

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

November 10, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

November 3, 2021

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on November 10, 2021, at 5:00 p.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. Consideration of Estimates for Turf Replacement Areas Along with Corresponding Herbicide Application
 - A. Turf Replacement - Travis Resmondo Sod, Inc.
 - I. Lake Blanche Estimate #7438
 - II. Whitfield Preserve Pocket Parks Estimate #7456
 - III. Monroe Commons Estimate #9172
 - IV. Rangeland East Estimate #7454
 - V. Rangeland West Estimate #7447
 - B. Herbicide Applications – Down to Earth Landscape and Irrigation
 - I. Lake Blanche Estimate #10518
 - II. Whitfield Preserve Pocket Parks Estimate #10578
 - III. Monroe Commons Estimate #10569
 - IV. Rangeland East Estimate #10572
 - V. Rangeland West Estimate #10574
4. Discussion: Follow Up on Traffic Request from Prior Meeting
5. Update: Welcome Center Lease Agreement Between Developer and CDD
6. Continued Discussion: Traffic Enforcement Agreement with Pasco County

7. Continued Discussion: Traffic Enforcement with Off Duty Officers
 - Financial Comparison— FHP and Pasco County
8. Consideration of Letter Agreement Regarding Donation of Excess Starkey Ranch Master Property Owner’s Association, Inc., Funds
9. Acceptance of Unaudited Financial Statements as of September 30, 2021
10. Approval of October 13, 2021 Regular Meeting Minutes
11. Action & Completed Items
12. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - I. Ratification of Kutak Rock LLP Transition Letter
 - II. Consideration of Kutak Rock LLP Fee Agreement
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 1, 2021 at 5:00 p.m.
 - QUORUM CHECK
 - D. Lifestyle Director & Amenity Manager: *WTS International*
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
14. Supervisors’ Requests
15. Adjournment

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

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

Sincerely,

Chesley E. Adams, Jr.
 District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A1

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 5/3/2021

SITE LOCATION: Starkey Ranch – Lake Blanche Estimate: #7438

Attention:

We hereby submit the price information for the **delivery and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Empire Zoysia Replacement	81,730	\$0.60	\$49,038.00

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**

5/3/21

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A11

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Sunscape Consulting

DATE: 5/3/2021

SITE LOCATION: Starkey Ranch – Whitfield Preserve Pocket Parks Estimate: #7456

Attention:

We hereby submit the price information for the **delivery and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Empire Zoysia Replacement	16,930	\$0.60	\$10,158.00

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



5/3/21

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

3AIII

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 5/3/2021

SITE LOCATION: Starkey Ranch – Monroe Commons Estimate: #9172

Attention:

We hereby submit the price information for the **delivery and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Empire Zoysia Replacement	86,000	\$0.60	\$51,600.00

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



5/3/21

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

3AIV

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 5/3/2021

SITE LOCATION: Starkey Ranch – Rangeland East Estimate: #7454

Attention:

We hereby submit the price information for the **delivery and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Empire Zoysia Replacement	186,857	\$0.60	\$112,114.20

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



5/3/21

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

3AV

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 5/3/2021

SITE LOCATION: Starkey Ranch – Rangeland West Estimate: #7447

Attention:

We hereby submit the price information for the **delivery and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Empire Zoysia Replacement	187,929	\$0.60	\$112,757.40

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**

5/3/21

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

3BI



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

Estimate: #10518

Customer Address

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

Billing Address

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

Physical Job Address

Starkey Ranch
2500 Heart Pine Ave
Odessa, FL 33556

Job
Lake Blanche

Estimated Job Start Date
November 29, 2021

Proposed By
Gary L Hawkins

Due Date
May 31, 2021

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	81730	\$0.02	\$1,634.60
			Subtotal	\$1,634.60
			Job Total	\$1,634.60

Square foot price to apply herbicide prior to new sod installation.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

05/28/2021
Date

Starkey Ranch Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

3B11



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

Estimate: #10578

Customer Address

Pete Soety
2300 Glades Road
Boca Raton, Florida 33431
psoety@sunscapiconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch
2500 Heart Pine Ave
Odessa, FL 33556

Job

Whitfield Preserve Pocket parks

Estimated Job Start Date

November 29, 2021

Proposed By

Gary L Hawkins

Due Date

May 31, 2021

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	16930	\$0.02	\$338.60
			Subtotal	\$338.60
			Job Total	\$338.60

square foot price to apply herbicide prior to new sod installation.

Proposed By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

05/28/2021

Date

Agreed & Accepted By:

Starkey Ranch

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

3BIII



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

Estimate: #10569

Customer Address

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

Billing Address

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

Physical Job Address

Starkey Ranch
2500 Heart Pine Ave
Odessa, FL 33556

Job
Monroe Commons

Estimated Job Start Date
November 29, 2021

Proposed By
Gary L Hawkins

Due Date
May 31, 2021

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	86000	\$0.02	\$1,720.00
			Subtotal	\$1,720.00
			Job Total	\$1,720.00

square foot price to apply herbicide prior to new sod installation.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

05/28/2021
Date

Starkey Ranch Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

3BIV



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

Estimate: #10572

Customer Address

Pete Soety
2300 Glades Road
Boca Raton, Florida 33431
psoety@sunscapiconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch
2500 Heart Pine Ave
Odessa, FL 33556

Job

Rangeland East

Estimated Job Start Date

November 29, 2021

Proposed By

Gary L Hawkins

Due Date

May 31, 2021

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	186857	\$0.02	\$3,737.14
			Subtotal	\$3,737.14
			Job Total	\$3,737.14

square foot price to apply herbicide prior to new sod installation.

Proposed By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

05/28/2021
Date

Agreed & Accepted By:

Starkey Ranch Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

3BV



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

Estimate: #10574

Customer Address

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

Billing Address

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

Physical Job Address

Starkey Ranch
2500 Heart Pine Ave
Odessa, FL 33556

Job
Rangeland West

Estimated Job Start Date
November 29, 2021

Proposed By
Gary L Hawkins

Due Date
May 31, 2021

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	187929	\$0.02	\$3,758.58
			Subtotal	\$3,758.58
			Job Total	\$3,758.58

square foot price to apply herbicide prior to new sod installation.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

05/28/2021
Date

Starkey Ranch Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

Traffic Enforcement Program Analysis

FHP

Minimum Hours (4+1)	5
Hourly Rate	\$65
Scheduler Fee (\$5 per hour)	\$25
Minimum Per Event	\$325

Pasco County Sheriff

Minimum Hours	4
Hourly Rate	<u>\$45</u> (\$55 on holidays)
	\$180

Notes

- 1) Under a straight off duty officer agreement, PCS can only do speeding, stop sign violations, seat belt etc; on County owned roads as reflected by the property appraisers website. PCS can enforce criminal infractions on the community owned roads ie. DUI, reckless driving etc.
- 2) Under a Traffic Enforcement Agreement with CDD, PCS can enforce all traffic laws over roads owned by the County and/or CDD.

AGREEMENT BETWEEN PASCO COUNTY, FLORIDA, AND MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT FOR COUNTY EXERCISE OF TRAFFIC
CONTROL JURISDICTION

THIS AGREEMENT is made and entered into by and between PASCO COUNTY, FLORIDA, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (hereinafter referred to as "COUNTY"), and MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Pasco County Ordinance No. 00-16 as amended; acting by and through its Board of Supervisors (hereinafter referred to as the "CDD").

WITNESSETH:

WHEREAS, Section 316.006, Florida Statutes, provides that COUNTY may exercise jurisdiction over roads owned or controlled by a special district located in the unincorporated area within its boundaries if the joining parties owning or controlling such roads provide by written agreement approved by COUNTY that COUNTY has traffic control jurisdiction over the roads encompassed by such agreement; and

WHEREAS, CDD is located within the unincorporated area of Pasco County and the roads within the district are roads owned or controlled by a special district; and

WHEREAS, CDD has experienced numerous traffic control problems, such as motorists failure to obey traffic regulations; and

WHEREAS, the COUNTY hereto has consulted the Sheriff of Pasco County regarding traffic control and enforcement within CDD pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises set forth hereinabove, the terms of which are incorporated herein, the mutual promises hereinafter set forth, the

sufficiency and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. COUNTY will exercise traffic control jurisdiction which regulates, warns, or guides traffic over the roads within CDD as depicted in **Exhibit "A,"** attached hereto and incorporated by reference into this Agreement.

2. The COUNTY and CDD understand and acknowledge that traffic control and enforcement shall be accomplished by the Sheriff of Pasco County (hereinafter "Sheriff") under terms and conditions consistent with the level of service provided by the Sheriff in similar geographic areas of Pasco County, Florida.

3. The exercise of jurisdiction provided for herein shall be in addition to jurisdictional authority presently exercised by COUNTY under the law and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority. Similarly, nothing herein shall be construed to obligate COUNTY in any way beyond said traffic control and enforcement.

4. The planning, scheduling, organization, direction, and supervision of the Sheriff's personnel in all matters incidental to the delivery of traffic control or enforcement shall be solely determined by and at the discretion of the Sheriff.

5. CDD shall reimburse the COUNTY and/or the Sheriff, if deemed necessary by either the COUNTY or the Sheriff or both, for actual costs attributed to the traffic control and enforcement.

6. CDD agrees, at its own expense, and as outlined in **Exhibit "B"** attached hereto, to comply with all applicable requirements for signage and traffic control and enforcement as required by Florida law, Pasco County ordinances, and Florida

Department of Transportation standards. Specifically, CDD agrees to comply with Florida Statutes, Section 316.0745, Uniform Signals and Devices and the Manual on Uniform Traffic Control Devices. CDD agrees to comply with said requirements for all future installations and to maintain all current installations in accordance with said requirements. CDD agrees to comply with any warrant studies performed. CDD agrees within thirty (30) days of the date of notice from COUNTY to remove any multi-way stops or other installations that a study finds not to be warranted. CDD agrees not to install any new multi-way stop or other installation without prior approval of COUNTY.

7. This Agreement will be for an initial term of one (1) year and shall be automatically renewed on an annual basis, unless otherwise terminated as provided herein.

8. This Agreement may be terminated by either party, without cause or liability, upon thirty (30) days written notice to the other party. It is explicitly noted that should the Sheriff request that the COUNTY terminate this Agreement, the COUNTY will honor that request pursuant to this paragraph.

9. This Agreement shall not be construed to constitute that the COUNTY and/or the Sheriff, or any of their respective agents, deputies, employees, officers, or representatives are agents or employees of CDD, or vice versa.

10. It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Agreement is held invalid, the remainder of this Agreement shall be construed as not having contained said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

11. This Agreement contains the sole understanding between the parties and no modification hereby may be made except by an instrument in writing and executed in the same manner as the Agreement.

12. This Agreement shall not be assigned, or other responsibilities herein transferred, delegated, or conveyed in any manner, without the express written consent of COUNTY. The COUNTY will not provide such written consent prior to consulting with the Sheriff.

13. This Agreement shall be binding upon the parties, their heirs, assigns, and successors in interest.

14. In consideration for making and entering into this Agreement described herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CDD, by its presence, for itself and for anyone claiming by, through, or under it, respectively, does hereby fully and forever disclaim, waive, surrender, remise, release, acquit, satisfy, and discharge Pasco County, Florida, its employees, representatives, agents, commissioners, and the Pasco County Sheriff, his employees, representatives, or agents, individually, jointly and severally, from any rights, powers, prerogatives, injuries, privileges, and interests (beneficial and otherwise), claims, demands, damages, both compensatory and punitive, costs and attorney's fees, actions, causes of action, whether arising at law or in equity, arising from, in connection with, or by reason of actions and causes of action whether arising at law or in equity, arising from, in connection with, or by reason of this Agreement.

