

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

October 12, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

October 5, 2022

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 October 12, 2022, 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 SOLitude Lake Management, Addendum to Annual Services Contract for Add-on of Seven Ponds [\$6,300.00]
4. Consideration of Down to Earth, Estimate #30688 for Zoysia Sod, Parcel B Turf Loss – Tallfield Lane [\$10,780.00]
5. Consideration of The Davey Tree Company, Proposal for Tree Care at Cunningham Park [\$17,200.00]
6. Consideration of Standard Brick Pavers, Interlocking Paver Proposal for Heart Pine Avenue Bridge [\$15,348.00]
7. Consideration of Superior Sidewalk Services, Survey Estimate and Price Proposal [\$950.00]
8. Discussion/Consideration of Landscape Staging Area and Budget
9. Ratification of Down to Earth Landscape and Maintenance Extension
10. Discussion: Welcome Center Letter of Intent and Response
11. Consideration of Conveyances to CDD
 - A. 3A Wetland/Floodplain Mitigation Areas

- I. Warranty Deed
- II. Design Consultant Certificate for Property Conveyance
- III. Engineer’s Certification
- B. M18F and M18G Wetland/Floodplain Mitigation Areas
 - I. Warranty Deed
 - II. Design Consultant Certificate for Property Conveyance
 - III. Engineer’s Certification
- 12. Acceptance of Unaudited Financial Reports as of August 31, 2022
- 13. Approval of Minutes
 - A. September 7, 2022 Workshop
 - B. September 7, 2022 Public Hearings and Regular Meeting
- 14. Action & Completed Items
- 15. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 9, 2022 at 5:00 p.m.
 - QUORUM CHECK
- D. Lifestyle Director & Amenity Manager: *WTS International*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- 16. Supervisors’ Requests
- 17. 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,

A handwritten signature in black ink that reads "C.E. Adams, Jr." The signature is written in a cursive style with a large, stylized "C" and "E".

Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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ADDENDUM TO AN ANNUAL SERVICES CONTRACT

CUSTOMER NAME: Starkey Ranch CDD
SUBMITTED TO: Cleo Adams
CONTRACT SUBMISSION DATE: 9-15-2022
SUBMITTED BY: Jason Jaszczak, Business Development Consultant
SERVICES: Add-on of Seven Ponds. (See map Below)

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and conditions for the same period as the current Annual Services Contract signed on 09/06/22 except as amended here.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Contract Addendum Price is **\$6,300.00**. SOLitude shall invoice Customer **\$525.00 per month** for the Services to be provided under this Addendum. The price indicated in this Addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Starkey Ranch CDD

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

SCHEDULE A - SERVICES

Aquatic Weed Control:

1. Lake(s) will be inspected on a **one (1) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

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Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one (1) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Lake Algae Control:

1. Lake(s) will be inspected on a **one (1) times per month** basis.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algacides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Lake Dye:

1. **Lake Dye** will be applied to the pond(s) on an as **needed** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the lake(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

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Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

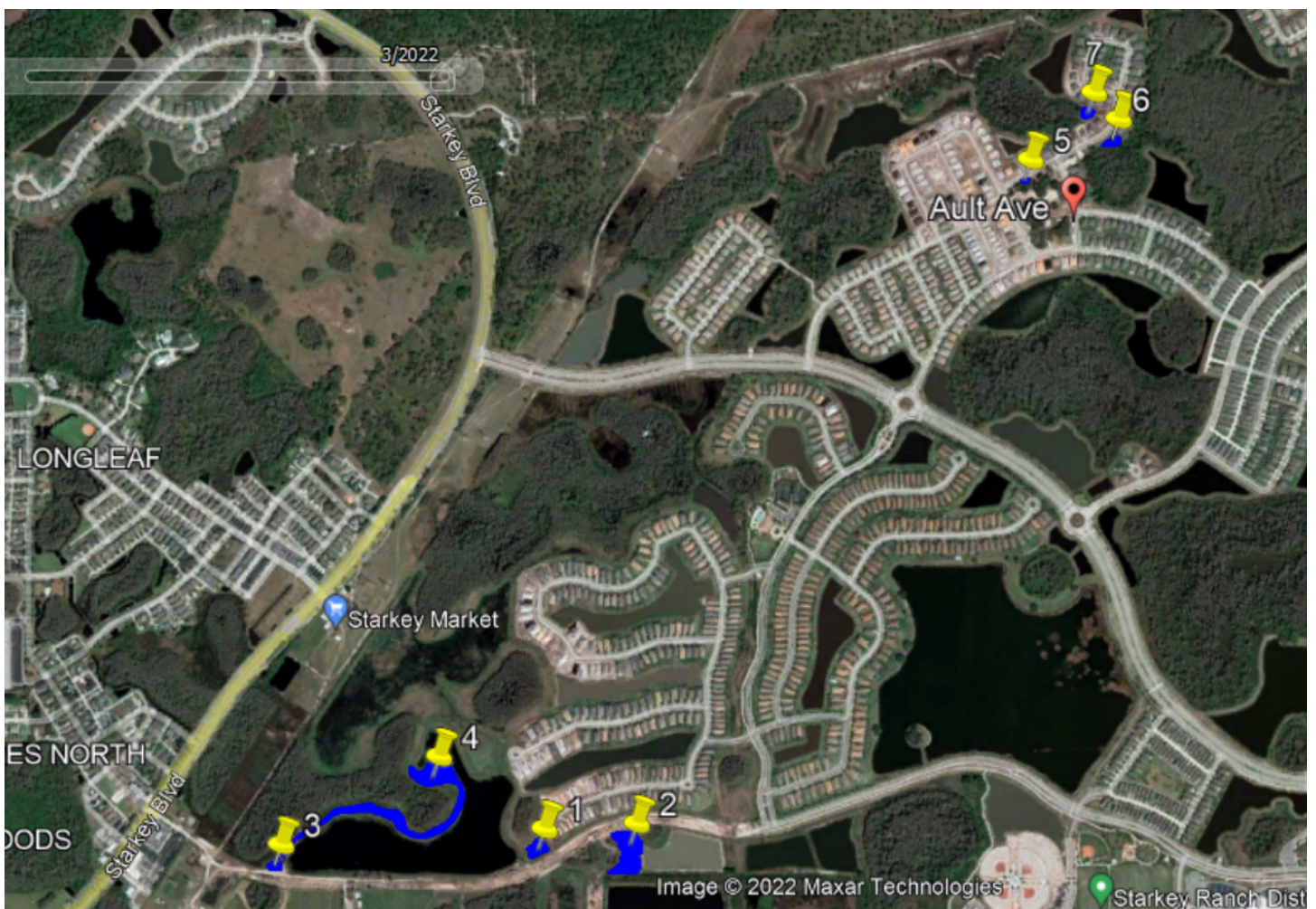
General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.

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5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



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COMMUNITY DEVELOPMENT DISTRICT

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

Estimate: #30688

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Parcel B turf loss Tallfield Lane

Estimated Job Start Date

June 20, 2022

Proposed By

Gary L Hawkins

Due Date

May 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Sod Installation				
Zoysia Sod JSJ 03.15.22 pricing	Square Foot	9800	\$1.10	\$10,780.00
			Subtotal	\$10,780.00
			Job Total	\$10,780.00

Remove and replace damaged Zoysia turf areas due to Homes by Westbay turning off water and damaging irrigation system preventing turf from receiving adequate water along Tallfield Lane during their retaining wall project.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

05/03/2022

Date

Sunscape Consulting

Date

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COMMUNITY DEVELOPMENT DISTRICT

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The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com




Client	9/14/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1663180786 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$17,200.00		\$17,200.00
Slightly elevate trees at Cunningham Park around path going around lake. Remove Large clumps of moss (roughly 75%) Majority over sidewalk and anything that could impact i.e. bikers, walker and runners. Clean-up the debris and remove it from property. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.				
Total of All Services		\$17,200.00	\$0.00	\$17,200.00

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.


Ben Wasielewski

Ben Wasielewski
Authorization
Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

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213 S. Howard Ave.
Tampa, FL 33606
Office: 813-512-2105
Cell: 813-453-4737

October 3, 2022

INTERLOCKING PAVER PROPOSAL
FOR
BARRY MAZZONI – HEART PINE AVE BRIDGE

SCOPE OF WORK:

- Pick up and palletize 3,000 sq. ft. of clay brick, one side of roadway at a time. Assess underlayment and previous installation.
- Re- install existing clay brick using a straight herringbone pattern for better interlock.
- Replace bedding sand or use crushed concrete (fines) as needed based of findings once brick is removed.
- Pavers over grade shall be set on a compacted leveling course with joints sanded.
- There is a chance that additional brick or a layer of filter fabric may be required. We will have to access when we get the bricks up to see what is needed.
- Standard Brick Pavers* to supply fines, labor and sand.

TOTAL PRICE OF INSTALLATION: \$15,348 (Fifteen thousand three hundred and forty-eight dollars.)

Payment Terms: Due upon Final Invoicing. Proposal valid for 30 days.

- Any risers, steps, thin-setting, grading, excavation, deco drains, etc. not mentioned above shall be at an additional charge.
- Standard Brick Pavers shall not be held responsible for damage to sod, sprinkler system, utilities, underground pipes, trees, pool, screens, awnings, landscaping, etc. in the course of the installation unless due to negligence. All materials will be placed on property, not in area to receive pavers. Customer will be responsible for repairs or replacement of any such items.***
- Above quotation does not include any removal or pruning of tree roots.
- Costs of permits (if required) are not included.**
- All accounts are due upon final billing after completion of contract. If accounts are not paid when due, interest will accrue at the rate of 1 1/2% per month (18% per annum). If after due date, account is placed in the hands of an attorney or collection agency for collection of all or part of amount of invoice(s), the customer shall be liable for all costs of collection, including reasonable attorney's fees and costs, to include trials and/or appeals, or collection charges in an amount not less than 15% of the balance due.

