
Fund balance:				
Net increase/(decrease) in fund balance	4,118	20,557	111,290	
Beginning fund balance (unaudited)	<u>291,098</u>	<u>274,659</u>	<u>274,850</u>	
Ending fund balance (projected)	<u>\$295,216</u>	<u>\$ 295,216</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 MARCH 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 7
Total revenues	1	7
 EXPENDITURES		
Debt service		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	1	7
 Beginning fund balance (unaudited)	292,085	292,079
Ending fund balance (projected)	\$ 292,086	\$292,086

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

	<u>Current Month</u>	<u>Year To Date</u>
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><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

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

	<u>Current Month</u>	<u>Year To Date</u>
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)	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 MARCH 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 MARCH 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES	-	-
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 MARCH 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 83
Total revenues	13	83
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	13	83
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	1	4
Net change in fund balance	14	87
Beginning fund balance (unaudited)	3,342,938	3,342,865
Ending fund balance (projected)	\$3,342,952	\$3,342,952

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 April 14, 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
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Nikole DeSclafani	WTS Starkey Ranch Lifestyle Coordinator
Brian Vitoritt	Securiteam
Gary Hawkins (via telephone)	Down to Earth Landscape
Pete Soety (via telephone)	Sunscape Consulting Inc.

Residents, present were:

Christof O’Jenski	Larry Sekely	John Dailey
Anna Thompson	King Lotz	Justin Johnson
Dave Deenihan	Aaron Kilbride	Dr. Christie Burnett-Yarnell
Bob Comella	Adrienne Burden	Dan Whitehall
Ed Bodden		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:00 p.m. All Supervisors were present, in person.

44 **SECOND ORDER OF BUSINESS****Public Comments [3 minutes per person]**

45

46 Resident Christof O’Jenski asked for an update on re-sodding the pocket park next to his
47 home on Barbour Trail, what types of material that would be used and what could be done to
48 prevent wild boars from damaging the property further. He suggested the CDD include a
49 process for residents to notify Staff of wild boar sightings to prevent further damage and
50 minimize future financial impact to the CDD.

51 Mr. Adams stated that a map and proposals for irrigation and determining what sod to
52 use would be distributed to the Board, along with implementing a pesticide program. He
53 inspected the area and, although the trapper is under Mr. Call’s supervision, he suggested
54 implementing a trapper program to the CDD procedures, as this is the active season.

55 Resident Larry Sekely asked about improving the condition of the ponds and alleyways
56 at Whitefield Park, which was an ongoing issue. Mr. Adams stated that he submitted a
57 complete inventory to Mr. Call, who was working on getting builders to address the issues. Mr.
58 Sekely was instructed to contract MI Homes to report issues. Discussion of possibly holding
59 back their deposits would be conveyed to MI Homes. Mr. Sekely stated that contractors were
60 mowing the lake banks down to the dirt at Albritton Park. Mr. Adams would address this issue
61 with Down to Earth (DTE).

62 Resident John Dailey asked about repairing the storm drains near Long Spur. He
63 suggested the CDD bill MI Homes for those repairs and replace the topper on the
64 Corkfield/Court Run sign, as well as replace the “One Way/Don’t Enter” sign that is missing, as
65 he believed MI Homes’ contractor’s employees discarded them. He commended DTE’s
66 performance and responsiveness. Mr. Adams stated he was waiting on MI Homes’
67 responsiveness to repair the storm drains. The directive was for Mr. Call to engage the
68 Developer and, if there is no response, he would work with Ms. Willson.

69 Resident Adrienne Burden asked for the CDD to address speeding issues and noted that
70 she observed speeding and motorcycle stunts along the western part of Rangeland Boulevard
71 and Barbour Trail. Residents were instructed to report incidents to the Sheriff’s office, via the
72 non-emergency line.