15. To the fullest extent permitted by law, CDD shall indemnify, defend, and hold harmless the COUNTY and/or the Sheriff and all of their respective officers, deputies,

agents, representatives, and employees, from any claim, loss, damage, cost, charge, or expense, including attorney's fees and costs, arising out of any act, action, neglect, or omission during the performance of this Agreement or work performed thereunder, whether direct or indirect, and whether or not due to or caused by negligence of the COUNTY and/or the Sheriff and/or all of their respective officers, deputies, agents, representatives, or employees, except that will not be liable under this CDD provision for damages arising out of the injury or damage to persons or property directly caused or resulting from the sole negligence of the COUNTY and/or the Sheriff and/or all of their respective officers, deputies, agents, representatives, or employees. CDD'S obligation to defend and indemnify shall not be excused because of CDD'S inability to evaluate liability or because CDD evaluates liability and determines that because CDD is not liable or determines that the COUNTY and/or the Sheriff is solely negligent. Only a final adjudication or judgment finding the COUNTY or the Sheriff solely negligent shall excuse performance of this provision by CDD. If a judgment finding the COUNTY or the Sheriff solely negligent is appealed and the finding of sole negligence is reversed, CDD will be obligated to indemnify the COUNTY and the Sheriff for the cost of the appeal(s). CDD shall pay all costs and fees related to this obligation and its enforcement by the COUNTY or the Sheriff. This provision shall also pertain to any claims brought against the COUNTY or the Sheriff by any employee of CDD, subcontractor, or anyone directly or indirectly employed by any of them. CDD'S obligation under this provision shall not be limited in any way to the agreed upon contract price, if any, as shown in this agreement or CDD'S limit of or lack of sufficient insurance protection.

IN WITNESS WHEREOF, the parties have caused these premises to be executed

by their duly authorized representatives on this _____ day of _____, 2008.

PASCO COUNTY, FLORIDA, a political subdivision of the State of Florida

ATTEST:

Jack Mariano, Chairman

(S E A L)

Clerk

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

Glenn P. Johnston

Glenn P. Johnston

Print Name

Chairman

Title

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 21st day of January, 2008, by Glenn P. Johnston, as Chairman (title), of MEADOW POINTE III Community Development District a Special District, who is personally known to me (or has produced _____ as identification).

Scott A. Brizendine

Notary Public

Scott A. Brizendine

Printed Name

Notary Public Serial Number (if any): _____

My Commission Expires: _____



EXHIBIT "A"

SEE ATTACHED



LEGEND

Meadow Pointe III Boundary

GENERAL NOTES

All data contained on this exhibit was obtained from the aerial photography provided by WilsonMiller. WilsonMiller is not responsible for any errors or omissions in this exhibit. This exhibit is for informational purposes only and should not be used for any other purpose. © 2008 WilsonMiller, Inc. All rights reserved.




Meadow Pointe III
 Aerial Exhibit 'A' - Flown January 2008

WilsonMiller
 Real Estate • Survey • Design & Engineering



LEGEND

 Meadow Pointe III Boundary

GENERAL NOTES

This exhibit was prepared using GIS data provided by various agencies that may contain errors or omissions. WilsonMiller, Inc. does not warrant the accuracy of the information provided by other sources for use in any project. This map is for informational purposes only and should not be relied upon for any legal or financial decision. WilsonMiller, Inc. is not responsible for any errors or omissions in this exhibit.



Meadow Pointe III

Aerial Exhibit 'B' - Flown January 2008

WilsonMiller
New Directions in Planning, Design & Engineering

EXHIBIT "B"

Pasco County Traffic Operations Division Traffic Control Devices Certification Requirements For Enforcement Agreements

1. Prior to entering into an enforcement agreement, the requester shall be required to have all traffic control devices and signage inspected and certified by a professional engineer registered in the state of Florida.

2. This inspection and certification shall include the following:

A. All existing traffic control devices shall be documented. This documentation shall include the subsections B through F listed below and shall be submitted on a signed and sealed drawing or aerial of the streets to be included in the agreement. A PDF version of the drawing or aerial documentation shall also be submitted.

B. All existing traffic control signs and traffic control devices shall be documented to show MUTCD sign number, height, lateral placement and condition.

C. All existing traffic control pavement markings shall be documented to show size, color, location and condition.

D. Any and all multi-way stop controlled intersections shall be on the original approved plan. If not on the original plan, a warrant study shall be submitted in accordance with the Manual on Uniform Traffic Control Devices to justify its existence or it shall be removed.

E. Any and all traffic calming devices shall also be documented. These devices shall be in accordance with the ITE standards for traffic calming devices. Any traffic calming devices not in conformance shall be brought into conformance or be removed.

F. Any non-conforming traffic control devices identified by the inspection shall be documented, corrected or removed prior to entering into an enforcement agreement.

2. When requesting an enforcement agreement, the requestor shall submit the traffic control devices inspection and certification to Robert Reck, Manager, Pasco County Traffic Operations Division, Public Works/Utilities Building, Room 124, 7530 Little Road, New Port Richey, Florida 34654 for approval by the Traffic Operations Division.

3. Upon entering into an enforcement agreement, no additional traffic control or traffic calming devices shall be installed unless approved by the Pasco County Traffic Operations Division and a right-of-way use permit issued by Pasco County.

TSR

COMMUNITY DEVELOPMENT DISTRICT

7

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

TSR
FY 2022 Landscape Work Orders
As of 11/3/21

DTE (W/O)

Already Encumbered

15340		
Replace Live Oak in ROW between pond & Volaris Apts.	\$755	
15357		
Replace Drake Elm Heart Pine Park	\$605	
15363		
Replace 3 Live Oak on Lake Blanche	\$2,265	
15337		
Replace 4 Sycamore on Lake Blanche	\$3,630	
15366		
Live Oak & Slash Pine ROW areas	\$1,085	
15360		
Replace 5 Live Oak	\$3,775	
17341		
Plant material N side W of Ranchers Gap	\$9,973	
15355		
Sycamore Tree W of Night Star Trail	\$605	
15350		
Sycamore Tree ROW in front of Stansil P	\$605	
7869		
Plant replacements Heart Pine Avenue	\$12,852	
7870		
Plant replacements Whitfield Park	\$7,102	
7868		
Plant replacements Homestead Park	\$5,824	
4396		
Village 2 Plant Replacements	\$1,573	
	<u>\$50,649</u>	Encumbered \$50,649

\$0 VS Budget of \$70K

\$19,351.00 Remaining Balance

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2021**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 401,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401,961
Investments														
Revenue	-	473,759	294,486	447,769	480,947	254,804	26,162	-	-	-	-	-	-	1,977,927
Reserve	-	647,106	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,669,556
Prepayment	-	293,194	170	-	2,881	-	-	-	-	-	-	-	-	296,245
Construction	-	1	-	-	-	-	-	-	441	86	-	38,807	2,418,674	2,458,009
Undeposited funds	1,069	-	-	-	-	-	-	-	-	-	-	-	-	1,069
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from Taylor Morrison of FL	284,728	-	152,702	-	-	-	195,501	-	-	-	-	-	-	632,931
Due from Homes by West Bay	91,531	-	-	-	97,366	154,630	-	-	-	-	-	-	-	343,527
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	-	-	1,318
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	-	-	1,500
Prepaid expense	51,449	-	-	-	-	-	-	-	-	-	-	-	-	51,449
Total assets	<u>\$ 887,465</u>	<u>\$ 1,414,060</u>	<u>\$ 1,099,858</u>	<u>\$ 929,091</u>	<u>\$ 984,356</u>	<u>\$ 729,800</u>	<u>\$ 386,763</u>	<u>\$ -</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 38,807</u>	<u>\$ 2,418,674</u>	<u>\$ 8,889,401</u>
LIABILITIES														
Liabilities:														
Accounts payable	\$ 179,819	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,819
Credit card payable	945	-	-	-	-	-	-	-	-	-	-	-	-	945
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Contracts payable	-	-	-	-	-	-	-	-	-	-	-	-	627	627
Accrued taxes payable	184	-	-	-	-	-	-	-	-	-	-	-	-	184
Total liabilities	<u>282,067</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>627</u>	<u>282,694</u>
DEFERRED INFLOWS OF RESOURCES														
Unearned revenue	1,988	-	-	-	-	-	-	-	-	-	-	-	-	1,988
Deferred receipts	430,168	-	152,702	-	97,366	154,630	195,501	-	-	-	-	-	-	1,030,367
Total deferred inflows of resources	<u>432,156</u>	<u>-</u>	<u>152,702</u>	<u>-</u>	<u>97,366</u>	<u>154,630</u>	<u>195,501</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,032,355</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,414,060	947,156	929,091	886,990	575,170	191,262	-	-	-	-	-	-	4,943,729
Capital projects	-	-	-	-	-	-	-	-	441	86	-	38,807	2,418,047	2,457,381
Unassigned	173,242	-	-	-	-	-	-	-	-	-	-	-	-	173,242
Total fund balances	<u>173,242</u>	<u>1,414,060</u>	<u>947,156</u>	<u>929,091</u>	<u>886,990</u>	<u>575,170</u>	<u>191,262</u>	<u>-</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>38,807</u>	<u>2,418,047</u>	<u>7,574,352</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 887,465</u>	<u>\$ 1,414,060</u>	<u>\$ 1,099,858</u>	<u>\$ 929,091</u>	<u>\$ 984,356</u>	<u>\$ 729,800</u>	<u>\$ 386,763</u>	<u>\$ -</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 38,807</u>	<u>\$ 2,418,674</u>	<u>\$ 8,889,401</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 2,710,906	\$ 2,685,158	101%
Assessment levy - off-roll O&M	-	165,247	541,505	31%
Lot closing	1,229	25,959	-	N/A
Trash collection assessments	585	24,462	48,963	50%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	(106)	25,684	15,000	171%
Interest	-	-	2,500	0%
Insurance proceeds	-	3,030	-	N/A
Miscellaneous	1,230	13,870	9,600	144%
Total revenues	<u>2,938</u>	<u>3,047,153</u>	<u>3,384,511</u>	90%
EXPENDITURES				
Professional & administrative				
Supervisors	431	3,875	-	N/A
Management	3,506	42,070	42,070	100%
Legal	-	41,749	30,000	139%
Engineering	14,068	45,021	5,000	900%
Assessment administration	833	10,000	10,000	100%
Audit	-	4,680	4,570	102%
Arbitrage rebate calculation	-	1,350	3,000	45%
Dissemination agent	1,083	13,000	13,000	100%
Trustee	-	30,978	26,937	115%
Telephone	21	250	250	100%
Postage	60	1,183	1,500	79%
Printing & binding	167	2,000	2,000	100%
Legal advertising	120	2,892	3,500	83%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	343	-	N/A
Other current charges	92	1,931	3,500	55%
Office supplies	157	239	500	48%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	-	54,377	55,941	97%
Total professional & administrative	<u>20,538</u>	<u>262,988</u>	<u>209,203</u>	126%
Field operations				
Contract services				
Field services	2,360	28,325	28,325	100%
Landscape maintenance	188,319	1,282,889	1,521,000	84%
Landscape consulting	4,250	51,000	51,000	100%
Landscape arbor care	-	14,400	20,000	72%
Wetland maintenance	8,232	27,482	24,168	114%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	7,827	93,924	94,000	100%
Community trash hauling	21,721	231,397	198,660	116%
Repairs & maintenance				
Repairs - general	1,000	12,839	15,000	86%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	674	9,768	8,000	122%
Plant replacement	20,968	73,608	70,000	105%
Playground mulch	-	5,985	7,200	83%
Fertilizer/chemicals	-	14,200	15,000	95%
Irrigation repairs	-	30,327	30,000	101%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	2,205	1,000	221%
Road & sidewalk	-	7,462	15,000	50%
Common area signage	-	400	3,000	13%
Bridge & deck maintenance	8,750	42,906	30,000	143%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	14,535	25,777	9,000	286%
Streetlights	51,770	383,144	326,340	117%
Irrigation - reclaimed water	8,690	57,072	85,000	67%
Gas	27	321	350	92%
Recreation facilities				
Amenity management staff/contract	37,647	236,737	297,662	80%
Office supplies	39	2,327	1,000	233%
Janitorial	1,140	19,634	14,040	140%
Pool cleaning	3,785	25,880	26,280	98%
Pool repairs & maintenance	-	939	2,500	38%
Pool fence & gate	-	153	2,000	8%
Pool - electric	4,180	23,939	22,000	109%
Pool - water	1,475	9,828	10,000	98%
Pool permits	-	716	705	102%
Pest services	-	850	500	170%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	680	7,265	7,000	104%
Access cards	1,372	4,298	5,500	78%
Activities	855	23,440	28,000	84%
Program incentives	1,524	21,227	-	N/A
Recreational repairs	6,713	7,453	5,000	149%
Pool signage	-	759	1,000	76%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	6	20,000	0%
Total field operations	<u>398,533</u>	<u>2,831,495</u>	<u>3,069,258</u>	92%
Total expenditures	<u>419,071</u>	<u>3,094,483</u>	<u>3,278,461</u>	94%
Net increase/(decrease) of fund balance	(416,133)	(47,330)	106,050	
Fund balance - beginning (unaudited)	589,375	220,572	-	
Fund balance - ending (projected)	<u>\$ 173,242</u>	<u>\$ 173,242</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 SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 666,342	\$ 662,901	101%
Interest	6	56	50	112%
Total revenues	<u>6</u>	<u>666,398</u>	<u>662,951</u>	101%
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	-	225,156	225,794	100%
Tax collector	-	13,329	13,810	97%
Total expenditures	<u>-</u>	<u>677,629</u>	<u>653,751</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	6	(11,231)	9,200	
OTHER FINANCING SOURCES/(USES)				
Transfers in	292,093	292,093	-	
Total other financing sources/(uses)	<u>292,093</u>	<u>292,093</u>	<u>-</u>	
Fund balance:				
Net increase/(decrease) in fund balance	292,099	280,862	9,200	
Beginning fund balance (unaudited)	1,121,961	1,133,198	1,101,599	
Ending fund balance (projected)	<u>\$ 1,414,060</u>	<u>\$1,414,060</u>	<u>\$1,110,799</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 513,203	\$ 510,550	101%
Assessment levy - off-roll	-	-	152,702	0%
Interest	4	47	-	N/A
Total revenues	<u>4</u>	<u>513,250</u>	<u>663,252</u>	77%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	-	238,244	238,244	100%
Tax collector	-	10,265	10,637	97%
Total expenditures	<u>-</u>	<u>655,259</u>	<u>655,631</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	(142,009)	7,621	
Beginning fund balance (unaudited)	<u>947,152</u>	<u>1,089,165</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u>\$ 947,156</u>	<u>\$ 947,156</u>	<u>\$1,092,770</u>	