The above prices, specifications, & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Authorized to Proceed, Owner

Date



Proposed by: Heather Ferrill



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COMMUNITY DEVELOPMENT DISTRICT

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3527 Golden Eagle Drive
 Land O' Lakes, Florida 34639
 813-973-7256 / 813-431-7256
 www.SuperiorSidewalkServices.com

SURVEY ESTIMATE AND PRICE PROPOSAL

13227 and 11 Rangeland Boulevard
 Odessa, Florida 33556

August 31, 2022

Removal of the trip hazards along the property at 13227 and 13297 Rangeland Boulevard were reviewed at the request of Barry Mazzoni with Wrathell, Hunt & Associates. Potential trip hazards are typically classified and grouped into the categories shown below:

CATEGORY	HAZARD HEIGHT
Least Severe (LS)	¼ inch to ½ inch
Severe (S)	½ inch to 1 inch
Most Severe (MS)	1 inch to 2 inches
Replace	Greater than 2 inches

FILL TYPE	HAZARD WIDTH
Crack	¼ inch
Gap	½ inch
Cement	

For each category of trip hazard, an estimated quantity of concrete that needs to be removed is developed as part of the cost estimate. A maximum concrete removal is included in the estimate.

The concrete surfaces along the sidewalk requested for remediation are hazards with heights between ¼ inch and 2 inches. These locations are recommended to be eliminated by grinding down the concrete to avoid trip and fall injuries and to meet ADA requirements and is summarized in the following table.

Trip Hazards in Concrete Surfaces				
Type	Least Severe	Severe	Most Severe	Total
Sidewalk	0	1	1	\$950
Gap Fill included where it can be applied.				

Proposal Includes:

- Trip hazard removal using Airtec ES-2000 and RT-2500 Scarifiers hooked to a vacuum to remediate dust.
- A hand grinder or smoothing drum hooked to a vacuum will provide a smooth and even finish of the concrete surface.
- The use of a generator for power source.
- Proposed work will be completed on dates agreed to by the requestor and Superior Sidewalk Services.
- Estimated time for completion is 1 day.
- Completion of project is contingent upon potential weather delays.
- Superior Sidewalk Services shall be notified of any concerns relating to work completed within 48 hours for resolution.
- Price proposal is valid for 90 days. After that time, verification of trip hazards and/or adjustment of cost due to quantity or severity of hazards may be required.

Total Price of the Proposal is \$950.00.

Acceptance of Proposal: The above cost and specifications are satisfactory and are hereby accepted.

Printed Name and Title

Signature

Date

Thank You For Your Business!



**“We Eliminate Trip Hazards
to Avoid Law Suits”**



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COMMUNITY DEVELOPMENT DISTRICT

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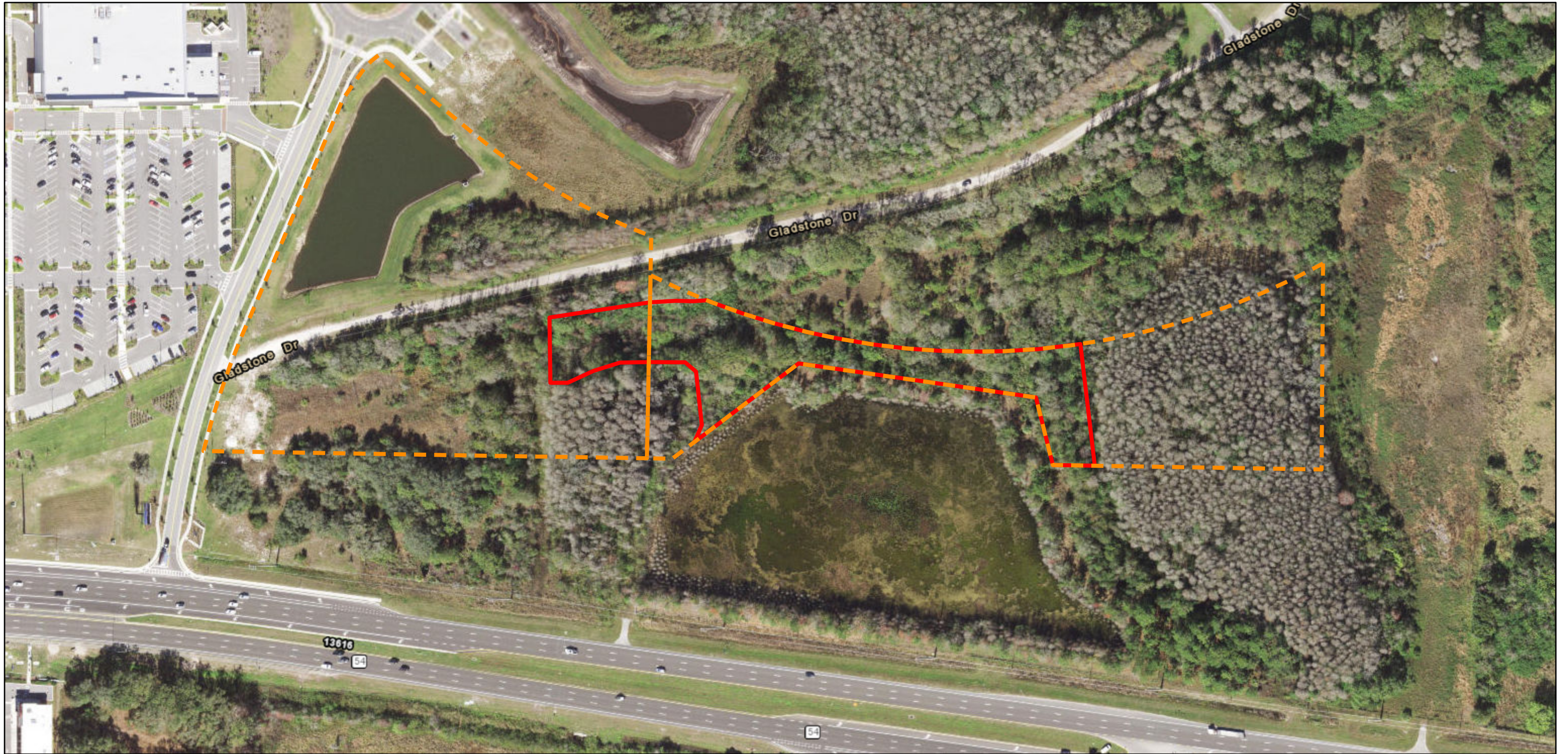
Proposed Landscape Maintenance Yard Budget

The attached graphic shows a red outline of the upland area which is estimated based on wetlands/cypress heads on east and SW, future Rangeland Blvd ROW parcel on north and FDOT parcel on south. This upland area is approx. 2.1 AC. The orange dashed outlines are WS-TSR LLC-owned parcels. This acreage may be further tightened if we provide 25-ft buffer around wetlands. The narrowest point in the middle is approx. 48 ft wide North to South. Here are some estimated costs to consider if the board would like to move forward with setting the area up for the landscapers.

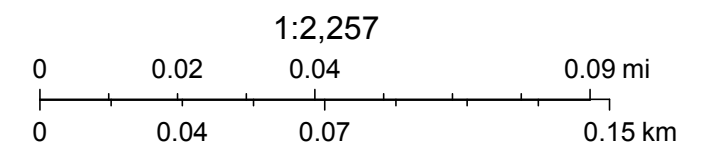
1. Flagging of wetlands lines by engineer - \$5,000
 2. Survey of wetlands lines for clearing limits and fence layout - \$5,000
 3. Mowing & clearing – \$15,000
 4. Fencing – \$32/LF + 3K for gates = \$59,000
 5. Electric Service – \$30,000
 6. 6" Gravel base - \$155,000
 7. Landscape buffer along future Rangeland ROW – \$10,000
- Total Estimated cost = \$279,000

*Note the following items would need to be provided by Landscaping vendor

- Concrete pad for equipment repair area
- Site lighting & security
- Trailer / conex container rental for storage
- Rest room rentals & service
- Potable water service.



September 12, 2022



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

4330 S. 66th St.
 Tampa, FL 33619
 "Fences Make Better Neighbors!"
 www.FloridaStateFence.com

Estimate

Date 10/3/2022 Estimate # 29377

Name / Address

Barry Mazzone
 SR 54 and Cattle Gap Trail
 Odessa, FL

Ship To

Barry Mazzone
 SR 54 and Cattle Gap Trail
 Odessa, FL

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	BB			
Description		Qty	U/M	Rate	Total
8'h BLK Chain Link Commercial, complete with top rail bottom tension wire 9 GA Finish 3" Terminal Post 2-1/2" Line Post 16 Gauge 1-5/8" top rail x 21' x .055 Bottom tension wire 9 GA Smooth		600	l/ft.	31.89	19,134.00
COMMERCIAL CHAIN LINK DOUBLE DRIVE GATE 10'W X 8'H BLK		2	ea	1,495.00	2,990.00
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can help with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. 1 Year Labor Warranty		1	ea	0.00	0.00
Due to increased demand on raw materials, proposal is good for 3 days. Price is good for Cash or Check only. Convenience Electronic fee will apply.		Total			\$22,124.00