73 Resident Ed Bodden stated he would delay his comments to the Third Order of Business.

74

75 **THIRD ORDER OF BUSINESS****Presentation/Discussion: Traffic Speeding
Mitigation Along Barbour Trail**

76

77

78 Resident and Neighborhood Representative Dan Whitehall conveyed that several
79 residents filed daily complaints with the Sheriff's office to address consistently aggressive
80 drivers speeding on Barbour Trail. He was concerned for the safety of kids in the area and asked
81 what more could be done to address safety, construction and resident speeding issues, as well
82 as motorcycles riding on the sidewalk.

83 The following is a synopsis of resident issues and suggestions to address speeding along
84 the western part of Rangeland Boulevard and Barbour Trail:

85 ➤ Residents were told by the Sheriff that they cannot do anything unless they observe a
86 violation; however, the Sheriff recommended keeping the unauthorized speed bumps, as they
87 were helping reduce speeding somewhat. Permanent speed bumps cannot be installed within
88 the CDD but, once conveyed, they can address a separate process with the County.

89 ➤ Suggested installing a permanent gate in the Whitfield Preserve neighborhood to
90 prevent residents using CDD roads to cut through the new, gated neighborhood or reroute
91 construction traffic near the bridge, at the resident's expense. Ms. Willson and Mr. Liquori
92 would research to determine if public funds were used to construct Barbour Trail. It was noted
93 that it cannot be a dead end road due to the need for emergency access.

94 ➤ Drivers are verbally assaulting women in front of children, driving on the sidewalk to
95 pass slower drivers, etc.

96 ➤ Asked District Counsel to send a letter with the Pasco County Ordinances to residents,
97 rather than the letter that stated use of the unauthorized speed bumps was illegal, as matters
98 have gotten worse.

99 ➤ Resident Dr. Christie Burnett-Yarnell discussed recent incidents involving the police, the
100 medical implications of children hit by a car and emotional long-term effects, speed bumps,
101 construction traffic and temporarily parking cars on Barbour Trail. Parking cars on the streets
102 was not against the CDD protocol.

103 ➤ Barbour Trail would be conveyed to the County soon, as the three-year Maintenance
104 Bond terminates later this year. The County should be enforcing traffic laws on public roads.

105 ➤ It was suggested that the CDD engage off-duty Florida Highway Patrol (FHP) Troopers a
106 few times a week to issue tickets, in combination with reducing the speed limit to 20 miles per
107 hour (mph). The Sheriff's office already provides these services. Some residents suggested they

108 pay for the off-duty Officers out of their own pocket. The Florida Department of Transportation
109 (FDOT) determines speed limits, based on designs and standards.

110 Mr. Silber stated that the CDD is responsible for maintenance but it cannot change the
111 speed limit or implement police powers to address this matter. He encouraged residents to
112 attend the County Commission meetings. He noted the letter addressing illegal use of an
113 unauthorized speed bump or blocking a public road was sent at the direction of District
114 Counsel, as it was a liability to the CDD. Ms. Willson was asked to prepare a supplemental letter
115 to the community reiterating that the CDD does not support the actions described and advising
116 that residents should direct all questions to the Sheriff's Office and County Commissioners, as
117 the issue is not within the District's jurisdiction. The draft letter should first be transmitted to
118 Mr. Liquori for review.

119 Mr. Liquori thanked the residents for attending and for their input.

120 Discussion ensued regarding the appearance that the County was "hiding" behind the
121 Maintenance Bond. Residents were asked to let Mr. Adams know the name of the person
122 delegated to disperse information to neighbors. Mr. Adams discussed the process for CDD
123 residents to enter into an Agreement with the Sheriff's Office.

124 A resident asked that the CDD and HOA be more careful with privacy, as it was his home
125 pictured in the email included in the agenda package.