\$ -

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 659,071	\$ 655,667	101%
Interest	4	44	-	N/A
Total revenues	<u>4</u>	<u>659,115</u>	<u>655,667</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	-	221,800	221,800	100%
Tax collector	-	13,184	13,660	97%
Total expenditures	<u>-</u>	<u>650,109</u>	<u>650,585</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	9,006	5,082	
Beginning fund balance (unaudited)	<u>929,087</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u>\$ 929,091</u>	<u>\$ 929,091</u>	<u>\$ 919,026</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 722,692	\$ 718,962	101%
Assessment levy - off-roll	-	-	97,366	0%
Lot closing	1,938	39,851	-	N/A
Interest	4	43	-	N/A
Total revenues	<u>1,942</u>	<u>762,586</u>	<u>816,328</u>	93%
EXPENDITURES				
Debt service				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	-	282,194	282,194	100%
Tax collector	-	14,458	14,978	97%
Total expenditures	<u>-</u>	<u>807,924</u>	<u>808,444</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,942	(45,338)	7,884	
OTHER FINANCING SOURCES/(USES)				
Transfers in	2	2	-	
Total other financing sources/(uses)	<u>2</u>	<u>2</u>	<u>-</u>	
Beginning fund balance (unaudited)	885,046	932,326	932,467	
Ending fund balance (projected)	<u>\$ 886,990</u>	<u>\$ 886,990</u>	<u>\$ 940,351</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 392,274	\$ 390,252	101%
Assessment levy - off-roll	65,475	104,124	258,754	40%
Interest	3	26	-	N/A
Total revenues	<u>65,478</u>	<u>496,424</u>	<u>649,006</u>	76%
EXPENDITURES				
Debt service				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	237,722	237,722	100%
Tax collector	-	7,846	8,130	97%
Total expenditures	<u>-</u>	<u>641,390</u>	<u>641,674</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	65,478	(144,966)	7,332	
Beginning fund balance (unaudited)	<u>509,692</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u><u>\$ 575,170</u></u>	<u><u>\$ 575,170</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 SEPTEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 138,215	\$ 137,504	101%
Assessment levy - off-roll	-	-	195,501	0%
Interest	-	11	-	N/A
Total revenues	<u>-</u>	<u>138,226</u>	<u>333,005</u>	42%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	109,425	109,425	100%
Tax collector	-	2,765	2,865	97%
Total expenditures	<u>-</u>	<u>221,615</u>	<u>221,715</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	(83,389)	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(8)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	-	(83,397)	111,290	
Beginning fund balance (unaudited)	191,262	274,659	274,850	
Ending fund balance (projected)	<u>\$191,262</u>	<u>\$ 191,262</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 SEPTEMBER 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 14
Total revenues	2	14
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	14
OTHER FINANCING SOURCES/(USES)		
Transfers out	(292,093)	(292,093)
Total other financing sources/(uses)	(292,093)	(292,093)
Net change in fund balance	(292,091)	(292,079)
Beginning fund balance (unaudited)	292,091	292,079
Ending fund balance (projected)	\$ -	\$ -

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 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	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers out	(2)	(2)
Total other financing sources/(uses)	<u>(2)</u>	<u>(2)</u>
Net change in fund balance	(2)	(2)
Beginning fund balance (unaudited)	<u>2</u>	<u>2</u>
Ending fund balance (projected)	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2
Total revenues	-	2
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	2
Beginning fund balance (unaudited)	38,807	38,805
Ending fund balance (projected)	\$ 38,807	\$ 38,807

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11	\$ 157
Total revenues	11	157
EXPENDITURES		
Capital outlay - construction	-	924,983
Total expenditures	-	924,983
Excess/(deficiency) of revenues over/(under) expenditures	11	(924,826)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	8
Total other financing sources/(uses)	-	8
Net change in fund balance	11	(924,818)
Beginning fund balance (unaudited)	2,418,036	3,342,865
Ending fund balance (projected)	\$2,418,047	\$2,418,047

TSR CDD
Check Detail
September 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	09/01/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-578.31
				204.300 · Credit Card - SunTrust	-578.31	578.31
TOTAL					-578.31	578.31
Bill Pmt -Check	0	09/01/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-224.57
Bill	081855702082621	08/31/2021		572.416 · Amenity Cable/Internet	-224.57	224.57
TOTAL					-224.57	224.57
Bill Pmt -Check	0	09/01/2021	FEDEX	101.002 · Suntrust #57080- O...		-9.64
Bill	7-477-78988	08/31/2021		519.410 · Postage	-9.64	9.64
TOTAL					-9.64	9.64
Check	0	09/08/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-637.91
				204.300 · Credit Card - SunTrust	-637.91	637.91
TOTAL					-637.91	637.91
Check	0	09/15/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-772.16
				204.300 · Credit Card - SunTrust	-772.16	772.16
TOTAL					-772.16	772.16
Bill Pmt -Check	0	09/15/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-270.94
Bill	07564204090621	09/14/2021		572.416 · Amenity Cable/Internet	-117.97	117.97
Bill	075551201090821	09/14/2021		572.416 · Amenity Cable/Internet	-152.97	152.97
TOTAL					-270.94	270.94
Bill Pmt -Check	0	09/15/2021	FEDEX	101.002 · Suntrust #57080- O...		-32.16
Bill	7-493-71741	09/14/2021		519.410 · Postage	-32.16	32.16
TOTAL					-32.16	32.16

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	09/22/2021	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-26.95
Bill	4224446 091421	09/21/2021		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-1.95	1.95
TOTAL					-26.95	26.95
Bill Pmt -Check	0	09/22/2021	FEDEX	101.002 · Suntrust #57080- O...		-27.44
Bill	7-507-47798	09/21/2021		519.410 · Postage	-27.44	27.44
TOTAL					-27.44	27.44
Bill Pmt -Check	0	09/29/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-259.57
Bill	081855702092521	09/28/2021		572.416 · Amenity Cable/Internet	-259.57	259.57
TOTAL					-259.57	259.57
Bill Pmt -Check	10542	09/01/2021	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-3,113.41
Bill	INV104500	08/31/2021		538.609 · Irrigation Repairs & ...	-190.46	190.46
Bill	INV104501	08/31/2021		538.609 · Irrigation Repairs & ...	-1,204.80	1,204.80
Bill	INV104498	08/31/2021		538.609 · Irrigation Repairs & ...	-1,288.89	1,288.89
Bill	INV104499	08/31/2021		538.609 · Irrigation Repairs & ...	-429.26	429.26
TOTAL					-3,113.41	3,113.41
Bill Pmt -Check	10543	09/01/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-445.43
Bill	88479 04150 082421	08/31/2021		531.301 · Electric	-17.50	17.50
Bill	90865 24539 082421	08/31/2021		531.301 · Electric	-16.64	16.64
Bill	80076 07176 082421	08/31/2021		531.301 · Electric	-15.64	15.64
Bill	79711 52554 082421	08/31/2021		531.301 · Electric	-16.87	16.87
Bill	58509 01259 082421	08/31/2021		531.301 · Electric	-17.01	17.01
Bill	66135 11154 082421	08/31/2021		531.301 · Electric	-16.01	16.01
Bill	76385 82310 082421	08/31/2021		531.301 · Electric	-16.13	16.13
Bill	67926 28129 082421	08/31/2021		531.307 · Street Lights	-17.63	17.63
Bill	67252 38279 082421	08/31/2021		531.301 · Electric	-17.01	17.01
Bill	66560 12418 082421	08/31/2021		531.301 · Electric	-16.13	16.13
Bill	79567 66525 082421	08/31/2021		531.301 · Electric	-17.13	17.13
Bill	82589 06300 083021	08/31/2021		531.301 · Electric	-17.57	17.57
Bill	56207 55450 082421	08/31/2021		531.301 · Electric	-17.01	17.01
Bill	50266 85197 082421	08/31/2021		531.301 · Electric	-17.36	17.36
Bill	39137 39324 082421	08/31/2021		531.301 · Electric	-17.87	17.87

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	47288 74033 082421	08/31/2021		531.301 · Electric	-16.13	16.13
Bill	03574 20270 082421	08/31/2021		531.301 · Electric	-15.64	15.64
Bill	07012 32322 082421	08/31/2021		531.301 · Electric	-17.13	17.13
Bill	22501 23170 082421	08/31/2021		531.301 · Electric	-32.94	32.94
Bill	23721 96455 082421	08/31/2021		531.301 · Electric	-18.85	18.85
Bill	34412 09395 082421	08/31/2021		531.301 · Electric	-16.13	16.13
Bill	39890 84105 082421	08/31/2021		531.301 · Electric	-42.82	42.82
Bill	35482 86249 082421	08/31/2021		531.301 · Electric	-15.64	15.64
Bill	03433 33344 082421	08/31/2021		531.301 · Electric	-16.64	16.64
TOTAL					-445.43	445.43
Bill Pmt -Check	10544	09/01/2021	HOPPING, GREEN & SAMS	101.002 · Suntrust #57080- O...		-3,446.79
Bill	124764	08/31/2021		514.007 · District Counsel	-3,446.79	3,446.79
TOTAL					-3,446.79	3,446.79
Bill Pmt -Check	10545	09/01/2021	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-4,250.00
Bill	9589	08/31/2021		538.606 · Landscape Consulting	-4,250.00	4,250.00
TOTAL					-4,250.00	4,250.00
Bill Pmt -Check	10546	09/01/2021	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-914.44
Bill	082521-1	08/31/2021		538.602 · Roads & Sidewalk M...	-470.44	470.44
Bill	081221-2	08/31/2021		538.602 · Roads & Sidewalk M...	-444.00	444.00
TOTAL					-914.44	914.44
Bill Pmt -Check	10547	09/01/2021	TIMES PUBLISHING COMPA...	101.002 · Suntrust #57080- O...		-1,151.50
Bill	0000176733	08/31/2021		513.801 · Legal Advertising	-1,151.50	1,151.50
TOTAL					-1,151.50	1,151.50