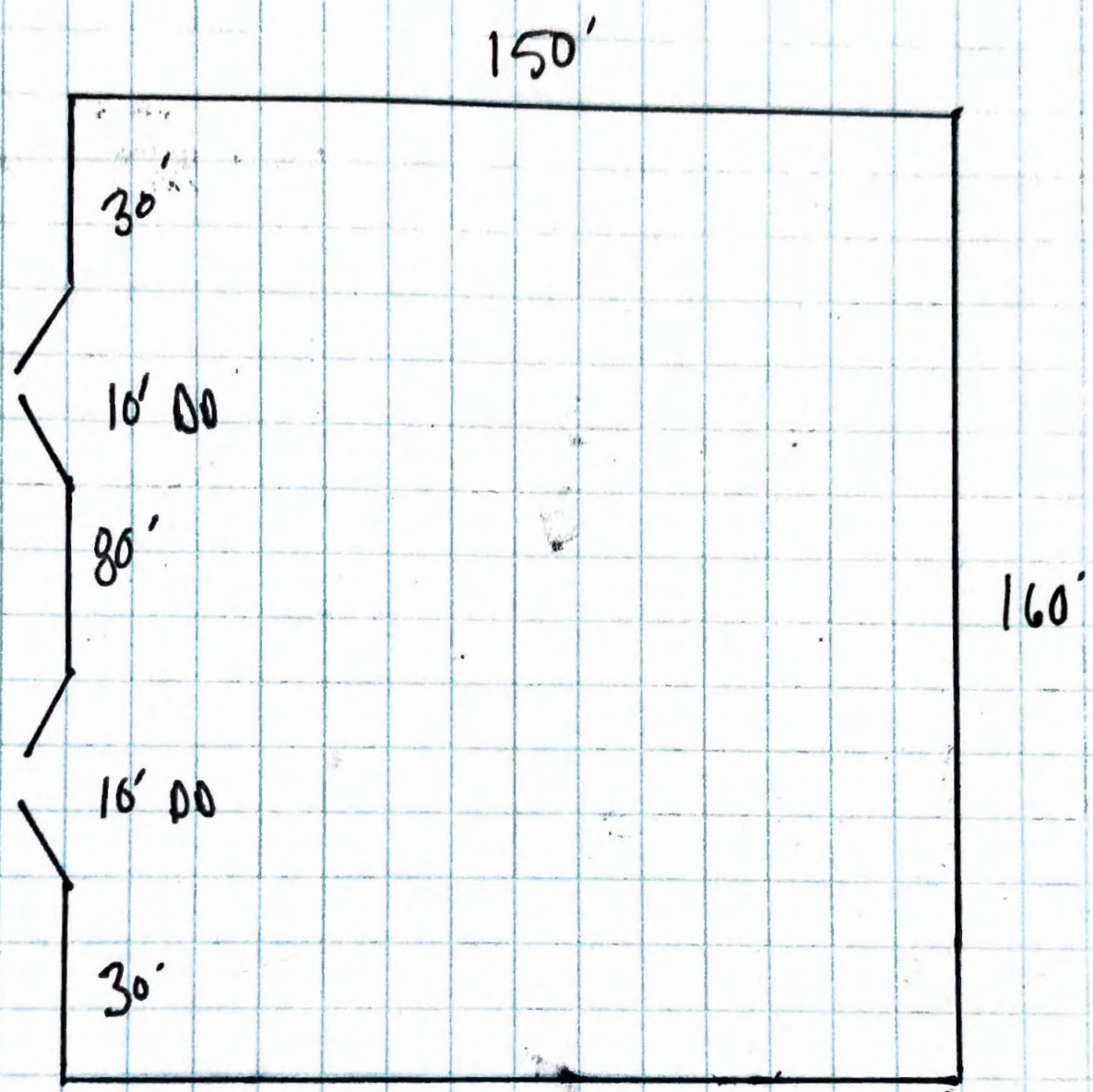
Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____

Mazzoni, Barry.

of chain link



TSR

COMMUNITY DEVELOPMENT DISTRICT

10

TSR COMMUNITY DEVELOPMENT DISTRICT
Pasco County, FL

September 26, 2022

WS-TSR, LLC
660 Steamboat Road, 3rd Floor
Greenwich, Connecticut 06830

Attn: Reed Berlinsky

Re: Letter of Intent to Acquire Starkey Ranch Welcome Center

Dear Mr. Berlinsky:

Thank you for allowing the ongoing use of the Starkey Ranch Welcome Center to the TSR Community Development District (“District”). The Board of Supervisors of the District have considered the needs of the District and offer this letter of intent. This letter is intended to constitute a non-binding letter of intent (“Letter of Intent”) communicating the terms upon which the District proposes to acquire the welcome center tracts, real property, tangible personal property and intangible personal property constituting the Welcome Center in Pasco County, Florida (defined below) from WS-TSR, LLC, (“Seller”).

1. Property. The property which is the subject of this Letter of Intent consists of the real property totaling 3.09 gross acres constituting a single story office building consisting of 4,053 gross square feet and 3,338 rentable square feet (the “Welcome Center”) and owned by the Seller, together with all tangible personal property owned by the Seller and used in connection with ownership or operation of the Welcome Center, and all intangible personal property of Seller pertaining to the Welcome Center (the foregoing collectively is referred to as the “Property”).

2. Transfer of Interests and Rights. To the extent owned, controlled and assignable by the Seller, the purchase of the Property will include the transfer of (i) all entitlements and easements associated with the Property, including but not limited to those affiliated with or necessary for the operation of the Welcome Center; (ii) ingress and egress rights to the public right of ways; (iii) all on-site improvements; (iv) all construction and development plans to the extent they are in the Seller’s actual possession; (v) all architectural, development and engineering plans to the extent they are in the Seller’s actual possession; (vi) all existing approvals from each controlling governmental entity, if any; (vii) all rights and benefits of permits and licenses associated with the Property, including but not limited to those affiliated with or necessary for the operation of the Welcome Center; (viii) any and all improvements attached or related to the Property; and (xi) all other rights, benefits, and entitlements directly related to the Property.

3. Purchase Price. The purchase price for the Property shall be Nine Hundred Seventy Thousand Dollars (\$970,000.00) (“Purchase Price”). The Purchase Price shall be payable at Closing.

4. Condition of Purchase. The parties agree that the transaction contemplated by

this Letter of Intent is contingent on the District obtaining a bank loan for the total Purchase Price (the "Bank Loan") and District Board of Supervisors approval of all actions and items relating to the Bank Loan.

5. **Inspection Period.** Following the execution of the agreement contemplated by this Letter of Intent ("PSA") by all parties and for seventy-five (75) days following the provision of the documents on a list to be included in the PSA including but not limited to surveys, environmental reports, and other documents identified in the PSA in Seller's actual possession or reasonable control related to the Property, including all improvements thereon (the "Seller Due Diligence Items"), by Seller to the District (the "Inspection Period"), Seller shall provide the District with full access to the Property and the Seller Due Diligence Items. Additionally, during the Inspection Period, the District may conduct additional due diligence ("Additional Due Diligence"). The District's Additional Due Diligence may include, but not be limited to: title, survey, environmental, legal, permit and license status and transfer, and construction, termite, and engineering matters and physical inspections and any other inspections or testing prompted by such due diligence efforts ("Additional Due Diligence Items" together with the Seller Due Diligence Items the "Due Diligence Items"). During the Inspection Period the District may request Seller remedy unfavorable or unacceptable matters learned about from the Due Diligence Items during the Inspection Period; if Seller fails to remedy or otherwise reasonably accommodate the District within a reasonable time after receipt of a written request specifying such matters, the District may terminate the PSA. Further, if the District is not satisfied with any of the Property and the Due Diligence Items, or for any reason whatsoever, before the end of the Inspection Period, the District may elect to terminate the PSA. Notwithstanding the foregoing, until the Closing (a) Seller shall immediately notify the District of any event that could reasonably be expected to have a material adverse effect on the Property, and (b) the District shall have continued access to the Property to conduct any further testing or inspection that the District deem necessary; provided, however, that such continued access shall not be deemed to expand or enlarge the District's termination rights under the Inspection Period. The District will coordinate all on-site due diligence with Seller to minimize any disruption to existing business when conducting due diligence during regular business hours. Notwithstanding, the terms of the Inspection Period shall be further refined in the PSA.

If the District enters the Property and makes any excavations or tests, the District shall restore the Property to its original state, and shall protect the Property against the filing of any construction liens for work performed on behalf of the District. Without waiving any of the privileges and immunities afforded to the District under Florida law, the District agrees to hold the Seller harmless and indemnify Seller from any loss it may suffer as the result of these inspection activities (provided that none of said loss is due to the intentional acts or negligence of the Seller). Notwithstanding anything contained herein to the contrary, the provisions of this paragraph shall expressly survive any termination or expiration of this Letter of Intent (the "District's Inspection Obligations").

7. **Title and Title Insurance; Personal Property; Easements and Permits.** The Seller covenants to convey to District by special warranty deed at Closing good and marketable fee simple title in and to the real property. Such title shall be insurable by First American Title Insurance Company, or another national company selected by the Seller, at then current standard rates under the standard form of ALTA owner's policy of title insurance in effect at the time of Closing. The Seller covenants to convey by warranty bill of sale all personal property components of the Welcome Center. Such warranty bill of sale shall not warrant the physical condition of any personal property which shall be transferred in "as is" condition.

8. **Closing.** The District shall close on the acquisition of the Property on or before January 31, 2023 (the "Closing").

9. **Closing Costs, Prorations and Offsets.** At Closing, the Seller will be responsible for payment documentary stamp taxes on the deed, charges for the title search, and premium for the title insurance policy. The District will be responsible for paying the costs of a

survey, if the District elects to obtain an updated survey, and recording charges for the deed. To the extent not addressed above, all other Closing costs shall be allocated between the Seller and the District in the manner customary for Florida real estate transactions. Ad valorem taxes and non-ad valorem assessments for the year of Closing shall be prorated as of 11:59 p.m. on the day immediately prior to Closing based on the current year's taxes.

10. Non-Binding Letter of Intent. This Letter of Intent is not intended to be a legally binding agreement of purchase and sale. Neither party shall be bound or have the obligation to pursue negotiations or any other obligations entered into between the Seller and the District. Both the Seller and the District acknowledge that they may wish to retain legal counsel and other professionals for assistance in reviewing all aspects of the PSA including income tax issues. Both parties agree to use good faith efforts to enter into a binding agreement within thirty (30) business days of the execution of this Letter of Intent.


11. No Shop. From the date of execution of this Letter of Intent by both parties and continuing for thirty (30) business days after execution of the Letter of Intent or until the date of execution of the PSA, whichever occurs first, and in consideration for the District's commitment of funds to perform due diligence, Seller (i) shall not market or otherwise offer the Property for sale, lease, license, financing or any other transaction related to the ownership, equity, debt or use of the Property, (ii) shall cease all discussions with other prospective investors, purchasers, lenders, joint venture partners or tenants, and (iii) will not solicit nor accept offers, whether or not binding, regarding any of the foregoing, in all cases during the Inspection Period and any extensions thereto.

Neither the expenditure of funds by either party in reliance on this Letter of Intent nor the performance of any provision of this Letter of Intent by either party shall alter the foregoing provisions of this paragraph, and notwithstanding any such expenditure or performance, this Letter of Intent shall not constitute a binding agreement of acquisition or sale.

The above terms are not intended to be all inclusive, and additional terms may be included in the PSA to be negotiated. This letter contains a proposal only, and the parties do not intend to be legally bound to the purchase and sale described herein. If this Letter of Intent is not fully executed by all parties by 5:00 pm, October 3, 2022, then this Letter of Intent shall be deemed withdrawn.