126

127 **FOURTH ORDER OF BUSINESS**

**Securiteam Inc., Presentation: Security
128 Camera Issues (Brian Vitoritt)**

129

130 Mr. Vitoritt gave a PowerPoint presentation comprised of Securiteam Inc.'s experience,
131 system's capabilities and issues they identified during on-site inspections. Securiteam is
132 currently in discussions with the Police and Sheriff's offices in local Counties about the
133 capability of running analytics to issue speeding tickets through the cameras, as it covers
134 multiple areas within 1.5 miles away. He recommended that the District update the cameras
135 and systems at Whitfield, as two were missing, have the wireless transmitters connected
136 properly and rewire the conduit, as it was too small.

137 Ms. Murphy explained that the purpose of Securiteam's presentation was to point out
138 Whitfield being the main priority and the camera issues at the pool. She noted Securiteam
139 already provided gate access services for the pools when the original camera vendor was
140 terminated due to communication issues and proximity, as its location was on the east coast.

141 Mr. Silber was concerned about a possible conflict of interest, as his employer is a large
142 systems integrator firm; however, they do not deal with small accounts such as Starkey Ranch.
143 It was clarified that, since they are not associated with Securiteam, there is no conflict of
144 interest. Mr. Silber took issue with the recommended scope of work.

145 Discussion ensued regarding the Wi-Fi transmitters requiring line-of-sight placement
146 and rewiring conduits. Proposals would be prepared if the Board decided to proceed with
147 certain projects. Ms. Hlebak stated that the inspection was done to determine what was
148 missing from the existing equipment and what would enable them to see all areas of the pool
149 and provide the police with information, if a situation occurred.

150 Mr. Vitoritt discussed pricing for a Virtual Security Guard (VSG) but was unable to
151 provide others costs until they design the system; the estimated cost was possibly \$16,000 to
152 \$17,000 but that depended on using the existing infrastructure; however, he preferred to start
153 from scratch. Given Mr. Silber's expertise, the Board agreed with him working with the
154 Amenities Team to inspect and determine if he could get the current equipment working again
155 before other proposals are requested. The Board was reminded that there are strict public
156 record considerations with regard to releasing any security camera footage and that the District
157 can only release those items to certain entities.

158

159 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Resident
Request to Access CDD Property for Pool
Installation - Approval of Temporary
Access Agreement**

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A. 12136 Homesteader Avenue

171

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173

There was concern about access and the drainage system on Lot #14 being graded to its
original condition. Discussion ensued regarding changing the terms of the Agreements from 120
days to 180 days due to COVID-19 delays in normal working conditions for obtaining permits,

174 whether the District’s contractor should perform the appropriate repairs and changing a
175 deposit amount. Some thought the deposit should be reduced and others wanted it increased.

176 The Board directed Staff to convey the District’s stance requesting that the resident
177 obtain approval from the neighbor or ask if the pool company could go through the side yard
178 and, if not, the District would require a \$1,000 deposit before executing the Agreement.

179

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the Temporary Access Agreement to Access CDD Property for Pool Installation at 12136 Homesteader Avenue, subject to increasing the Terms to 180 days and the deposit amount to \$1,000, was approved.

180

181

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185

186 **B. 3950 Dunn Avenue**

187

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the Temporary Access Agreement to Access CDD Property for Pool Installation at 3950 Dunn Avenue, subject to increasing the Terms to 180 days and \$500 deposit, was approved.

188

189

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192

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, authorizing Staff to process the Temporary Access Agreements, subject to increasing the Terms to 180 days and the deposit amounts, as specified, was approved.

193

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198

199 Resident Dave Deenihan asked about resident use of the fire pit at Whitfield Park, after
200 pool hours. Mr. Adams stated that proposals to create separate fencing and gate access for the
201 fire pit would be obtained in Fiscal Year 2022.

202

203 **SIXTH ORDER OF BUSINESS**

**Discussion/Consideration: Homestead Park
Repairs**

204

205

206 **A. Down to Earth Landscape & Irrigation Estimate #5878**

207 **B. Chapman Land Services, LLC Quote #1496**

208 Mrs. Adams presented the proposals to repair damaged areas around the culverts at
209 Homestead Park and offered to show photographs of the damaged areas around the culverts.
210 Mr. Call recommended awarding the contract to DTE, the lowest proposer, as the scope of work

211 was the same. In response to a question about using Bahia sod, a decision was made to install
 212 the Bahia, since children are ruining the area, until a long-term solution becomes available.