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10548	09/08/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-22,830.66
Bill	32407 46377 090121	09/07/2021		531.307 · Street Lights	-1,696.79	1,696.79
Bill	32983 74476 090221	09/07/2021		531.307 · Street Lights	-2,653.44	2,653.44
Bill	28311 99549 090321	09/07/2021		531.321 · Electric - Pool	-1,013.55	1,013.55
Bill	25302 87580 090221	09/07/2021		531.307 · Street Lights	-13,190.39	13,190.39
Bill	12019 31018 090121	09/07/2021		531.307 · Street Lights	-1,916.82	1,916.82
Bill	08684 70197 090121	09/07/2021		531.307 · Street Lights	-973.93	973.93
Bill	71609 67365 090121	09/07/2021		531.307 · Street Lights	-944.47	944.47
Bill	94079 47594 090321	09/07/2021		531.301 · Electric	-441.27	441.27
TOTAL					-22,830.66	22,830.66
Bill Pmt -Check	10549	09/08/2021	SAFEGUARD BUSINESS SY...	101.002 · Suntrust #57080- O...		-157.39
Bill	034671881	09/07/2021		519.510 · Office Supplies	-157.39	157.39
TOTAL					-157.39	157.39
Bill Pmt -Check	10550	09/08/2021	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-2,490.00
Bill	7579	09/07/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00
Bill	7592	09/07/2021		572.712 · Pool Maintenance	-1,195.00	1,195.00
TOTAL					-2,490.00	2,490.00
Bill Pmt -Check	10551	09/08/2021	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #57080- O...		-7,970.42
Bill	2021-0108	09/07/2021		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	10552	09/08/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-11,601.55
Bill	12321710	09/07/2021		538.121 · Amenity Management	-7,373.30	7,373.30
Bill	12321400	09/07/2021		538.121 · Amenity Management	-3,381.25	3,381.25
Bill	12321491	09/07/2021		538.121 · Amenity Management	-847.00	847.00
TOTAL					-11,601.55	11,601.55

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	10553	09/09/2021	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	10554	09/09/2021	Mary E Comella	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	10566	09/15/2021	CHAPMAN LAND SERVICES,...	101.002 · Suntrust #57080- O...		-1,000.00
Bill	2441	09/14/2021		538.601 · General Repair & Mai...	-1,000.00	1,000.00
TOTAL					-1,000.00	1,000.00
Bill Pmt -Check	10567	09/15/2021	COUNTY SANITATION	101.002 · Suntrust #57080- O...		-21,720.70
Bill	19100926	09/14/2021		534.000 · Garbage/Solid Waste...	-209.00	209.00
Bill	19100925	09/14/2021		534.000 · Garbage/Solid Waste...	-21,511.70	21,511.70
TOTAL					-21,720.70	21,720.70
Bill Pmt -Check	10568	09/15/2021	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-95,309.67
Bill	INV104484	09/07/2021		538.604 · Landscape Maintena...	-94,159.67	94,159.67
Bill	INV104945	09/14/2021		538.651 · Replace Plants, Shru...	-1,150.00	1,150.00
TOTAL					-95,309.67	95,309.67

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10569	09/15/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-3,557.89
Bill	49768 33391 090921	09/14/2021		531.301 · Electric	-21.91	21.91
Bill	77814 90012 090821	09/14/2021		531.307 · Street Lights	-296.24	296.24
Bill	57358 60497 090821	09/14/2021		531.307 · Street Lights	-843.08	843.08
Bill	89815 17513 090921	09/14/2021		531.321 · Electric - Pool	-1,010.22	1,010.22
Bill	04958 52241 091021	09/14/2021		531.307 · Street Lights	-1,386.44	1,386.44
TOTAL					-3,557.89	3,557.89
Bill Pmt -Check	10570	09/15/2021	HEIDT DESIGN	101.002 · Suntrust #57080- O...		-2,262.50
Bill	41659	09/14/2021		519.320 · Engineering	-2,262.50	2,262.50
TOTAL					-2,262.50	2,262.50
Bill Pmt -Check	10571	09/15/2021	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-88.90
Bill	15332240	09/14/2021		536.301 · Irrigation - Reclaimed...	-37.80	37.80
Bill	15480676	09/14/2021		536.301 · Irrigation - Reclaimed...	-51.10	51.10
TOTAL					-88.90	88.90
Bill Pmt -Check	10572	09/15/2021	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-7,827.00
Bill	PI-A00667583	09/14/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-7,827.00	7,827.00
Bill Pmt -Check	10573	09/15/2021	SOUTHERN LAND SERVICE...	101.002 · Suntrust #57080- O...		-8,750.00
Bill	090321-13	09/14/2021		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
TOTAL					-8,750.00	8,750.00
Bill Pmt -Check	10574	09/15/2021	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-4,250.00
Bill	9795	09/14/2021		538.606 · Landscape Consulting	-4,250.00	4,250.00
TOTAL					-4,250.00	4,250.00

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10575	09/15/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-300.68
Bill	12321768	09/14/2021		538.121 · Amenity Management	-132.59	132.59
Bill	12321722	09/14/2021		538.121 · Amenity Management	-168.09	168.09
TOTAL					-300.68	300.68
Bill Pmt -Check	10576	09/22/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-7,743.72
Bill	81265 66398 091421	09/21/2021		531.307 · Street Lights	-3,933.28	3,933.28
Bill	05020 44162 091521	09/21/2021		531.307 · Street Lights	-502.50	502.50
Bill	54597 97520 091421	09/21/2021		531.307 · Street Lights	-738.22	738.22
Bill	01943 81210 091421	09/21/2021		531.307 · Street Lights	-2,569.72	2,569.72
TOTAL					-7,743.72	7,743.72
Bill Pmt -Check	10577	09/22/2021	FLORIDA NATIVES NURSER...	101.002 · Suntrust #57080- O...		-7,075.00
Bill	18211	09/21/2021		538.615 · Wetland Maintenance	-7,075.00	7,075.00
TOTAL					-7,075.00	7,075.00
Bill Pmt -Check	10578	09/22/2021	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-5,538.02
Bill	15480679	09/21/2021		536.301 · Irrigation - Reclaimed...	-104.30	104.30
Bill	15480670	09/21/2021		536.301 · Irrigation - Reclaimed...	-3.50	3.50
Bill	15480669	09/21/2021		536.301 · Irrigation - Reclaimed...	-25.20	25.20
Bill	15480667	09/21/2021		536.321 · Utility service - Pool	-415.72	415.72
Bill	15480666	09/21/2021		536.301 · Irrigation - Reclaimed...	-9.99	9.99
Bill	15480665	09/21/2021		536.301 · Irrigation - Reclaimed...	-113.40	113.40
Bill	15480664	09/21/2021		536.301 · Irrigation - Reclaimed...	-105.70	105.70
Bill	15480663	09/21/2021		536.301 · Irrigation - Reclaimed...	-277.90	277.90
Bill	15480662	09/21/2021		536.301 · Irrigation - Reclaimed...	-378.70	378.70
Bill	15480661	09/21/2021		536.301 · Irrigation - Reclaimed...	-86.80	86.80
Bill	15480660	09/21/2021		536.301 · Irrigation - Reclaimed...	-275.10	275.10
Bill	15480658	09/21/2021		536.301 · Irrigation - Reclaimed...	-58.80	58.80
Bill	15480668	09/21/2021		536.301 · Irrigation - Reclaimed...	-123.90	123.90
Bill	15480657	09/21/2021		536.301 · Irrigation - Reclaimed...	-42.00	42.00
Bill	15480656	09/21/2021		536.301 · Irrigation - Reclaimed...	-159.60	159.60
Bill	15480655	09/21/2021		536.301 · Irrigation - Reclaimed...	-154.70	154.70
Bill	15480654	09/21/2021		536.301 · Irrigation - Reclaimed...	-421.40	421.40
Bill	15480653	09/21/2021		536.301 · Irrigation - Reclaimed...	-207.20	207.20
Bill	15480680	09/21/2021		536.301 · Irrigation - Reclaimed...	-38.50	38.50
Bill	15480678	09/21/2021		536.301 · Irrigation - Reclaimed...	-53.90	53.90
Bill	15480674	09/21/2021		536.301 · Irrigation - Reclaimed...	-195.30	195.30
Bill	15480673	09/21/2021		536.301 · Irrigation - Reclaimed...	-270.90	270.90

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	15480672	09/21/2021		536.321 · Utility service - Pool	-403.37	403.37
Bill	15480671	09/21/2021		536.301 · Irrigation - Reclaimed...	-164.54	164.54
Bill	15481613	09/21/2021		536.301 · Irrigation - Reclaimed...	-8.40	8.40
Bill	15481612	09/21/2021		536.301 · Irrigation - Reclaimed...	-136.50	136.50
Bill	15481611	09/21/2021		536.301 · Irrigation - Reclaimed...	-358.40	358.40
Bill	15481610	09/21/2021		536.301 · Irrigation - Reclaimed...	-2.80	2.80
Bill	15483502	09/21/2021		536.301 · Irrigation - Reclaimed...	-190.40	190.40
Bill	15483501	09/21/2021		536.301 · Irrigation - Reclaimed...	-64.40	64.40
Bill	15483500	09/21/2021		536.301 · Irrigation - Reclaimed...	-61.60	61.60
Bill	15481643	09/21/2021		536.301 · Irrigation - Reclaimed...	-263.90	263.90
Bill	15481642	09/21/2021		536.301 · Irrigation - Reclaimed...	-63.00	63.00
Bill	15481641	09/21/2021		536.301 · Irrigation - Reclaimed...	-298.20	298.20
TOTAL					-5,538.02	5,538.02
Bill Pmt -Check	10579	09/22/2021	SECURITEAM INC	101.002 · Suntrust #57080- O...		-1,064.97
Bill	11145061521	09/21/2021		529.306 · Access Cards	-1,064.97	1,064.97
TOTAL					-1,064.97	1,064.97
Bill Pmt -Check	10580	09/22/2021	TRINITY HOUSEKEEPERS	101.002 · Suntrust #57080- O...		-1,140.00
Bill	092021	09/21/2021		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
Bill Pmt -Check	10581	09/22/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-10,997.54
Bill	12320037	09/21/2021		538.121 · Amenity Management	-9,664.04	9,664.04
Bill	12322363	09/21/2021		538.122 · Program Incentives	-1,333.50	1,333.50
TOTAL					-10,997.54	10,997.54
Bill Pmt -Check	10582	09/29/2021	CHAPMAN LAND SERVICES,...	101.002 · Suntrust #57080- O...		-1,157.00
Bill	2559	09/28/2021		538.615 · Wetland Maintenance	-1,157.00	1,157.00
TOTAL					-1,157.00	1,157.00