[DISTRICT SIGNATURE PAGE TO FOLLOW ON SEPARATE PAGE]

TSR COMMUNITY DEVELOPMENT DISTRICT


By: Jason G. Silber
Its: Assistant Secretary

[ACCEPTANCE TO FOLLOW ON SEPARATE PAGE]

Accepted and Agreed To:

WS-TSR, LLC., a Delaware limited liability company

By: _____

Print Name: Reed Berlinsky

Title: Authorized Signatory

TSR

COMMUNITY DEVELOPMENT DISTRICT

11AI

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

Parcel ID (Folio): _____
Ref/Project Name: _____

WARRANTY DEED

THIS WARRANTY DEED made the _____ day of _____, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3rd Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee of the following described land situate in Pasco County, State of Florida ("Property"):

SEE EXHIBIT "A"

Attached hereto and by reference made a part hereof.

This conveyance is to provide

M18A & M18C

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

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

GRANTOR reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to _____, 2022.

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

WS-TSR, LLC

BY: _____
Printed Name: _____
As its: _____

Signed, sealed and delivered in the presence of:

1st Witness signature

2nd Witness signature

1st Witness print name

2nd Witness print name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of WS-TSR, LLC, for and on behalf of said company, who is [____] is personally known to me or [____] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

Exhibit A

Description Sketch

DESCRIPTION: A parcel of land lying in Sections 19 & 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:



BEGIN at the Northwest corner of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B, as recorded in Plat Book 76, Pages 8 through 14, inclusive, of the Public Records of Pasco County, Florida thence along the Westerly boundary thereof the following four (4) courses: 1) S.04°57'33"E., a distance of 84.06 feet; 2) S.86°37'16"E., a distance of 303.13 feet; 3) S.38°50'00"E., a distance of 491.29 feet; 4) S.06°47'26"E., a distance of 336.05 feet to a point on the Northerly boundary of ESPLANADE AT STARKEY RANCH PHASES 3 & 3A, as recorded in Plat Book 78, Pages 103 through 109, inclusive of said County; thence along said Northerly boundary, S.68°20'54"W., a distance of 1244.48 feet to a point the Northerly boundary of lands described in Official Records Book 9510, Page 1451, of the Public Records of said County; thence along said Northerly boundary the following two (2) courses: 1) S.50°08'34"W., a distance of 275.85 feet; 2) S.03°56'16"W., a distance of 11.95 feet to a point on the Northerly boundary of lands described in Official Records Book 9302, Page 3498, of the Public Records of said County; thence along said Northerly boundary, N.55°50'41"W., a distance of 706.69 feet to a point on the Easterly boundary of the Florida Power Corporation 295.00 foot Right of Way according to Official Record Book 276, Page 184 of the Public Records of said County; thence along said Easterly boundary, N.34°08'36"E., a distance of 1337.83 feet to a point on the Southerly right-of-way of RANGELAND BOULEVARD, as described in Official Records Book 10058, Page 2029, of the Public Records of said County; thence along said Southerly right-of-way the following three (3) courses: 1) Easterly, 71.71 feet along the arc of a non-tangent curve to the left having a radius of 1581.00 feet and a central angle of 02°35'56" (chord bearing S.76°16'49"E., 71.71 feet); 2) N.12°25'13"E., a distance of 10.00 feet; 3) Easterly, 476.53 feet along the arc of a non-tangent curve to the left having a radius of 1569.98 feet and a central angle of 17°23'26" (chord bearing S.86°16'10"E., 474.70 feet) to the **POINT OF BEGINNING**.

Containing 39.382 acres, more or less.

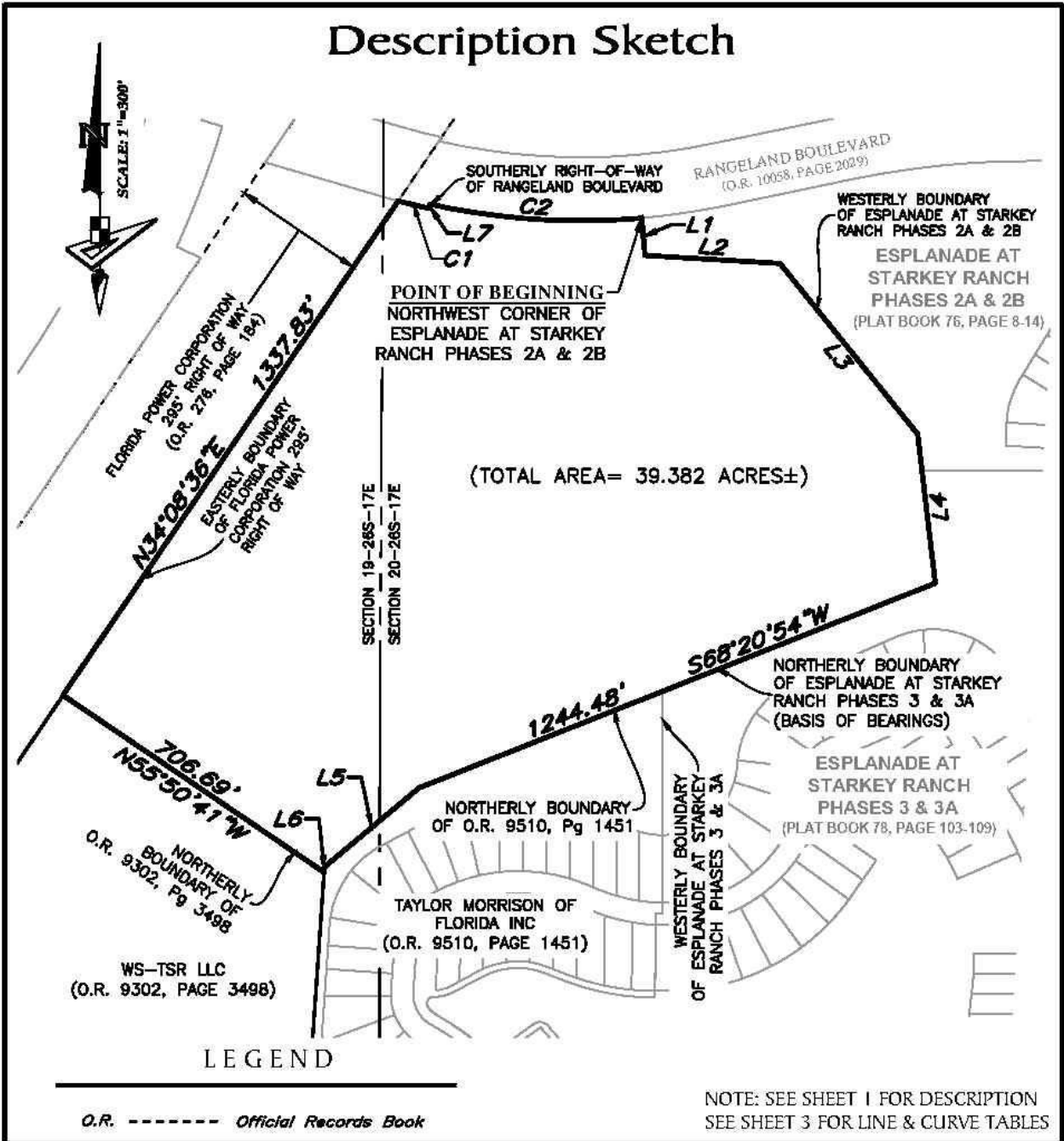
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF ESPLANADE AT STARKEY RANCH PHASES 3 & 3A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 103-109, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.68°20'54"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE: SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES


PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC	
PHASE: TAKEDOWN 3A		<p align="center">(Not A Survey)</p> <p>Digitally signed by Joseph Rager Date: 2020.12.03 08:54:51 -06'00'</p> 	
DRAWN: JCM	DATE: 11/3/20		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
<p>Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7205</p>		<p>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>	
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-TAKEDOWN-3A-DS.DWG LAST SAVED BY: JORDANM			
			01 of 03

Description Sketch



PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: TAKEDOWN 3A		(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION			DRAWN BY

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 04°57'33" E	84.06'
L2	S 86°37'16" E	303.13'
L3	S 38°50'00" E	491.29'
L4	S 06°47'26" E	336.05'
L5	S 50°08'34" W	275.85'
L6	S 03°56'16" W	11.95'
L7	N 12°25'13" E	10.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1581.00'	2°35'56"	71.71'	71.71'	S 76°16'49" E
C2	1569.98'	17°23'28"	476.53'	474.70'	S 86°16'10" E

NOTE: SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: TAKEDOWN 3A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

TSR

COMMUNITY DEVELOPMENT DISTRICT

11A11

CERTIFICATE OF DESIGN CONSULTANT

September 9, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

_____ Atwell, LLC _____, (the “**Design Consultant**”), hereby makes the following certifications to the Board of Supervisors of the TSR Community Development District (the “District”) in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on Exhibit “A” attached hereto together with certain improvements thereon as more particularly described herein.

1. I have reviewed the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined) and have inspected said Improvements.
2. Any and all (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were constructed and are completed in accordance with all permits, plans and specifications approved by the Pasco County and governmental authorities, applicable to such Improvements, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Any known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.

[SIGNATURE ON FOLLOWING PAGE]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

Victor Barbosa
Signature

Victor Barbosa
Printed Name

Team Leader
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization this 9th day of September, 2022, by Victor Barbosa, as Team Leader of Atwell, LLC [] who is personally known to me or [] who has produced as identification.



Melissa D McDonough
Notary Public, State of Florida
Print Name: McDonough
Commission No.: GG 955427
My Commission Expires: 2/5/24

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
TSR CDD TAKEDOWN 3A

TSR

COMMUNITY DEVELOPMENT DISTRICT

1 1 A IIII

CERTIFICATE OF DISTRICT ENGINEER

October 6, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

Heidt Design, LLC, (the “**District Engineer**”), as the District Engineer for the TSR Community Development District (the “**District**”) hereby makes the following certifications to the Board of Supervisors of the District in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on **Exhibit “A”** attached hereto together with certain improvements thereon as more particularly described herein.