213

214 **On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, Down**
 215 **to Earth Landscape & Irrigation Estimate #5878, to repair and install sod at**
 216 **Homestead Park, in a not-to-exceed amount of \$1,150, was approved.**

217

218

219 **SEVENTH ORDER OF BUSINESS**

**Update: Roadway Ownership and
 Maintenance Turnover Reconciliation**

220

221

222 There were no updates at this time. In order to provide regular updates, this would
 223 remain on the agenda.

224

225 **EIGHTH ORDER OF BUSINESS**

**Discussion: FY2021 Landscape Work Orders
 Summary Analysis**

226

227

228 Mrs. Adams distributed the FY2021 Landscape Work Orders Summary Analysis.

229 **▪ Discussion/Consideration: Down to Earth Landscape & Irrigation Estimate #8121**

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

231 Mr. Adams presented a proposal to replace the turf area along the Whitefield Preserve
 232 right-of-way (ROW) with Zoysia turf, per resident requests, due to its condition.

233 Mr. Silber noted that the proposal include the ROW area and the pocket park; however,
 234 he recommended proceeding with the ROW, about 100' on both sides of the street, as it was
 235 bug infested, and suggested replacing the materials with St. Augustine turf. Mr. Hawkins and
 236 Mr. Soety recommended St. Augustine, as it would hold up on the Parkway, was easier to
 237 maintain and would continue continuity along the ROW.

238 Discussion ensued regarding prioritizing projects, the current budget, other projects
 239 identified and reassigning budgeted holiday decoration funds to this project. It was noted that
 240 proposals for the other areas with similar problems would be presented when preparing the
 241 Fiscal Year 2022 budget.

242

243 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, Down to**
 244 **Earth Landscape & Irrigation Estimate #8121, as amended, to replace the turf**
 245 **along the Whitefield Preserve ROW on Barbour Trail, 11,220 square feet of**
 246 **Bahia turf with St. Augustine, per the \$0.65 square feet contracted rate, in a**
 247 **not-to-exceed amount of \$7,293 was approved.**

248 **NINTH ORDER OF BUSINESS**

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

249
250
251
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254

255 Mr. Adams presented Resolution 2021-05. The following change was made to the Fiscal
256 Year 2021/2022 Meeting Schedule:

257 TIME: Change all "9:00 AM" meetings to "5:00 PM"

258
259

On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, 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, with the Meeting Schedule amended to start all meetings at 5:00 p.m., was adopted.

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267 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of February 28, 2021

268
269

270 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. As
271 requested, Accounting would include monthly check runs in the agenda package. Mr. Adams
272 stated that Mr. Wilkes was working on the close out documents and certifications for the three
273 Capital Project funds. A Board Member noted that a virtual meeting with Ms. Schackmann and
274 various parties was scheduled for Friday. A draft budget workshop with Mr. Call was scheduled
275 for after the May meeting. The proposed Fiscal Year 2022 budget would be presented in June
276 and be adopted at the September public hearing meeting. Board Members were asked to
277 notify Staff of projects they want included in the Fiscal Year 2021 budget before the June
278 meeting. The financials were accepted.

279

280 **ELEVENTH ORDER OF BUSINESS**

Approval of March 10, 2021 Regular Meeting Minutes

281
282

283 Mr. Adams presented the March 10, 2021 Regular Meeting Minutes. Revisions
284 submitted to management were distributed. The following changes were made:

285 Line 99: Change "swale" to "tree lawn"

286 Line 110: Change “the” to “DTE’s”

287 Line 112: Insert “under warranty” after “sod” and change “barriers” to “areas”

288 Ms. Comella referred to Line 154 and noted that the tree in front of the Welcome
289 Center was still crooked.

290 Mr. Silber asked if the notice was sent to remind residents to keep golf carts off the
291 trails and grasses. Ms. Hlebak stated she would send monthly notices; originally, it was going to
292 be included in the traffic calming notices. Ms. Comella asked if the e-blast about CDD meetings
293 was sent to the residents. Ms. Hlebak confirmed that an e-blast was sent and regular updates
294 were on the App; however, a recent glitch in the App was corrected.