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10583	09/29/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-2,106.85
Bill	39845 33345 092421	09/28/2021		531.301 · Electric	-16.08	16.69
Bill	39137 39324 092421	09/28/2021		531.301 · Electric	-17.94	17.94
Bill	34412 09395 092421	09/28/2021		531.301 · Electric	-16.15	16.15
Bill	23721 96455 092421	09/28/2021		531.301 · Electric	-19.35	19.35
Bill	07012 32322 092421	09/28/2021		531.301 · Electric	-17.18	17.18
Bill	35482 86249 092421	09/28/2021		531.301 · Electric	-15.64	15.64
Bill	22501 23170 092421	09/28/2021		531.301 · Electric	-35.22	35.22
Bill	03433 33344 092421	09/28/2021		531.301 · Electric	-16.67	16.67
Bill	03574 20270 092421	09/28/2021		531.301 · Electric	-15.64	15.64
Bill	79711 52554 092421	09/28/2021		531.301 · Electric	-17.06	17.06
Bill	47288 74033 092421	09/28/2021		531.301 · Electric	-16.29	16.29
Bill	56207 55450 092421	09/28/2021		531.301 · Electric	-17.30	17.30
Bill	50266 85197 092421	09/28/2021		531.301 · Electric	-17.57	17.57
Bill	39890 84105 092421	09/28/2021		531.301 · Electric	-47.64	47.64
Bill	79567 66525 092421	09/28/2021		531.301 · Electric	-17.18	17.18
Bill	76385 82310 092421	09/28/2021		531.301 · Electric	-17.18	17.18
Bill	67926 28129 092421	09/28/2021		531.307 · Street Lights	-17.82	17.82
Bill	75898 62249 092021	09/28/2021		531.307 · Street Lights	-1,651.63	1,651.63
Bill	66560 12418 092421	09/28/2021		531.301 · Electric	-16.29	16.29
Bill	67252 38279 092421	09/28/2021		531.301 · Electric	-17.18	17.18
Bill	66135 11154 092421	09/28/2021		531.301 · Electric	-16.15	16.15
Bill	58509 01259 092421	09/28/2021		531.301 · Electric	-17.69	17.69
Bill	90865 24539 092421	09/28/2021		531.301 · Electric	-16.79	16.79
Bill	80076 07176 092421	09/28/2021		531.301 · Electric	-15.64	15.64
Bill	88479 04150 09242	09/28/2021		531.301 · Electric	-17.57	17.57
TOTAL					-2,106.85	2,107.46
Bill Pmt -Check	10584	09/29/2021	EGIS INSRUANCE & RISK A...	101.002 · Suntrust #57080- O...		-51,449.00
Bill	14712	09/28/2021		155.000 · Prepaid Expense	-45,436.00	45,436.00
				155.000 · Prepaid Expense	-6,013.00	6,013.00
TOTAL					-51,449.00	51,449.00
Bill Pmt -Check	10585	09/29/2021	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-1,295.00
Bill	7500	09/28/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00
TOTAL					-1,295.00	1,295.00

10:36 AM

10/25/21

TSR CDD
Check Detail
September 2021

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	10586	09/29/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-8,134.29
Bill	12322647	09/28/2021		538.121 · Amenity Management	-8,134.29	8,134.29
TOTAL					-8,134.29	8,134.29

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on October 13, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Jason Silber (via telephone)	Assistant Secretary
Tim Green	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson	District Counsel
Brian Wilkes	District Engineer
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Gary Hawkins (via telephone)	Down to Earth Landscape & Irrigation (DTE)
Kirk Russell	Resident
Jim Ciadella	Resident
Frank Stalzer	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Liquori, Call, Comella and Green were present, in person. Supervisor Silber was attending via telephone.

Mr. Liquori stated that everyone’s goal is to make the community better, with a quality that everyone will be happy with. He asked those involved to conduct themselves with decorum, not to make accusations and work together to make the community what they want it to be.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

40 Resident Kirk Russell stated that the response to his “Work Order” asking for the dead
41 branches at the top of the two oak trees at the south end of Huckleberry Pond to be trimmed
42 and for the fallen branch in the pond to be removed was that the trees were not in distress.
43 Workers mowed around 12’ fallen branches but he had to remove the materials and mow the
44 area himself, as the crew never returned to complete the job. He stated that the parking issue
45 on Lake Blanche continues. He offered to pay to install permanent signs and for the trees.

46 Resident Frank Stalzer stated that he enjoys the community. He asked the Board to
47 consider installing “official looking” permanent signs, rather than “political looking” signs, to
48 address the illegal parking on Lake Blanche, which is becoming worse and a safety issue, even
49 after no parking signs were installed on the grass over a year ago. He observed DTE workers
50 removing the signs while cutting the grass and never returning them upright.

51 Resident Jim Ciadella asked for the loose boards on the wooden bridge on Rangeland
52 Boulevard to be replaced. He and his neighbor, Mr. Benvenuto, believed there is a design issue
53 with the bridge, as it is only about four years old and already not functioning properly. He
54 wondered if the CDD would have any recourse against the design firm, York Bridges.

55 Ms. Comella stated that the Board decided on temporary, piecemeal repairs until the
56 heavy construction is completed; the materials would ultimately be replaced with a hearty type
57 of plank material. She stated she would be surprised if the CDD has any recourse and voiced her
58 belief that the expense would end up being an assessment.

59 Mr. Liquori stated that he is experienced in construction and is not concerned with the
60 surface of the bridge, as long as the decking and bricks are maintained; as it does not provide
61 the structural support of the bridge. He noted that Mr. Adams works with the Florida
62 Department of Transportation (FDOT) on inspections, at no cost to the CDD. Discussion ensued
63 regarding clarifying that the CDD inspects and maintains the bridge, the County maintains the
64 road and that the District cannot seek recourse if it is determined that replacement is due to
65 use and the bridge is functioning the way it was intended.

66 **▪ Consideration of Estimates for Whitfield Preserve Pocket Parks**

67 **This item, previously the Eighth Order of Business, was presented out of order.**

68 **A. Down to Earth Estimate #10578**

69 **B. Travis Resmondo Sod, Inc. Estimate #7456**

70 Mr. Soety presented Estimate #10578 to apply herbicide before proceeding with
71 Estimate #7456 to replace sod at both pocket parks at Whitfield Preserve. Discussion ensued
72 regarding the budget, preferred sod types for certain areas with foot traffic, DTE donation,
73 deferring the Ninth Order of Business estimates for Rangeland West to the end of the year,
74 irrigation, splitting the work and doing the medians/island now and both sides of the road later
75 and how Zoysia grass handles droughts. Mr. Soety was asked to obtain proposals for Zoysia and
76 St. Augustine sod installation at the pocket parks and present them at the next meeting.

77 **▪ Discussion/Consideration: Down to Earth Landscape Irrigation Landscape Estimates**

78 **This item, previously the Tenth Order of Business, was presented out of order.**

- 79 **A. Estimate #15340 – Fence Post Oak Tree**
- 80 **B. Estimate #15357 – Heart Pine Park Drake Elm**
- 81 **C. Estimate #15363 – Lake Blanche Oak Trees**
- 82 **D. Estimate #15337 – Lake Blanche Sycamores**
- 83 **E. Estimate #15366 – Night Start Trail Tree Replacements**
- 84 **F. Estimate #15360 – Rangeland West Oaks**
- 85 **G. Estimate #17341 – Rangeland West Plant Material**
- 86 **H. Estimate #15355 – Rangeland West Sycamore**
- 87 **I. Estimate #15350 – Sycamore at Stansil Park**
- 88 **J. Estimate #7869 – Village 1 – Heart Pine Avenue**
- 89 **K. Estimate #7870 – Village 1 – Whitfield Park**
- 90 **L. Estimate #7868 – Village 2 – Homestead Park**
- 91 **M. Estimate #4396 – Village 2 – Homestead Park Trail**

92 Mr. Call stated he asked for this to be placed on the agenda because he asked Mr. Soety
93 and Mr. Hawkins to prioritize projects and present proposals. It was noted that the CDD spent
94 about \$50,000 by this time last year; \$20,000 would remain in the budget this year to replace
95 freeze or storm damaged materials.

96 Mr. Silber wanted to defer this to December and intended to dissent but renounced his
97 dissent, as the Board agreed to commence the projects in November, as sourcing planting
98 materials was about 30 days out.

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On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, the Down to Earth Landscape & Irrigation Landscape Estimates, were approved.

- **Discussion/Consideration:**
 - This item, previously the Eleventh Order of Business, was presented out of order.**
 - A. TSR Operations Financial Analysis 10.6.21**
 - B. Payne’s Environmental PES #19-0604 – Tree Pruning Services**
 - C. Tri-County Tree & Landscaping, Inc. Estimate #2188 – Arbor Care, Fertilization/Soil Care, Soil Aeration**
 - D. The Davey Tree Expert Company Proposal #20071275-1630666887 (All Inclusive - Fertilization and Aeration)**
 - E. The Davey Tree Expert Company Proposal #20071275-1630666809 (All Inclusive – Pruning)**

Mr. Soety presented the bid comparison sheet and discussed each respondent’s scope of work and ability to conduct the work. He recommended awarding the tree pruning and plant healthcare contracts to Davey Tree Expert Company (Davey). The total cost would be \$107,280 and the amount budgeted was \$99,000; an \$8,000 discount would be given if the Board approved the three pruning and health care services today.

In response to a question regarding Mr. Russell’s earlier request for the dead oak tree hit by lighting and leaning into the pond to be cut and removed, Mr. Soety stated he could likely obtain a discount from Davey, if the CDD proceeds with the other contracts. The location was at the southwest corner of Huckleberry Pond, on the pond bank. The Board discussed and decided to use contingency funds to offset expenditures.

On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, awarding the contract to The Davey Tree Expert Company for Plant Healthcare and Tree Pruning services, authorizing Mr. Adams to utilize \$8,280 of contingency funds to offset overages, was approved.

- F. Everglades Pinestraw Estimate #1527 – Pinestraw Installation**

132 Mrs. Adams presented the Everglades Pinestraw Estimate to install bales of pine straw
133 and a proposal from Preferred Pine Straw for the purchase pine straw. Due to reducing the
134 budget, the CDD will only be able to perform mulching in the fall. Mr. Call suggested paying 50%
135 now and 50% in the spring. Mr. Adams stated then they could only apply a thinner application.
136

137 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, the**
138 **Preferred Pine Straw invoice for the purchase of bales of pine straw and**
139 **Everglades Pinestraw Estimate #1527 to install pine straw, in a not-to-exceed**
140 **amount of \$77,500, was approved.**

141
142

143 **THIRD ORDER OF BUSINESS**

Discussion: Current Public Comment Policy

144

- 145 • **Resolution 2014-16, Providing for the Public’s Opportunity to be Heard; Designating**
146 **Public Comments Periods; Designating a Procedure to Identify Individuals Seeking to**
147 **be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for**
148 **Severability and an Effective Date**
- 149 • **Public Comment Period Only – No Obligation for Response**
- 150 • **Public Comment Cards**

151 Ms. Willson discussed the CDD’s current Public Comment Policy and the procedures, as
152 several questions arose at the last meeting; the Policy is posted on the CDD website.
153

154

155 **FOURTH ORDER OF BUSINESS**

Discussion: Suspension and Termination Policy

156

- 157 • **Resolution 2021-01, Adopting Amended Amenity Center Suspension and Termination**
158 **Rules; Providing a Severability Clause; and Providing an Effective Date**

159 Ms. Willson noted reviewing the draft Bike Park Policy with Mr. Call and stated that this
160 policy applies to all CDD amenities. It involves a warning, a write up of the incident and
161 procedures for the District Manager to notify the person in violation. A single policy was
162 prepared instead of preparing one for each amenity. This was included for informational
163 purposes and will be referred to in the upcoming “Bike Park Rules” agenda item.
164

165 **FIFTH ORDER OF BUSINESS**165 **Consideration of Amended Amenity Policy**
166 **& Fees for Purposes of Setting Rule**
167 **Hearing and Adoption of December 1, 2021**
168169 • **Bike Park Policies**170 **A. Notice of Rule Development**171 **B. Notice of Rule Making**

172 Mr. Adams presented the redline version of the amended Policy, which included minor
 173 adjustments and the addition of the Starkey Ranch Bike Park Policies, which is under
 174 Development at this time. Ms. Willson stated that the Policies were prepared in similar form to
 175 other Bike Park Policies for other communities in Florida. It is important to have the Policies and
 176 Waiver Systems in place because governmental entities have limited sovereign immunity and
 177 must post signs. Since the Bike Park will open prior to December 1, 2021, she asked for the
 178 Board to approve the Bike Park Policies as Interim Policies until they are presented for adoption
 179 at the December 1, 2022 public hearing. Discussion ensued regarding non-resident user fees.