1. Atwell, LLC (the “Design Consultant”) prepared the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined).
2. Improvements designed by the Design Consultant, including (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; and (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were in accordance with the TSR Community Development District Master Engineer’s Report Capital Improvement Plan dated September 24, 2014, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.
4. To the best of my knowledge and belief based primarily upon the Design Consultant’s certification attached hereto as **Exhibit “B”**, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, and are functional for their intended purpose.
5. With this document, I hereby certify that it is appropriate at this time to further recognize the District’s ownership of the Improvements, and the District’s operation and maintenance responsibilities relating to the same.

[Intentionally Blank]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

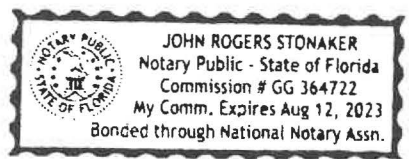
[Signature]
Signature

Alan Carson
Printed Name

Principal
Title

STATE OF FLORIDA
COUNTY OF Hillborough

Sworn to and subscribed before me by means of physical presence or online notarization this 6 day of October, 2022, by Alan Carson, as _____ of Heidt Design, LLC, [] who is personally known to me or [] who has produced as identification.



[Signature]
Notary Public, State of Florida
Print Name: John Stonaker
Commission No.: GG 364722
My Commission Expires: 8/12/23

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
TSR CDD TAKEDOWN 3A

Description Sketch

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Containing 39.382 acres, more or less.

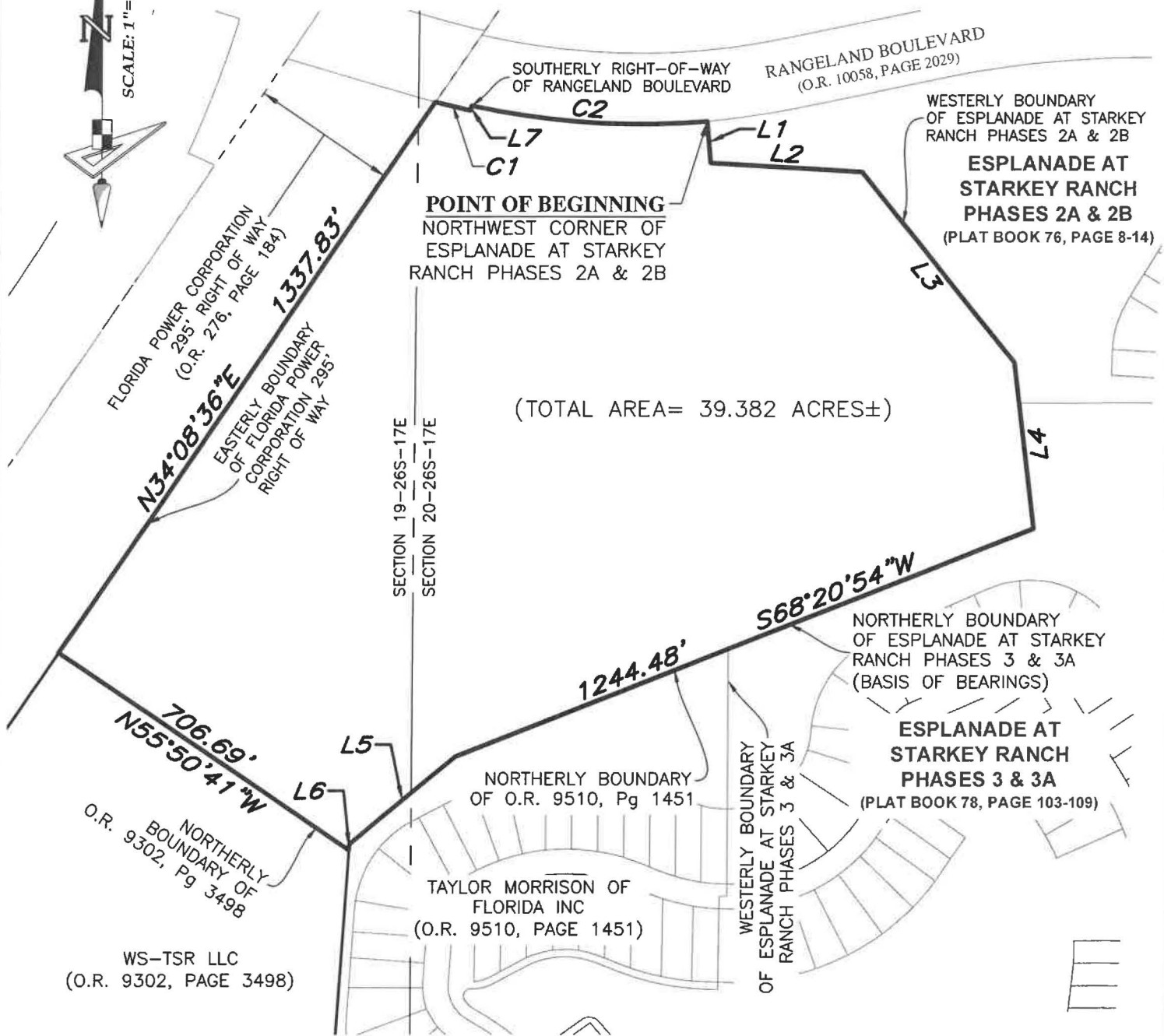
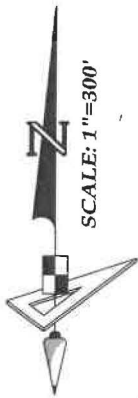
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NOTE: SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: TAKEDOWN 3A			(Not A Survey) Digitally signed by Joseph Rager Date: 2020.12.03 08:54:51 -06'00'		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	 Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7205		
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			 GeoPoint Surveying, Inc.		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-TAKEDOWN-3A-DS.DWG LAST SAVED BY: JORDANM					01 of 03

Description Sketch




(TOTAL AREA= 39.382 ACRES±)

LEGEND

O.R. - - - - - Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: TAKEDOWN 3A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
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			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		

Description Sketch

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L7	N 12°25'13" E	10.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1581.00'	2°35'56"	71.71'	71.71'	S 76°16'49" E
C2	1569.98'	17°23'26"	476.53'	474.70'	S 86°16'10" E

NOTE: SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: TAKEDOWN 3A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
<div style="text-align: right; font-size: 1.5em; font-weight: bold;">GeoPoint</div> Surveying, Inc.			03 of 03		

EXHIBIT B
CERTIFICATE OF DESIGN CONSULTANT

CERTIFICATE OF DESIGN CONSULTANT

September 9, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

Atwell, LLC, (the “**Design Consultant**”), hereby makes the following certifications to the Board of Supervisors of the TSR Community Development District (the “District”) in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on **Exhibit “A”** attached hereto together with certain improvements thereon as more particularly described herein.

1. I have reviewed the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined) and have inspected said Improvements.
2. Any and all (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were constructed and are completed in accordance with all permits, plans and specifications approved by the Pasco County and governmental authorities, applicable to such Improvements, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Any known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.

[SIGNATURE ON FOLLOWING PAGE]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

Victor Barbosa
Signature

Victor Barbosa
Printed Name

Team Leader
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization this 9th day of September, 2022, by Victor Barbosa, as Team Leader of Atwell, LLC [] who is personally known to me or [] who has produced as identification.



Melissa D McDonough
Notary Public, State of Florida
Print Name: McDonough
Commission No.: GG 955427
My Commission Expires: 2/5/24

TSR

COMMUNITY DEVELOPMENT DISTRICT

11BI

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Parcel ID (Folio): _____

Ref/Project Name: _____

WARRANTY DEED

THIS WARRANTY DEED made the ____ day of _____, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3rd Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee of the following described land situate in Pasco County, State of Florida ("Property"):

SEE EXHIBIT "A"

Attached hereto and by reference made a part hereof.

This conveyance is to provide

M18F & M18G

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

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

GRANTOR reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to _____, 2022.

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

WS-TSR, LLC

BY: _____
Printed Name: _____
As its: _____

Signed, sealed and delivered in the presence of:

1st Witness signature

2nd Witness signature

1st Witness print name

2nd Witness print name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of WS-TSR, LLC, for and on behalf of said company, who is [__] is personally known to me or [__] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

Exhibit A

Description Sketch
(Not A Survey)

REMAINDER PARCEL

DESCRIPTION: A parcel of land lying in Section 19, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:



BEGIN at the Westernmost corner of TRACT B-2, of ESPLANADE AT STARKEY RANCH PHASE 4, as recorded in Plat Book 84, Page 53, of the Public Records of said Pasco County, Florida; thence along the Westerly boundary of said TRACT B-2, also being the Westerly boundary of said ESPLANADE AT STARKEY RANCH PHASE 4, S 21°00'43" E, a distance of 278.64 feet to a point on the Westerly boundary of TRACT B-1, of said ESPLANADE AT STARKEY RANCH PHASE 4; thence N 85°31'31" W, a distance of 1884.01 feet to a point on the Easterly boundary of a Florida Power Corporation 295.00 foot Right of Way according to Official Record Book 276, Page 184, of the Public Records of said County; thence along said Easterly boundary, N 34°08'40" E, a distance of 2307.37 feet; thence S 55°50'41" E, a distance of 700.71 feet to a point on said Westerly boundary of ESPLANADE AT STARKEY RANCH PHASE 4, thence continue along said Westerly boundary, S 03°56'16" W, a distance of 1406.43 feet to the **POINT OF BEGINNING**.