295 As requested, Mr. Adams would coordinate with Mr. Hawkins to post the DTE ticket
296 system link on the CDD website.

297

298 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**
299 **March 10, 2021 Regular Meeting Minutes, as amended to incorporate edits**
300 **previously submitted to Management and provided today, were approved.**

301

302

303 **TWELFTH ORDER OF BUSINESS**

Action & Completed Items

304

305 Mr. Adams presented the Action & Completed Items List.

306 Items, 3, 4, 7, 12, 13, 17, 18, 19 and 25 were completed.

307 Item 13: Corrected street name to Barbour Trail.

308 Item 3: Mrs. Adams distributed maps that included the landscape overlay.

309 Item 1: Staff received pictures of Lake Blanche drainage area after a recent heavy rain
310 event. It was noted that Mr. Hawkins, with DTE, spoke to the affected residents and advised that
311 they should receive drainage improvements over the summer.

312 Item 5: Lake Blanche traffic signs from the vendor were pending.

313 He would confirm if the CDD or the County is responsible for restriping the roads into
314 Whitfield Park and, if it is the CDD’s responsibility, he would obtain a proposal to include the
315 expense in the Fiscal Year 2022 budget. Mr. Adams would forward the County link determining
316 ownership of the roads.

317 Item 10: Heidt’s Counsel was reviewing the Agreement for the M11-A washout repairs.

318 Item 12: Mr. Wilkes reviewed plans and did not recommend installing additional signage
319 into Publix. Mr. Adams and Mrs. Adams toured the area and determined additional signage was
320 not necessary.

321 Item 17: The insurance carrier deemed the District's cleaning schedule guidelines
322 sufficient. Drinking fountains were reopened near the pools.

323 Item 4: Mr. Liquori asked about tracking FDOT bridge inspections. Mr. Adams would
324 engage a structural engineer for CDD bridge repairs.

325

326 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

327

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

329 Ms. Willson discussed the new COVID-19 liability law that the Governor executed, which
330 protects every governmental entity from COVID-19 lawsuits, if good faith effort to follow State
331 guidelines to prevent the spread of COVID-19 was followed. She recommended continuing with
332 COVID-19 reminder signage and cleaning high touch zones at the amenity locations.

333 Ms. Willson distributed the Starkey Ranch Parcel B2 Plat; which was reviewed by District
334 Counsel and the District Engineer and their comments were incorporated.

335

336 **On MOTION by Mr. Call and seconded by Mr. Green, with all in favor,
337 approving the Starkey Ranch Parcel B2 Plat and authorizing the Chair to
338 execute, was approved.**

339

340

341 Ms. Willson presented a request from Taylor Morrison (TM) for the CDD to accept
342 conveyance and maintenance responsibility of certain mitigation areas, totaling 7.817 acres.
343 Although the documents were still being prepared, this was a last-minute request so approval
344 would be subject to certain provisions. Mr. Call stated he worked with TM and District Staff on
345 this matter. The ponds are on the south side of Rangeland and this is a standard practice.

346

347 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, CDD
348 acceptance of conveyance of Mitigation Ponds M18A, B and C, totaling 7,817
349 acres, in substantial form, subject to the District Engineer's review and
350 confirmation that the documents are in order for conveyance, there are no
351 permitting issues and District Counsel and Staff's final review of documents
352 and authorizing the Chair to execute the final documents, was approved.**

353

354
355 Ms. Willson presented a request for conveyance of a portion of the Lake Blanche Drive
356 ROW. The documents were still being prepared. Mr. Call explained that the property would be
357 deeded to the District but the Developer would manage the property and, once all construction
358 is completed, ownership and maintenance would be transferred to Pasco County. Ms. Willson
359 explained that, since the CDD has sovereign immunity protection, it made sense for the District
360 to own the property.