180

181 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**
 182 **approving the Amended Amenity Policy & Fees as Interim Policies and the**
 183 **Amended Amenity Policy & Fees for the Purposes of Setting a Rule Hearing and**
 184 **Adoption on December 1, 2021, at 5:00 p.m., at Cunningham Park, 12131**
 185 **Rangeland Boulevard, Odessa, Florida 33556, was approved.**

186

187

188 **SIXTH ORDER OF BUSINESS**188 **Consideration of Agreement Regarding**
189 **Modification of Irrigation and Pipeline**
190 **Easement**

191

192 This item was deferred to the next meeting, as Mr. Call and Ms. Willson were still
 193 working on the Agreement.

194

195 **SEVENTH ORDER OF BUSINESS**195 **Consideration of Clear-Tech Pools Contract**
196 **for Whitfield Park Pool Resurfacing [Tile,**
197 **Surface, Depth Markers and Waterblast]**
198

198

199 Ms. Hlebak reported the following:

200 ➤ Cody Pools, formerly Challenger Pools, was not interested in performing the work, due
201 to a heavy workload.

202 ➤ Clear-Tech Pools would consider honoring a five-year warranty only if the CDD accepts
203 the non-solicited proposal to provide pool services, which is significantly higher than the CDD's
204 current contract.

205 ➤ A cost comparison between the current pool contractor and Clear-Tech Pools and the
206 varied scope of services was distributed during the meeting.

207 ➤ The services would change to three days per week starting October 1, 2021, during the
208 winter season, which would be sufficient, as Staff checks the chemicals daily.

209 ➤ Clear-Tech Pools indicated that chemical costs are increasing as of November 1, 2021.

210 ➤ Clear-Tech Pools' proposal to provide pool services and include a five-year warranty,
211 without the second pool, was \$19,560 per year, for a total five-year cost of almost \$98,000 to
212 service the pool three days a week; the cost to service the pool five days a week would be
213 \$154,000 per year, which is cost prohibitive.

214 ➤ Work would commence in the off season and be completed before the new season
215 begins in March, 2022.

216 Discussion ensued regarding the significant cost increase to implement a five-year
217 warranty, why the pool needed repairs, Clear-Tech providing better quality materials, budget of
218 \$60,000, the lifetime warranty on the product only, patching issues, the General Contractor
219 using sub-contractors for the pool and the pool being outside the warranty period.

220

221 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**
222 **engaging Clear-Tech Pools to resurface the Whitfield Park Pool, including tile,**
223 **surface, depth markers and waterblast, excluding the five-year warranty and**
224 **pool services, in a not-to-exceed amount of \$58,917, and authorizing Ms.**
225 **Willson to prepare the Contract, in final form, was approved.**

226

227

228 **EIGHTH ORDER OF BUSINESS**

**Consideration of Estimates for Whitfield
Preserve Pocket Parks**

229

230

231 **A. Down to Earth Estimate #10578**

232 **B. Travis Resmondo Sod, Inc. Estimate #7456**

233 This item was presented following the Second Order of Business.

234

235 **NINTH ORDER OF BUSINESS**

Consideration of Estimates for Rangeland West

236

237

238 **A. Down to Earth Estimate #10574**

239 **B. Travis Resmondo Sod, Inc. Estimate #7447**

240 This item was presented in conjunction with the Eighth Order of Business.

241

242 **TENTH ORDER OF BUSINESS**

Discussion/Consideration: Down to Earth Landscape Irrigation Landscape Estimates

243

244

245 **A. Estimate #15340 – Fence Post Oak Tree**

246 **B. Estimate #15357 – Heart Pine Park Drake Elm**

247 **C. Estimate #15363 – Lake Blanche Oak Trees**

248 **D. Estimate #15337 – Lake Blanche Sycamores**

249 **E. Estimate #15366 – Night Start Trail Tree Replacements**

250 **F. Estimate #15360 – Rangeland West Oaks**

251 **G. Estimate #17341 – Rangeland West Plant Material**

252 **H. Estimate #15355 – Rangeland West Sycamore**

253 **I. Estimate #15350 – Sycamore at Stansil Park**

254 **J. Estimate #7869 – Village 1 – Heart Pine Avenue**

255 **K. Estimate #7870 – Village 1 – Whitfield Park**

256 **L. Estimate #7868 – Village 2 – Homestead Park**

257 **M. Estimate #4396 – Village 2 – Homestead Park Trail**

258 These items were presented following the Second Order of Business.

259

260 **ELEVENTH ORDER OF BUSINESS**

Discussion/Consideration:

261

262 **A. TSR Operations Financial Analysis 10.6.21**

263 **B. Payne’s Environmental PES #19-0604 – Tree Pruning Services**

264 **C. Tri-County Tree & Landscaping, Inc. Estimate #2188 – Arbor Care, Fertilization/Soil**
 265 **Care, Soil Aeration**

266 D. The Davey Tree Expert Company Proposal #20071275-1630666887 (All Inclusive -
267 Fertilization and Aeration)

268 E. The Davey Tree Expert Company Proposal #20071275-1630666809 (All Inclusive –
269 Pruning)

270 F. Everglades Pinestraw Estimate \$1527 – Pinestraw Installation

271 These items were presented following the Second Order of Business.

272

273 **TWELFTH ORDER OF BUSINESS**

**Discussion/Consideration: SOLitude Lake
274 Management Pond Maintenance
275 Addendum – 4 New Sites**

276

277 • **Addendum to Bid Schedule – Lakes B-1, 4-A, 4-B and 5-A**

278 Mrs. Adams presented the SOLitude Lake Management (SOLitude) Pond Maintenance
279 Addendum to add four new sites being conveyed by the Developer, Taylor Morrison, to the
280 District. Three are located at Esplanade and one at Lake Blanche Drive, which SOLitude has
281 maintained since September, at no charge. SOLitude did not identify the need for any
282 additional cleanup costs. Discussion ensued regarding treating algae growth in the ponds.

283

284 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
285 **SOLitude Lake Management Pond Maintenance Addendum to include Lakes B-**
286 **1, 4-A, 4-B and 5-2, subject to Staff ensuring all ponds are deeded properly over**
287 **to the District, are in good condition and the conveyances are finalized and**
288 **reviewed and approved by the Chair, was approved.**

289

290

291 **THIRTEENTH ORDER OF BUSINESS**

**Discussion: Follow up on Traffic Request
292 from Prior Meeting**

293

294 Mr. Wilkes stated that it is feasible to install a crosswalk adjacent to the Welcome
295 Center, as a safety upgrade. If the Board decides to proceed, it would require drafting and
296 submitting plans for review and obtaining a permit from Pasco County.

297 This item was deferred to the next meeting

298

299 **FOURTEENTH ORDER OF BUSINESS**

**Continued Discussion/Consideration:
300 Welcome Center Lease Agreement**

301 Mr. Call stated that the Agreement from the Developer to the District was pending. Ms.
302 Comella and Mr. Adams stated that the terms were reduced to nine months.

303

304 **FIFTEENTH ORDER OF BUSINESS**

**Discussion: Pasco County's No
305 Unauthorized Parking Ordinance and
306 Signage at Subdivision Entries**

307

308 Mr. Adams distributed the County Ordinance adopted in 2000 and related documents,
309 which prohibit parking on the street and require installing signs at the location or at the
310 subdivision entry. The Public Works Department Traffic Division facilitates this and suggested
311 the CDD enter into a Traffic Enforcement Agreement with the County, which would enable the
312 Sheriff to enforce illegal parking and traffic violations on CDD and public roads. The CDD must
313 pay for signs with specific language developed by the Public Works Department, who would
314 install the signs. The CDD would only incur the cost to purchase the signs.

315 Discussion ensued regarding installing permanent signs until the Agreement is in place,
316 Deputies not having time to regularly patrol the CDD, initiating focus patrols and specifying four
317 locations for permanent signs at the cost of \$200 each. Mr. Adams would forward the
318 documents to Ms. Willson, purchase the signs and have them installed before the next meeting.

319

320 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**
321 **authorizing Mr. Adams to purchase four permanent "No Parking Signs" that**
322 **meet Florida Department of Transportation standards, and have them**
323 **installed, was approved.**

324

325

326 Mr. Adams was asked to contact Meadow Brooks Management for their opinion on
327 whether the County Traffic Agreement and signs proved successful.

328

329 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor,**
330 **authorizing Mr. Adams to work with Ms. Willson on drafting the Traffic**
331 **Enforcement Agreement, subject to conversations with Meadow Brook or**
332 **Meadow Point, and to present a form of Agreement for consideration at the**
333 **next meeting, was approved.**

334

335

336 **SIXTEENTH ORDER OF BUSINESS****Discussion: Traffic Enforcement with Off
Duty Officers**

337

338

339 Mr. Liquori asked the Board to consider whether to engage the Florida Highway Patrol
340 (FHP) or the Pasco County's Sherriff's Department to patrol weekly and enforce speeding, as he
341 wanted to implement the program, in addition to the Traffic Enforcement Agreement with the
342 County. Although Mr. Adams stated the FHP Officers would not enforce parking violations, he
343 would present cost comparisons for each entity and sample Agreements at the next meeting.

344

345 **SEVENTEENTH ORDER OF BUSINESS****Update: Status of "Namesake Signs" in
Homestead Park**

346

347

348 Mr. Liquori stated that the Developer is reviewing the idea of installing basket signs on
349 Long Spur, close to the first most westerly intersection pavement, and another closer to the
350 fence post near the pond. The signs are like the ones in Woodfield Park at Park Pine.

351

352 **EIGHTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of August 31, 2021**

353

354

355 Mr. Adams reviewed the Unaudited Financial Statements as of August 31, 2021. In
356 response to a question regarding whether there might be revenue shortages, Mr. Adams
357 replied no. He reported the following:

358 ➤ Assessment - off-roll O&M: Revenues were at 31% because certain off-roll units
359 transitioned to on-roll between the time the budget was adopted and the lien roll was
360 transferred. Also, builders typically pay late in March.

361 ➤ Debt Service Funds with low fund balance: Management's office transmitted the Close-
362 out Capital Project Certification documents and the requests to transfer the small fund balances
363 to the Revenue Fund in their Debt Service funds was sent to the Trustee.

364 The financials were accepted.

365

366 **NINETEENTH ORDER OF BUSINESS****Approval of September 8, 2021 Public
Hearings and Regular Meeting Minutes**

367

368

369 Mr. Adams presented the September 8, 2021 Public Hearings and Regular Meeting
370 Minutes. The following changes were made:

371 Line 98: Change “bid and” to “bid. He asked”

372 Line 99: Insert paragraph break before start of second sentence and delete sentence
373 and insert “Ms. Comella continued discussion on the history of the prior Board’s action, and
374 going back on it would be unfair, although she felt it was not appropriate.

375 Line 201: Change “A Board Member” to “Mr. Silber”

376 Line 203: Change “The Board Member” to Mr. Silber”

377

378 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, the**
379 **September 8, 2021 Public Hearings and Regular Meeting Minutes, as amended,**
380 **were approved.**

381

382

383 TWENTIETH ORDER OF BUSINESS

Action & Completed Items

384

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

386 Items 3, 7, 9, 10 and 11 were completed.

387 Ms. Comella asked if homeowner public comments or requests are captured in the
388 minutes and then addressed at another time, as there was a question about it taking up time
389 when someone makes a comment. She wanted to ensure that homeowners are being heard.