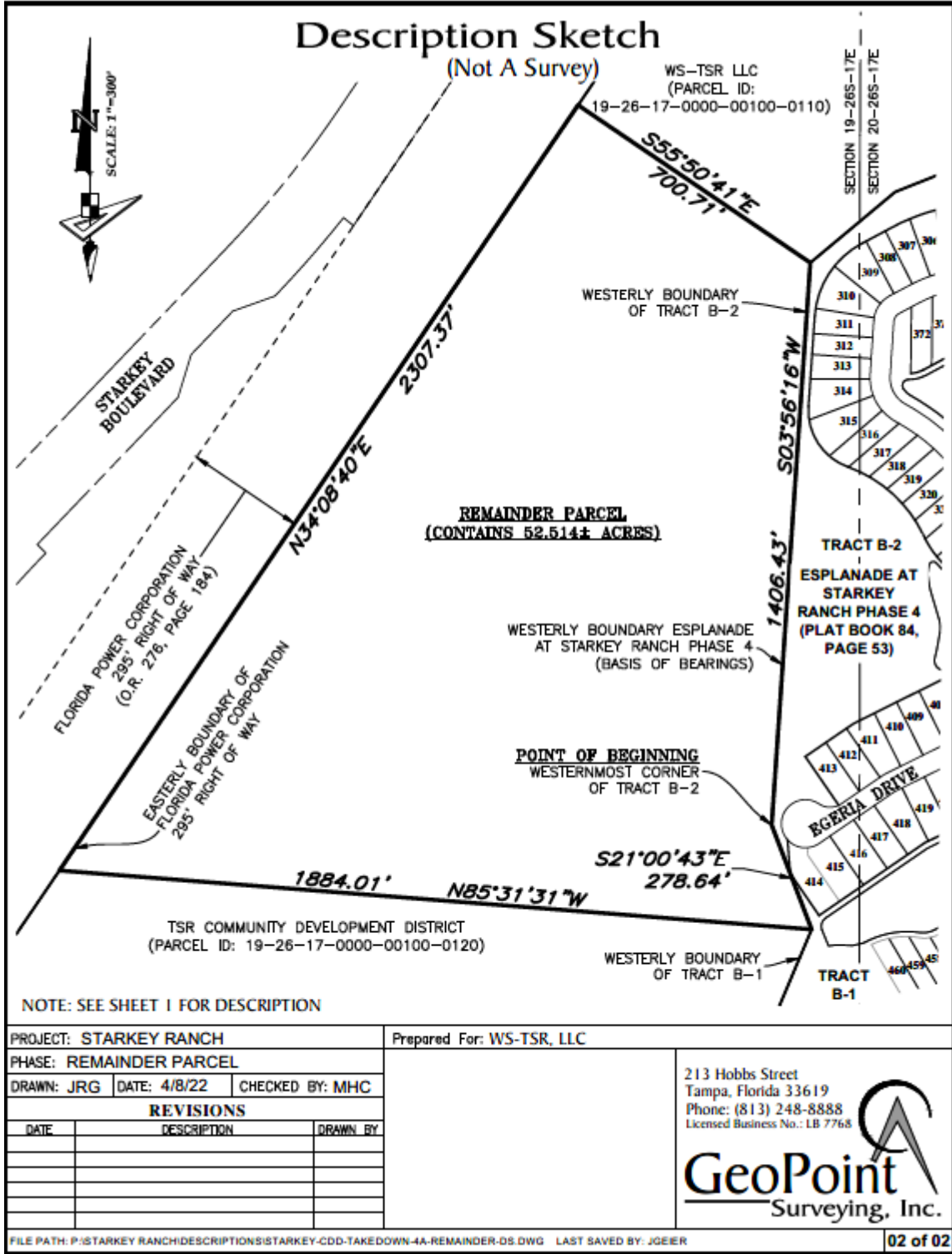
Containing 52.514 acres, more or less.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF ESPLANADE AT STARKEY RANCH PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.03°56'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE: SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: REMAINDER PARCEL			 Digitally signed by Joseph Rager Date: 2022.04.30 08:39:26 -05'00'		
DRAWN: JRG	DATE: 4/8/22	CHECKED BY: MHC			
REVISIONS			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		
DATE	DESCRIPTION	DRAWN BY			
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7205			FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-TAKEDOWN-4A-REMAINDER-DS.DWG LAST SAVED BY: JGEIER		
					01 of 02



TSR

COMMUNITY DEVELOPMENT DISTRICT

11BII

CERTIFICATE OF DESIGN CONSULTANT

September 9, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

_____ Atwell, LLC _____, (the “**Design Consultant**”), hereby makes the following certifications to the Board of Supervisors of the TSR Community Development District (the “District”) in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on Exhibit “A” attached hereto together with certain improvements thereon as more particularly described herein.

1. I have reviewed the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined) and have inspected said Improvements.
2. Any and all (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were constructed and are completed in accordance with all permits, plans and specifications approved by the Pasco County and governmental authorities, applicable to such Improvements, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Any known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.

[SIGNATURE ON FOLLOWING PAGE]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

[Signature]
Signature

Victor Barbosa
Printed Name

Team Leader
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization
this 9th day of September, 2022, by Victor Barbosa, as Team Leader of
Amnell, LLC [] who is personally known to me or [] who has produced
as identification.

[Signature]
Notary Public, State of Florida
Print Name: Melissa D. McDonough
Commission No.: GG 955427
My Commission Expires: 2/5/24

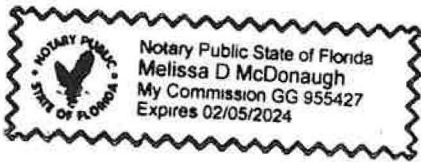


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
TSR CDD TAKEDOWN 4A REMAINDER

TSR

COMMUNITY DEVELOPMENT DISTRICT

11BIII

CERTIFICATE OF DISTRICT ENGINEER

October 6, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

Heidt Design, LLC, (the “**District Engineer**”), as the District Engineer for the TSR Community Development District (the “**District**”) hereby makes the following certifications to the Board of Supervisors of the District in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on **Exhibit “A”** attached hereto together with certain improvements thereon as more particularly described herein.

1. Atwell, LLC (the “Design Consultant”) prepared the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined).
2. Improvements designed by the Design Consultant, including (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; and (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were in accordance with the TSR Community Development District Master Engineer’s Report Capital Improvement Plan dated September 24, 2014, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.
4. To the best of my knowledge and belief based primarily upon the Design Consultant’s certification attached hereto as **Exhibit “B”**, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, and are functional for their intended purpose.
5. With this document, I hereby certify that it is appropriate at this time to further recognize the District’s ownership of the Improvements, and the District’s operation and maintenance responsibilities relating to the same.

[Intentionally Blank]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

Signature

Alan Carson
Printed Name

Principal
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization this 6 day of October, 2022, by Alan Carson, as _____ of Heidt Design, LLC, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public, State of Florida
Print Name: John Stonaker
Commission No.: GG 364722
My Commission Expires: 8/12/23

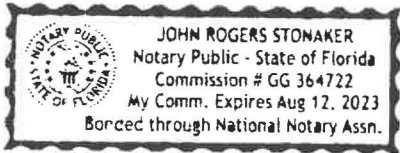


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
TSR CDD TAKEDOWN 4A REMAINDER

Description Sketch

(Not A Survey)

REMAINDER PARCEL

DESCRIPTION: A parcel of land lying in Section 19, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:



BEGIN at the Westernmost corner of TRACT B-2, of ESPLANADE AT STARKEY RANCH PHASE 4, as recorded in Plat Book 84, Page 53, of the Public Records of said Pasco County, Florida; thence along the Westerly boundary of said TRACT B-2, also being the Westerly boundary of said ESPLANADE AT STARKEY RANCH PHASE 4, S 21°00'43" E, a distance of 278.64 feet to a point on the Westerly boundary of TRACT B-1, of said ESPLANADE AT STARKEY RANCH PHASE 4; thence N 85°31'31" W, a distance of 1884.01 feet to a point on the Easterly boundary of a Florida Power Corporation 295.00 foot Right of Way according to Official Record Book 276, Page 184, of the Public Records of said County; thence along said Easterly boundary, N 34°08'40" E, a distance of 2307.37 feet; thence S 55°50'41" E, a distance of 700.71 feet to a point on said Westerly boundary of ESPLANADE AT STARKEY RANCH PHASE 4, thence continue along said Westerly boundary, S 03°56'16" W, a distance of 1406.43 feet to the **POINT OF BEGINNING**.

Containing 52.514 acres, more or less.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF ESPLANADE AT STARKEY RANCH PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 53, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.03°56'16"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE: SEE SHEET 2 FOR SKETCH

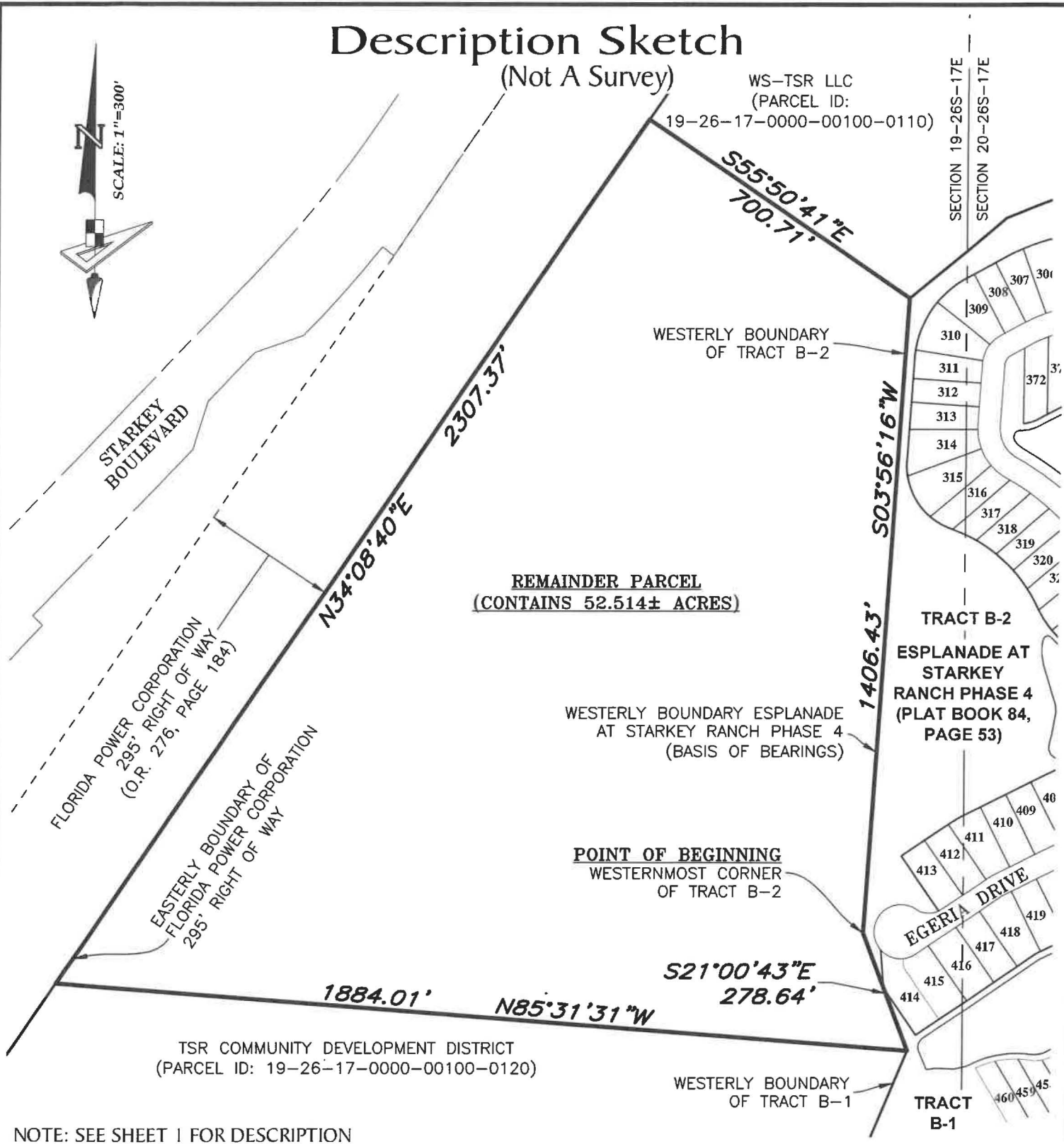
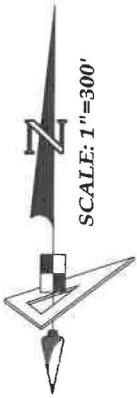
PROJECT: STARKEY RANCH		Prepared For: WS-TSR, LLC		
PHASE: REMAINDER PARCEL		 Digitally signed by Joseph Rager Date: 2022.04.30 08:39:26 -05'00'		
DRAWN: JRG	DATE: 4/8/22			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION	DRAWN BY	 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 GeoPoint Surveying, Inc.	
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7205				