361

362 **On MOTION by Mr. Call and seconded by Mr. Silber, with all in favor, CDD**
363 **acceptance of conveyance of a portion of the Lake Blanche Drive ROW and**
364 **entering into a Construction Easement Agreement and authorizing the Chair to**
365 **execute the final documents, was approved.**

366

367

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

369 There being no report, the next item followed.

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

371 **I. Update: Cleaning and Signage for Drinking Fountains**

372 This item was addressed during the Twelfth Order of Business.

373 **II. NEXT MEETING DATE: May 12, 2021 at 9:00 a.m.**

374 **o QUORUM CHECK**

375 Supervisors were asked to notify Staff if they cannot attend the May 12, 2021 meeting.

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

377 Ms. Hlebak reviewed the WTS Monthly Report. She would confirm that the pool hours
378 were transferred to the summer hours. In response for clarification of a resident complaint
379 about holding an Easter event, Ms. Hlebak explained that the event was staffed for 14 people
380 and not 14 vendors selling their wares. She stated that she explained the rental agreement to
381 the resident and tried to work with them. Discussion ensued regarding the current workload of
382 the Amenity staff, increasing in-person social events while adhering to safety guidelines and
383 requesting resident feedback about preferred activities.

384

385 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, lifting the**
386 **“No Guests Policy” for the amenities, was approved.**

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On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor, revising the mask policy to state that masks are recommended at events but not required, was approved.

On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, lifting social distancing required in the parks and authorizing Staff to have the social distancing signs removed, was approved.

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

This item was deferred to the next meeting.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Green asked about amending the Conveyance Agreement to turnover Westbay Parcels A and B1 to the CDD. DTE was preparing the final pricing for maintaining the area. The Board agreed with Staff proceeding and ratifying this item at the next meeting.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the meeting adjourned at 8:13 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.14.21 FOR 05.12.21 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. Revised 3.10.21 Gary Hawkins working on proposals for each of the parks and will submit upon completion.	X			
3	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" Revised 04.14.21 Mr. Adams to forward the County link to determine ownership of the roads to the Board Members and, if CDD owned, obtain and include proposals to restripe roads into park in the Fiscal Year 2022 budget. The Lake Blanche directional signs were on order.	X			
4	01.13.21	ACTION	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. Revised 04.14.21 If not turned over to the County, Staff to secure proposals to restripe under the Fiscal Year 2022 budget.	X			
5	01.13.21	ACTION	If necessary, homeowners to be billed for cost to repair damages to CDD property during pool installations upon install completion.	X			
6	2.10.21	ACTION	Mr. Adams would contact Drew Miller regarding construction traffic speeding in the community	X			
7	2.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are included as exhibits to the proposal for the M11-A washout repairs. Revised 04.14.21 Heidt Engineering to review upon project completion.	X	X		
8	2.10.21	ACTION	Staff to ask Chapman Land services to inspect the drains in the alleyways and provide a proposal. Obtain pricing for 2022 budget.	X			

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9	3.10.21	ACTION	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. Revised 04.14.21 Ms. Willson to prepare letter to the community and forward to Mr. Liquori for review regarding residents contacting the Sheriff's office and attending County Commission meetings. They would also research if public funds were used to construction the road and if gating on Barbour Trail was an option.	X			
10	3.10.21	ACTION	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.	X			
11	3.10.21	ACTION	DTE Estimate #4387 to be deferred to summer 2021	X			
12	3.10.21	ACTION	DTE Estimate #4392 to be revisited- review options, size	X			
13	3.10.21	ACTION	DTE Estimate #4396 to be rewritten with turf, added to Agenda	X			
14	3.10.21	ACTION	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.	X			
15	04.14.21	ACTION	Mr. Adams to get Trapper information from Mr. Call and implement Program into CDD procedures.	X	X		
16	04.14.21	ACTION	Mr. Call to convey the District's stance to the Builders, improve the condition of the ponds and alleyways or the District will hold back their deposits.	X			
17	04.14.21	ACTION	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.	X			
18	04.14.21	ACTION	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center.	X			
19	04.14.21	ACTION	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.	X			