390 Mr. Adams stated the decision of whether to engage or not engage in discussion of the topic is
391 up to the Board at that time. Although the public has have a right to speak, this is the CDD
392 Board’s business meeting so matters can be addressed in the meeting or the Board can ask for it
393 to be placed on the next agenda for discussion. Mr. Liquori stated that, if the Board can discuss
394 and make same day decisions without expending too much time on a matter, it would; however,
395 if additional information is necessary, it would be extended to the next meeting.

396 Item 2: The surveys for the M11-A washout repair projects were received by Staff; the
397 project would commence in three months, after the rainy season.

398 Item 8: Mr. Wilkes was collecting information to provide a list, if cross-walks are needed.

399 Item 13: Sending the Welcome Center Lease to Ms. Willson was combined with Item 5
400 regarding designating Mr. Silber to negotiate the lease.

401 Mr. Liquori asked for the proposals for sod replacement at all pocket parks to be sent to
402 the Board before the next meeting. Mr. Adams stated that DTE was already directed with that
403 task.

404

405 **TWENTY-FIRST ORDER OF BUSINESS**

Staff Reports

406

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

408 Ms. Willson stated that she, Mr. Johnson, Mr. Haber, several other Attorneys and
409 Support Staff in the Hopping Green & Sams, P.A. (HGS) Special District Practice Group are
410 moving to Kutak Rock Attorneys at Law (KR), a law firm based out of Nebraska, effective
411 November 15, 2021. Serving as District Counsel since 2014, she hoped the Board would
412 consider transitioning to KR, as the rates would not change. This would be the first KR office in
413 Florida so there would be no existing conflicts of interest. She noted that HGS would cease to
414 exist as a practicing law firm. The CDD will receive a notification letter regarding transitioning to
415 KR within the next couple of days, which the Chair or District Manager could execute, to
416 continue legal services, along with the new Fee Agreement. She is joining KR as a Partner. This
417 item would be on the next agenda for Board ratification.

418

419 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor,**
420 **authorizing the Chair to execute the transition letter and new Fee Agreement**
421 **with Kutak Rock Attorneys at Law, for District Legal Services, was approved.**

422

423

424 Mr. Liquori asked Ms. Willson to expand on the process of removing a CDD Board
425 Member, as it was mentioned at the last meeting.

426 Ms. Willson stated that the Board Member position is the same whether someone is
427 elected in the General Election or elected by a Landowner. Board Members are Public Officers
428 of the State of Florida and there is no process for a CDD Board Member to remove another CDD
429 Board Member from the public office. There is a very specific pattern in a number of qualifying
430 incidents, essentially felony and other issues of that degree, where the Governor would be able
431 to remove a Special District Board Member from public office.

432 In response to the request for her to provide the Florida Statute information and a
433 written answer to this question, Ms. Willson provided the following for incorporation into these
434 meeting minutes:

435 "In response to the question of whether the TSR Community
436 Development District's (the "District") Board of Supervisors (the "Board") may
437 remove a fellow duly elected board member from office, there is no available
438 legal avenue to do so. Chapter 190, Florida Statutes, the District's uniform
439 charter, does not provide the authority for the Board to remove a fellow board
440 member from office. Pursuant to Section 112.511, Florida Statutes, the
441 Governor has sole authority to remove duly-elected special district officers for
442 cause as outlined in the Florida Statutes and the Florida Constitution."

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

444 There was no report.

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

- 446 • **NEXT MEETING DATE: November 10, 2021 at 5:00 p.m.**
- 447 ○ **QUORUM CHECK**

448 The next meeting will be held on November 10, 2021.

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

450 Ms. Hlebak presented the WTS Monthly Summary Report and discussed recent and
451 upcoming events. She reported the following:

- 452 ➤ A backup person would be on call to pressure wash and repair fences to fill in for
453 another employee while he is on medical leave in early November and will be on light duty
454 when he returns.

455 Discussion ensued regarding requests to pressure wash non-CDD sidewalks, staffing
456 shortages and prioritizing projects.

- 457 ➤ A new, local yoga instructor was hired this week to replace the one leaving this month.

458 Ms. Hlebak was directed to order signs for the fire pit, now that the draft Amenity policy
459 was approved and most likely would be adopted at the next meeting.

- 460 • **Consideration of SMARTSolutions Revised Starkey Ranch Pool Camera Upgrade**

461 Ms. Hlebak presented revised proposals and warranty from SMARTSolutions for
462 Whitfield and Homestead Parks that included a one-year parts and labor warranty; taxes were
463 inadvertently included in the proposals but the CDD would pay the pre-tax amount. They would
464 maintain the equipment at Cunningham Park but it would remain on the current system.

465 Based on his technological expertise, Mr. Silber recommended approving the proposals.
466

467 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, the**
468 **SMARTSolutions Revised Starkey Ranch Pool Camera Upgrade Proposals for**
469 **Whitfield and Homestead Parks, were approved.**

470
471

472 Mrs. Hlebak would copy Mr. Silber on emails regarding when SMARTSolutions is
473 expected to be on site, as he wants to be there during setup.

474 Mr. Liquori thanked the WTS Team for their efforts over these last 18 months.

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

476 Mrs. Adams presented a request from SunScapes Consultants for a rate increase from
477 \$4,250 to \$5,000 per month, effective October 1, 2021. Mr. Adams stated this increase was
478 already factored into the new Fiscal Year 2022 budget.

479

480 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
481 **SunScapes Consultants rate increase request increasing the rate from \$4,250 to**
482 **\$5,000 per month, and authorizing Ms. Willson to prepare a Contract**
483 **Amendment, was approved.**

484
485

486 **TWENTY-SECOND ORDER OF BUSINESS**

Supervisors' Requests

487

488 Mr. Call asked for the Summary Pages of the Fiscal Year 2022 adopted budget to be
489 included in every agenda package, behind the Fiscal Year 2021/2022 Meeting Schedule.

490

491 **TWENTY-THIRD ORDER OF BUSINESS**

Adjournment

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494 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor, the**
495 **meeting adjourned at 7:42 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget.	X			
2	2.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months.	X			
3	07.14.21	AGENDA	Mr. Adams to include purchasing the vacant parcel east of Publix, including cost as per the Developer. 08.11.21 Developer is donating the property and in the process of establishing a value of the donation, not a sale. 09.08.21 Ms. Willson to work with Mr. ___ to ensure donating is in the correct format. With regard to tax liability, the Real Estate Counsel will need to review documents.	X			
4	08.11.21	AGENDA	Mr. Silber designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease, upon receipt.	X			
5	08.11.21	AGENDA	Mr. Adams to follow up on the status of receiving off-roll assessments and send update to the Board.	X			
6	08.11.21	AGENDA	Mr. Wilkes to provide a list of areas to determine if a cross-walk was needed and for him to report back at the next meeting. 10.13.21 Staff collecting other items; work in progress.	X			
7	09.08.21	ACTION	POA Staff to contact County to obtain language for "No Roadside Parking" and report at the next meeting. 10.13.21 Mrs. Adams to buy and have four permanent signs installed that meet FDOT standards, before the next meeting, report to the Board and forward documents to Ms. Willson. Mr. Adams to contact Meadow Brooks Mgmt for their opinion on whether the County Traffic Agreement and signs proved successful. Ms. Willson to draft Agreement, subject to Mr. Adams conversation with Meadow Brooks and present at the next meeting.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
8	10.13.21	ACTION/AGENDA	Mr. Soety to obtain proposals to install Zoysia and St. Augustine sod at all the Pocket Parks and present at the next meeting.	X			
9	10.13.21	ACTION	The Davey Tree Expert Company awarded contract to provide Plant Healthcare and Tree Pruning services. Mr. Adams to transfer \$8,280 out of contingency funds to offset overage.	X			
10	10.13.21	ACTION/AGENDA	Mr. Adams to present FHP and County Off Duty Traffic cost comparison forms and sample agreements at the next meeting.	X			
11	10.13.21	ACTION/AGENDA	Ratify engagement of Kutak Rock Law Firm at next meeting.	X			
12	10.13.21	ACTION	Ms. Willson to send the Florida Statute and written answer regarding process of removing a Board Member to Mr. Adams for inclusion in the meeting minutes.	X			
13	10.13.21	ACTION/AGENDA	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.	X			
14	10.13.21	ACTION	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup.	X			
15	10.13.21	ACTION/AGENDA	Ms. Willson to prepare contract addendum to reflect SunScape's new rate increase.	X			
16	10.13.21	ACTION/AGENDA	Mr. Adams to ensure the Fiscal Year 2022 adopted Budget Summary Pages and included in every agenda package, behind the Meeting Schedule.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. 01.13.21 Mrs. Adams to monitor landscaping budget and include in her monthly report. 03.10.21 Gary Hawkins working on proposals for each of the parks and will submit upon completion.			X	05.12.21
2	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	05.12.21
3	2.10.21	ACTION	Mr. Adams to contact Drew Miller speeding construction vehicles.			X	05.12.21
4	3.10.21	ACTION	Ms. Willson to draft 1) letter to Pasco County Sheriff re enforcement of speed limit and roadway obstructions and 2) press release to post on Starkey Ranch website informing residents of what they can and cannot do regarding neighborhood roads and traffic and to contact Sheriff's office if necessary. 04.14.21 Ms. Willson to prepare letter to the community and forward to Mr. Liquori for review re 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	05.12.21
5	04.14.21	ACTION	Mr. Adams to get Trapper information from Mr. Call and implement Program into CDD procedures.			X	05.12.21
6	04.14.21	ACTION	Mr. Call to convey the CDD's stance to builders, improve the condition of the ponds and alleyways or the District will hold back their deposits.			X	05.12.21
7	3.10.21	ACTION	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.			X	06.09.21
8	3.10.21	ACTION	DTE Estimate #4387 to be deferred to summer 2021.			X	06.09.21
9	3.10.21	ACTION	DTE Estimate #4392 to be revisited- review options, size.			X	06.09.21
10	3.10.21	ACTION	DTE Estimate #4396 to be rewritten with turf, added to Agenda.			X	06.09.21
11	04.14.21	ACTION	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.			X	06.09.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
12	04.14.21	ACTION	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center. 05.12.21 Mrs. Adams would contract Gary, who is onsite, to address issue today. Mr. Adams would look at it and discuss ways to straighten tree with Gary.			X	06.09.21
13	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. 05.12.21 Staff to provide backup materials to include in the agenda package.			X	06.09.21
14	04.14.21	ACTION	Mr. Adams to discuss with DTE the issue of cutting the lake banks down to the dirt at Albritton park. 05.12.21 Staff obtaining proposals from DTE, the Builder should incur these costs.			X	06.09.21
15	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. 05.12.21 Mr. Adams to review drain boxes in alleyways with Mr. Call.			X	06.09.21
16	05.12.21	ACTION	Mr. Yahn, SunScapes, to inspect area of weeds around pond at Rangeland Blvd and include, along with DTE, parcels added to the proposals next year.			X	06.09.21
17	05.12.21	ACTION	Mr. Hawkins to inspect area of Rangeland Blvd. where the reclaimed water pressure was low.			X	06.09.21
18	05.12.21	ACTION	Mr. Adams to add "turf replacement" line item and designate \$150,000 to proposed budget.			X	06.09.21
19	05.12.21	ACTION	Staff to prepare list of upcoming projects and discuss with the proposed budget at the next meeting.			X	06.09.21
20	05.12.21	ACTION	Mr. Adams to remove costs of deferred Action Items 10-13 from the FY2022 Landscape Work Order Summary Sheet.			X	06.09.21
21	05.12.21	ACTION	Ms. Murphy to send the Board, year-to-date expenses and next year's projections for Amenity Staff.			X	06.09.21
22	05.12.21	ACTION	The Board directed Staff to return to pre-COVID policies.			X	06.09.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