Description Sketch

(Not A Survey)

WS-TSR LLC
(PARCEL ID:
19-26-17-0000-00100-0110)

SECTION 19-26S-17E
SECTION 20-26S-17E



REMAINDER PARCEL
(CONTAINS 52.514± ACRES)

NOTE: SEE SHEET 1 FOR DESCRIPTION


PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: REMAINDER PARCEL			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		
DRAWN: JRG	DATE: 4/8/22	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

EXHIBIT B
CERTIFICATE OF DESIGN CONSULTANT

CERTIFICATE OF DESIGN CONSULTANT

September 9, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

_____ Atwell, LLC _____, (the “**Design Consultant**”), hereby makes the following certifications to the Board of Supervisors of the TSR Community Development District (the “District”) in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on Exhibit “A” attached hereto together with certain improvements thereon as more particularly described herein.

1. I have reviewed the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined) and have inspected said Improvements.
2. Any and all (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures; (b) plants, trees, timber, shrubbery, and other landscaping (collectively, the “**Improvements**”), which are now a part of the Property, were constructed and are completed in accordance with all permits, plans and specifications approved by the Pasco County and governmental authorities, applicable to such Improvements, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Any known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.

[SIGNATURE ON FOLLOWING PAGE]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

[Signature]
Signature

Victor Barbosa
Printed Name

Team Leader
Title

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of physical presence or online notarization
this 9th day of September, 2022, by Victor Barbosa, as Team Leader of
Amnell, LLC [] who is personally known to me or [] who has produced
as identification.

[Signature]
Notary Public, State of Florida
Print Name: Melissa D. McDonough
Commission No.: GG 955427
My Commission Expires: 2/5/24



TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2022**

	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 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$1,805,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,805,815
Investments												
Revenue	-	491,210	452,423	460,165	549,201	417,809	226,840	-	-	-	-	2,597,648
Reserve	-	630,256	652,500	481,322	403,163	320,366	165,100	-	-	-	-	2,652,707
Prepayment	-	1,851	16,093	-	-	-	-	-	-	-	-	17,944
Construction	-	-	-	-	-	-	-	441	86	38,809	2,418,792	2,458,128
Undeposited funds	1,738	-	-	-	-	-	-	-	-	-	-	1,738
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from capital projects fund 2019	726	-	-	-	-	-	-	-	-	-	-	726
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$1,890,986</u>	<u>\$1,123,317</u>	<u>\$1,121,016</u>	<u>\$ 941,487</u>	<u>\$ 992,215</u>	<u>\$738,175</u>	<u>\$391,940</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,809</u>	<u>\$2,418,792</u>	<u>\$ 9,657,264</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 3,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,167
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	-	-	-	-	-	-	-	-	-	727	727
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	5,357	5,357
Accrued taxes payable	92	-	-	-	-	-	-	-	-	-	-	92
Total liabilities	<u>104,406</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,084</u>	<u>110,490</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	2,124	-	-	-	-	-	-	-	-	-	-	2,124
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>81,990</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>121,841</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,123,317	1,121,016	941,487	952,364	738,175	391,940	-	-	-	-	5,268,299
Capital projects	-	-	-	-	-	-	-	441	86	38,809	2,412,708	2,452,044
Unassigned	1,704,590	-	-	-	-	-	-	-	-	-	-	1,704,590
Total fund balances	<u>1,704,590</u>	<u>1,123,317</u>	<u>1,121,016</u>	<u>941,487</u>	<u>952,364</u>	<u>738,175</u>	<u>391,940</u>	<u>441</u>	<u>86</u>	<u>38,809</u>	<u>2,412,708</u>	<u>9,424,933</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,890,986</u>	<u>\$1,123,317</u>	<u>\$1,121,016</u>	<u>\$ 941,487</u>	<u>\$ 992,215</u>	<u>\$738,175</u>	<u>\$391,940</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,809</u>	<u>\$2,418,792</u>	<u>\$ 9,657,264</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 3,941,767	\$ 3,913,233	101%
Trash collection assessments	452	18,518	49,068	38%
Commercial shared costs	1,265	2,530	81,785	3%
Program revenue	4,131	22,842	8,000	286%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	1,605	15,336	9,600	160%
Total revenues	<u>7,453</u>	<u>4,290,493</u>	<u>4,064,186</u>	106%
EXPENDITURES				
Professional & administrative				
Supervisors	431	4,306	5,100	84%
Management	3,506	38,564	42,070	92%
Legal	4,301	26,326	30,000	88%
Engineering	6,759	35,181	20,000	176%
Assessment administration	833	9,167	10,000	92%
Audit	-	4,680	4,570	102%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	11,917	13,000	92%
Trustee	-	30,978	26,500	117%
Telephone	21	229	250	92%
Postage	237	716	1,500	48%
Printing & binding	167	1,833	2,000	92%
Legal advertising	211	1,275	3,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	102	1,215	3,500	35%
Office supplies	-	258	500	52%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	-	79,137	81,526	97%
Total professional & administrative	<u>18,356</u>	<u>254,727</u>	<u>254,883</u>	100%
Field operations				
Contract services				
Field services	2,360	25,965	28,325	92%
Landscape maintenance	101,449	975,144	1,491,270	65%
Landscape consulting	7,210	62,691	60,000	104%
Landscape arbor care	-	89,478	99,000	90%
Wetland maintenance	3,600	9,140	24,168	38%
Wetland mitigation reporting	-	28,715	4,500	638%
Lake maintenance	8,742	90,903	94,000	97%
Community trash hauling	27,641	274,378	246,750	111%
Off-duty traffic patrols	-	5,080	20,000	25%
Repairs & maintenance				
Repairs - general	156	26,164	20,000	131%
Operating supplies	1,215	13,874	8,000	173%
Plant replacement	-	49,267	70,000	70%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	-	25,504	30,000	85%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	108	14,404	40,000	36%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	17,500	40,000	44%
Utilities - common area				
Electric	1,279	10,089	14,500	70%
Streetlights	34,081	338,743	340,000	100%
Irrigation - reclaimed water	2,242	48,421	70,000	69%
Gas	28	555	450	123%
Recreation facilities				
Amenity management staff/contract	23,206	267,961	296,429	90%
Office supplies	2,991	4,643	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	1,140	12,303	24,480	50%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	23,390	26,280	89%
Pool repairs & maintenance	2,640	4,643	2,500	186%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,393	19,470	22,000	89%
Pool - water	1,173	11,901	8,000	149%
Pool permits	-	706	1,100	64%
Pest services	125	500	500	100%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	933	8,080	10,000	81%
Access cards	2,216	5,281	5,500	96%
Activities	1,724	25,971	28,000	93%
Specialty programming	1,828	15,095	3,000	503%
Recreational repairs	-	1,028	-	N/A
Pool signage	-	616	1,000	62%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	-	29,783	20,000	149%
Capital outlay	-	-	90,000	0%
Total field operations	<u>232,970</u>	<u>2,830,583</u>	<u>3,741,158</u>	76%
Total expenditures	<u>251,326</u>	<u>3,085,310</u>	<u>3,996,041</u>	77%
Net increase/(decrease) of fund balance	(243,873)	1,205,183	68,145	
Fund balance - beginning (unaudited)	1,948,463	499,407	592,922	
Fund balance - ending (projected)	<u>\$ 1,704,590</u>	<u>\$ 1,704,590</u>	<u>\$ 661,067</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 664,016	\$ 661,099	100%
Interest	6	54	50	108%
Total revenues	<u>6</u>	<u>664,070</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	310,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	213,550	220,894	97%
Tax collector	-	13,283	13,773	96%
Total expenditures	<u>-</u>	<u>956,989</u>	<u>654,826</u>	146%
Excess/(deficiency) of revenues over/(under) expenditures	6	(292,919)	6,323	
Beginning fund balance (unaudited)	<u>1,123,311</u>	<u>1,416,236</u>	<u>1,117,377</u>	
Ending fund balance (projected)	<u><u>\$ 1,123,317</u></u>	<u><u>\$1,123,317</u></u>	<u><u>\$1,123,700</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 669,499	\$ 666,558	100%
Assessment prepayments	-	16,093	-	N/A
Interest	5	49	-	N/A
Total revenues	<u>5</u>	<u>685,641</u>	<u>666,558</u>	103%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	234,525	234,525	100%
Tax collector	-	13,391	13,887	96%
Total expenditures	<u>-</u>	<u>666,160</u>	<u>661,656</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5	19,481	4,902	
Beginning fund balance (unaudited)	<u>1,121,011</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,121,016</u></u>	<u><u>\$1,121,016</u></u>	<u><u>\$1,101,716</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 658,559	\$ 655,667	100%
Interest	4	43	-	N/A
Total revenues	<u>4</u>	<u>658,602</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	218,387	218,388	100%
Tax collector	-	13,173	13,660	96%
Total expenditures	<u>-</u>	<u>648,360</u>	<u>648,848</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	10,242	6,819	
Beginning fund balance (unaudited)	<u>941,483</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$ 941,487</u></u>	<u><u>\$ 941,487</u></u>	<u><u>\$ 932,006</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 822,023	\$ 818,412	100%
Interest	4	43	-	N/A
Total revenues	<u>4</u>	<u>822,066</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	277,934	277,934	100%
Tax collector	-	16,442	17,050	96%
Total expenditures	<u>-</u>	<u>816,570</u>	<u>812,178</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	4	5,496	6,234	
Beginning fund balance (unaudited)	<u>952,360</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u>\$ 952,364</u>	<u>\$ 952,364</u>	<u>\$ 954,212</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 657,353	\$ 654,466	100%
Interest	3	32	-	N/A
Total revenues	<u>3</u>	<u>657,385</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	234,422	234,422	100%
Tax collector	-	13,147	13,635	96%
Total expenditures	<u>-</u>	<u>650,291</u>	<u>650,779</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	7,094	3,687	
Beginning fund balance (unaudited)	<u>738,172</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 738,175</u></u>	<u><u>\$ 738,175</u></u>	<u><u>\$ 731,179</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 AUGUST 31, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 338,692	\$ 337,204	100%
Interest	2	17	-	N/A
Total revenues	<u>2</u>	<u>338,709</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	107,775	107,775	100%
Tax collector	-	6,775	7,025	96%
Total expenditures	<u>-</u>	<u>333,975</u>	<u>334,225</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	4,734	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(8)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	4,726	2,979	
Beginning fund balance (unaudited)	<u>391,939</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u>\$391,940</u>	<u>\$ 391,940</u>	<u>\$ 388,936</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 2
Total revenues	1	2
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	2
Beginning fund balance (unaudited)	38,808	38,807
Ending fund balance (projected)	\$ 38,809	\$ 38,809