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20	04.14.21	ACTION	Mr. Adams to engage Structural Engineer to inspect and obtain cost associated with bridge repairs.	X			
21	04.14.21	ACTION/AGENDA	Staff to proceed with amending the Conveyance Agreement to turnover Westbay Parcels A and B1 to the CDD, to be ratified at the next meeting.	X			
22	04.14.21	ACTION	Mr. Adams to discuss with DTE the issue of cutting the lake banks down to the dirt at Albritton park.	X			
23	04.14.21	ACTION	Mr. Call to engage Developer in discussions about repairing drains and replacing downed traffic signs and if no response work with Ms. Wilson	X			
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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

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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
13	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	03.10.21
14	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	03.10.21
15	02.10.21	ACTION	Staff to inform a resident that Monroe Commons signage is on a to-do list at a later date.			X	03.10.21
16	03.10.21	ACTION	Staff to inspect the area on Barbour Trail next to the O'Jensky residence where exposed dirt led to digging by sand hill cranes and turkeys			X	04.14.21
17	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. Mrs. Adams distributed maps. 4.14.21 Mrs. Adams distributed map.			X	04.14.21
18	12.02.20	ACTION	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.			X	04.14.21
19	01.13.21	ACTION	Mr. Adams to contact accounting department to ensure "Pool repairs & maintenance" expenses were re-coded properly.			X	04.14.21
20	2.10.21	ACTION	Mr. Adams would look into obtaining signage "Wrong Way" signage for the community. (Not seeing divided highway by Publix)			X	04.14.21

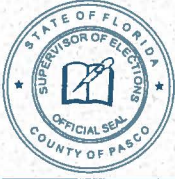
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21	3.10.21	ACTION	Mr. Adams to consult with the insurance carrier regarding cleaning and signage for the drinking fountain and determine if the CDD could accommodate insurance guidelines and reopen the drinking fountains.			X	04.14.21
22	3.10.21	ACTION	Mrs. Adams to ensure incorrect Meeting Schedule dates are corrected.			X	04.14.21
23	3.10.21	ACTION	Mrs. Adams to contact Accounting regarding delinquent DTE invoices, missing invoices and invoices not matching the bid schedules.			X	04.14.21
24	3.10.21	ACTION	DTE Estimate #5723 to be revised with irrigation and pine straw only, with new total \$1,798.48			X	04.14.21
25	3.10.21	ACTION	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	04.14.21
26	3.10.21	ACTION	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	04.14.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

10CI



Brian E. Corley

Supervisor of Elections

PO BOX 300, Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 21, 2021

Daphne Gillyard, Dir. of Admin. Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

Pursuant to Florida Statute, the following voter registration statistics are provided for their respective community development districts as of April 15, 2021.

- | | |
|--|-------|
| • Avalon Park West Community Development District | 0 |
| • Heritage Pines Community Development District | 2,046 |
| • Parkview at Long Lake Ranch Community Development District | 0 |
| • Summerstone Community Development District | 0 |
| • TSR Community Development District | 3,463 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

TSR

COMMUNITY DEVELOPMENT DISTRICT

10C11

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556</i>		
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 14, 2021	Regular Meeting	5:00 PM
May 12, 2021	Regular Meeting	9:00 AM
June 9, 2021	Regular Meeting	5:00 PM
July 14, 2020	Regular Meeting	9:00 AM
August 11, 2021	Regular Meeting	9:00 AM
September 8, 2021	Public Hearing and Regular Meeting	9:00 AM

***Exception:**

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