23	04.14.21	ACTION	Mr. Adams to engage Structural Engineer to inspect & obtain cost for bridge repairs. 05.12.21 Obtaining proposals for load grading certifications to present to FDOT. Staff to obtain proposals to replace bridge with solid materials; work to start once major construction in the area is completed. 06.09.21 Structural Engineer engaged; working on structural drawings.			X	07.14.21
24	05.12.21	ACTION/ AGENDA	Mr. Adams to include Audit in the June or July agenda once received.			X	07.14.21
25	05.12.21	ACTION	Mrs. Adams to contact Trapper to notify hog sightings regularly at Cunningham Park, 5:00 a.m. on the weekend.			X	07.14.21
26	06.09.21	ACTION	Mr. Adams to allot \$20,000 in the proposed Fiscal Year 2022 budget for off-duty patrols. Staff to contact the County regarding radar sign relocation and installing additional stop signs. 07.14.21 Mr. Adams to add "Off Duty Patrol" line item to the Fiscal Year 2022 budget.			X	07.14.21
27	06.09.21	ACTION	Mr. Adams to include the maintenance of a fourth park, Albritton Park to the Fiscal Year 2022 budget.			X	07.14.21
28	06.09.21	ACTION	Mr. Adams to investigate solar options for TSR and report his findings.			X	07.14.21
29	06.09.21	ACTION	Mr. Adams to have the remaining Fiscal Year 2021 meeting times, including the public hearing, changed from 9:00 a.m. to 5:00 p.m.			X	07.14.21
30	06.09.21	ACTION	Per Mr. Silber's request for a very detailed breakdown of items being proposed for the Fiscal Year 2022 budget, Ms. Murphy would provide a breakdown of costs forwarded to Board Members and to Mr. Adams, as well as survey results for dissemination to the Board.			X	07.14.21
31	06.09.21	ACTION	July 4 th fireworks: Mr. Adams to investigate whether nonresidents could be deterred from attending the event on CDD property.			X	07.14.21
32	01.13.21	ACTION	Mr. Adams to review paving schedule, inspect roads into Whitfield Park, parking spaces, crosswalks, etc., and have "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" 04.14.21 Mr. Adams to forward the County link to determine road ownership to the Board and, if CDD owned, obtain and include proposals to restripe in the FY 2022 budget. Lake Blanche directional signs were on order. 05.12.21 Waiting for scheduling signs to be installed. 06.09.21 Sign issues not resolved.			X	08.11.21

TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING

33	2.10.21	ACTION/ AGENDA	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. 06.09.21 Partial repairs completed.			X	08.11.21
34	04.14.21	ACTION	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.			X	08.11.21
35	05.12.21	ACTION	Mr. Adams to obtain loan information for FY2022 Landscape Work Order projects. 07.14.21 Mr. Adams to send comparable documents to the Boards.			X	08.11.21
36	05.12.21	ACTION	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. 06.09.21 Ms. Hlebak to pick up signs on 06.10.21.			X	08.11.21
37	07.14.21	ACTION	Breakdown Village by Village where mulch came out 08.11.21 Board Member was concerned about not being able to quantify for future phases.			X	08.11.21
38	07.14.21	ACTION	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board. 08.11.21 Staff obtaining additional proposal.			X	08.11.21
39	07.14.21	ACTION	Mr. Adams to verify pool gate requirements with the insurance carrier and then provide Board Members with recommendations for re-wording the amenity policy.			X	08.11.21
40	07.14.21	ACTION	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.			X	08.11.21
41	07.14.21	AGENDA	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting			X	08.11.21
42	07.14.21	ACTION	Staff to establish Agenda parameters such as, rejecting last-minute changes and emails to the agenda, including check register on all agendas and no Board Member hard copies.			X	08.11.21
43	12.02.20	ACTION/ AGENDA	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21
44	07.14.21	ACTION/ AGENDA	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor,			X	09.08.21
45	07.14.21	ACTION	Ms. Hlebak to obtain additional proposals for security and camera services, pool resurfacing & fence removal & present at next meeting.			X	09.08.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.13.21 FOR 11.10.21 MEETING**

46	08.11.21	AGENDA	Mr. Adams to provide a breakdown of the costs of the “Cable, internet/telephone/software” line item budget to Mr. Silber to review for potential cost savings.			X	09.08.21
47	08.11.21	AGENDA	Mrs. Adams to present scope of work and proposals for turf replacement at the next meeting, to deplete landscaping funds in the Fiscal Year 2021 budget.			X	09.08.21
48	3.10.21	ACTION	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.			X	10.13.21
49	08.11.21	AGENDA	Ms. Hlebak to update the Amenity policy with changes to fire pit use after dark and present draft at the next meeting. Mr. Adams to notice for October public hearing.			X	10.13.21
50	09.08.21	ACTION	Ms. Weiser requested official public records for all Agreements between the Master Association, District and Esplanade.			X	10.13.21
51	09.08.21	ACTION	Mr. Devivo requested items mentioned in the Mailed Notice, necessary to submit a community wide appeal; verbatim record of proceedings, testimony and evidence.			X	10.13.21
52	09.08.21	ACTION	Mr. Naser requested appeal materials mentioned in Mr. Adams’ August 19, 2021 letter.			X	10.13.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

12AI

Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

Chuck Adams, District Manager
adamsc@whhassociates.com
Mike Liquori
mike.liquori@tsrcdd.com

RE: TSR Community Development District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP


Dear Chuck/Mike,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client in one or more matter(s) ("Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. **ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.



(Please sign if you want Alternative #1;
otherwise, do not sign on this line.)

11/1/21

[DATE]

2. **ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

(Please sign here if you have

[DATE]

given instructions under Alternative
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, MarkS@hgslaw.com, JJohnson@hgslaw.com, AlyssaW@hgslaw.com and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: October 15, 2021

TSR

COMMUNITY DEVELOPMENT DISTRICT

12A11

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. TSR Community Development District (“**Client**”)
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Jonathan T. Johnson	\$350
Alyssa C. Willson	\$265
Associates	\$250 - \$260
Paralegals	\$155

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

TSR

COMMUNITY DEVELOPMENT DISTRICT

12C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>3,913,233</u>
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	<u>8,000</u>
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	<u>3,384,511</u>	<u>2,805,924</u>	<u>553,848</u>	<u>3,359,772</u>	<u>4,064,186</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	81,526
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>254,883</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	99,000
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 661,067</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

TSR

COMMUNITY DEVELOPMENT DISTRICT

12D

MONTHLY SUMMARY REPORT



Starkey
RANCH
Where life takes root.

October 2021

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

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OCTOBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
All About Apples	Family Social	50
Toddler Time	Family Social (Weekly)	15 Toddlers
Trivia	Adult Social (Twice/Month)	25
Food Truck Friday/What's for Dinner?/Music in the Park	Family Social	200 to 400
Crafty Kids Afternoon	Kids Social	50
Pup & Dog-o-ween	Family Social	15 Dogs & Owners
Kid's Night Out	Kids Social	21
Monster Mash Dash	Family Fitness/Social	10
Drink This, Make That	Adult Social	7
Harvest Fest	Family Social	75
Haunted Halloween	Family Social	300 to 500
Yoga & Zumba	Group Fitness	10/ Class
Private Rentals (Pavilions & Hall)	N/A	13 Rentals = 58 Hours

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OCTOBER PROGRAM HIGHLIGHTS



RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
-	<p style="text-align: center;">Policing the Golf Carts on the Trails:</p> <p>Several residents have complained we are not holding residents accountable for being on the trails or putting up better signage. One stated again we either lift the restriction or begin enforcing it somehow.</p>	<p>The Lifestyle Director explained the team does not have the man power to police the trails like that. We can't write tickets and it's hard to hold people accountable when we do not know who they are. To chase someone in our own vehicles or facilities cart is something that is not worth the risk or harm it could cause. All our team can do is continue to share the information from the Sheriff's Office.</p>
+	<p style="text-align: center;">Professional Trivia:</p> <p>Happy to have trivia as not only a regular event, but to bring in a professional company that many residents already know gives the households who may not have kids something to do.</p>	<p>A few months ago a group running trivia at a local brewery was told they were no longer going to be using them/holding trivia. A resident that was a regular at that event reached out about us giving them a shot and the Lifestyle Team couldn't be happier. We have had wonderful turn outs and the rep for the company, Colin is amazing. We are looking forward to a long relationship with Colin and his company. Miss. Nikole is working on future dates and even a Trivia Tournament in 2022.</p>

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AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Whitfield Park & Homestead Park Playground Equipment Audit	In Progress	Homestead Park Slide with Earthscape was approved, parts ordered & shipped. Install 3 rd week of November Kopman has ordered parts. Waiting on shipment date. Parts received have been installed or equipment has been repaired. New sign needed to be ordered of Whitfield Park and maintenance on Homestead Park Spinner.
Homestead Park Fence Repairs	In Progress	Wires were cut and need to be replaced with the new, stronger wire in on the gate doors.
Pool Chair Repairs	Complete	Ordering more repair kits – we have about 12 more chairs that need repairs.
Water Fountain Inspection and Filter Change	Complete	Drinking Fountains inspected and changed filters
Cunningham Hall A/C Drain Clogged	Complete	McWilliams & Sons cleaned out the A/C drains & changed filters.
Dog Park Gates	Complete	A few of the gates at the dog parks need to be fixed, tightened and even replaced.
Drain covers unlocked or open	Complete	Two of the ground drain covers were unchained/unlocked so anyone could open or go in. Fixed the chains and locks properly.
Restroom A/C	In Progress	All three park restroom buildings have been inspected and maintenance. One might need replacement, two are not running correctly and the rest are 100% fixed.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed.

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NOVEMBER PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
CPR	November 3
Teen Bonfire	November 5
Yippy Hour	November 9
Yappy Hour	November 11
Kid's Night Out	November 12
Crafty Kids Afternoon	November 14
Drink This, Make That	November 17
Financial Wellness Seminar	November 18
Food Truck Friday & Movie in the Park	November 19
What's for Dinner	November 23
Friendsgiving	November 24
Pie Burner 5k	November 27
Toddler Time	Every Monday
Yoga & Zumba	Every Monday/Tuesday

NOW SHOWING

**FOOD TRUCK FRIDAY
&
MOVIE IN THE PARK**

BRING YOUR BLANKET AND LAWN CHAIRS DOWN TO WHITFIELD PARK TO ENJOY TOY STORY 4 AND DINNER FROM KWALITY CATERERS!

SNACKS WILL BE FOR PURCHASE, CASH ONLY

NOVEMBER 19TH | WHITFIELD PARK | 6PM-8PM

**Babysitters
CPR** 

Tis the season for babysitting! Join Mr. Scott on behalf of Krewe de Forti for a Babysitters CPR certification class down at Cunningham Hall. To register for the class please follow the link below:

<https://krewedeforti.org/CPR/>

\$50 per person

Wednesday, November 3rd
6pm-8:30pm
Cunningham Hall

**FINANCIAL
WELLNESS
SEMINAR**

Join David Duquette, with Financial Advisors group to learn about Cash Flow Management and how to master the area that creates financial success!

Please RSVP to fun@starkeyranch.com by November 11th to reserve your spot today!

November 18th
6pm-8pm | Cunningham Hall

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CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Amenity Policy Review & Update	Renee	December Meeting
Whitfield Park Pool Resurfacing	Renee	Waiting on agreements to schedule date
Update hurricane action plan	Alex/Renee	IN PROGRESS
Security Cameras for Pool Areas	Renee	Waiting on agreements to schedule date
Update/Audit vendor lists & warranty information on amenities	Renee	IN PROGRESS

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