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11	\$ 110
Total revenues	11	110
EXPENDITURES		
Capital outlay - construction	772	5,357
Total expenditures	772	5,357
Excess/(deficiency) of revenues over/(under) expenditures	(761)	(5,247)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	8
Total other financing sources/(uses)	1	8
Net change in fund balance	(760)	(5,239)
Beginning fund balance (unaudited)	2,413,468	2,417,947
Ending fund balance (projected)	\$2,412,708	\$2,412,708

TSR CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	08/22/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	75642404090622	09/13/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	075551201090822	09/13/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-335.94	335.94
Check	0	08/02/2022	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,118.45
				204.300 · Credit Card - SunTrust	-2,118.45	2,118.45
TOTAL					-2,118.45	2,118.45
Bill Pmt -Check	0	08/03/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-287.06
Bill	081855702072522	08/02/2022		572.416 · Amenity Cable/Internet	-287.06	287.06
TOTAL					-287.06	287.06
Bill Pmt -Check	0	08/03/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-749.26
Bill	8702 8629 080122	08/02/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8554 080122	08/02/2022		531.301 · Electric	-30.42	30.42
Bill	8702 7991 080122	08/02/2022		531.301 · Electric	-32.95	32.95
Bill	8702 8471 080122	08/02/2022		531.301 · Electric	-30.44	30.44
Bill	8702 8059 080122	08/02/2022		531.301 · Electric	-30.53	30.53
Bill	8702 8786 080122	08/02/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8702 080122	08/02/2022		531.301 · Electric	-30.41	30.41
Bill	8703 0178 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0061 080122	08/02/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9951 080122	08/02/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8869 080122	08/02/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9430 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8942 080122	08/02/2022		531.301 · Electric	-46.54	46.54
Bill	8702 9696 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9109 080122	08/02/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9836 080122	08/02/2022		531.301 · Electric	-30.43	30.43
Bill	8703 0805 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0847 080122	08/02/2022		531.301 · Electric	-30.41	30.41
Bill	8703 0566 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0269 080122	08/02/2022		531.307 · Street Lights	-30.47	30.47
Bill	8703 0722 080122	08/02/2022		531.301 · Electric	-30.41	30.41
Bill	8712 3156 080122	08/02/2022		531.301 · Electric	-30.46	30.46

TSR CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0326 080122	08/02/2022		531.301 · Electric	-30.45	30.45
Bill	8712 3320 080122	08/02/2022		531.301 · Electric	-30.44	30.44
TOTAL					-749.26	749.26
Bill Pmt -Check	0	08/03/2022	FEDEX	101.002 · Suntrust #570803-O...		-9.64
Bill	7-830-53441	08/02/2022		519.410 · Postage	-9.64	9.64
TOTAL					-9.64	9.64
Bill Pmt -Check	0	08/11/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	075642404080622	08/09/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	075551201080822	08/09/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	08/11/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-21,768.41
Bill	8712 3081 080322	08/09/2022		531.307 · Street Lights	-937.89	937.89
Bill	8702 7826 080322	08/09/2022		531.307 · Street Lights	-1,845.72	1,845.72
Bill	8702 8140 080822	08/09/2022		531.307 · Street Lights	-12,784.01	12,784.01
Bill	8702 8413 080822	08/09/2022		531.307 · Street Lights	-2,554.98	2,554.98
Bill	8702 8322 080322	08/09/2022		531.307 · Street Lights	-1,601.78	1,601.78
Bill	8712 3049 080422	08/09/2022		531.301 · Electric	-30.47	30.47
Bill	8703 0681 080922	08/09/2022		531.307 · Street Lights	-285.39	285.39
Bill	8703 0425 080322	08/09/2022		531.307 · Street Lights	-909.51	909.51
Bill	8702 9761 080922	08/09/2022		531.307 · Street Lights	-818.66	818.66
TOTAL					-21,768.41	21,768.41
Bill Pmt -Check	0	08/17/2022	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 081222	08/16/2022		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-27.95	27.95

TSR CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/17/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-4,968.98
Bill	8712 3429 081022	08/16/2022		531.301 · Electric	-499.40	499.40
Bill	8702 8223 081022	08/16/2022		531.321 · Electric - Pool	-1,274.01	1,274.01
Bill	8702 9216 081122	08/16/2022		531.307 · Street Lights	-1,335.07	1,335.07
Bill	8702 9620 081522	08/16/2022		531.307 · Street Lights	-710.94	710.94
Bill	8712 3263 081522	08/16/2022		531.321 · Electric - Pool	-1,119.15	1,119.15
Bill	8702 9274 081822	08/16/2022		531.301 · Electric	-30.41	30.41
TOTAL					-4,968.98	4,968.98
Bill Pmt -Check	0	08/17/2022	FEDEX	101.002 · Suntrust #570803-O...		-57.84
Bill	7-852-93700	08/16/2022		519.410 · Postage	-57.84	57.84
TOTAL					-57.84	57.84
Bill Pmt -Check	0	08/24/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-169.98
Bill	097080201081822	08/23/2022		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
Bill Pmt -Check	0	08/24/2022	DUKE ENERGY	101.002 · Suntrust #570803-O...		-10,267.00
Bill	8703 0938 081622	08/23/2022		531.307 · Street Lights	-3,572.35	3,572.35
Bill	8703 0516 082222	08/23/2022		531.307 · Street Lights	-1,590.40	1,590.40
Bill	8702 9365 081622	08/23/2022		531.307 · Street Lights	-483.97	483.97
Bill	2553 5978 081222	08/23/2022		531.307 · Street Lights	-1,249.96	1,249.96
Bill	8702 7933 081622	08/23/2022		531.307 · Street Lights	-3,370.32	3,370.32
TOTAL					-10,267.00	10,267.00
Bill Pmt -Check	0	08/24/2022	FEDEX	101.002 · Suntrust #570803-O...		-49.96
Bill	7-860-73579	08/23/2022		519.410 · Postage	-49.96	49.96
TOTAL					-49.96	49.96

**TSR CDD
Check Detail
August 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10968	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-3,361.44
				207.201 · Due to Debt Service ...	-3,361.44	3,361.44
TOTAL					-3,361.44	3,361.44
Check	10969	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-3,389.19
				207.202 · Due to Debt Service ...	-3,389.19	3,389.19
TOTAL					-3,389.19	3,389.19
Check	10970	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-3,333.81
				207.203 · Due to debt service f...	-3,333.81	3,333.81
TOTAL					-3,333.81	3,333.81
Check	10971	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-4,161.32
				207.204 · Due to debt service f...	-4,161.32	4,161.32
TOTAL					-4,161.32	4,161.32
Check	10972	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-3,327.71
				207.205 · .Due to debt service f...	-3,327.71	3,327.71
TOTAL					-3,327.71	3,327.71
Check	10973	08/03/2022	TSR CDD	101.002 · Suntrust #570803-O...		-1,714.55
				207.206 · Due to Debt Service ...	-1,714.55	1,714.55
TOTAL					-1,714.55	1,714.55
Bill Pmt -Check	10974	08/03/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #570803-O...		-101,449.29
Bill	INV130212	08/02/2022		538.604 · Landscape Maintena...	-101,449.29	101,449.29
TOTAL					-101,449.29	101,449.29

TSR CDD
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10975	08/03/2022	J.B. EDWARDS	101.002 · Suntrust #570803-O...		-2,976.12
Bill	610410	08/02/2022		572.702 · Oper Mgr - Office Su...	-2,976.12	2,976.12
TOTAL					-2,976.12	2,976.12
Bill Pmt -Check	10976	08/03/2022	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-2,100.56
Bill	3082588	08/02/2022		514.007 · District Counsel	-2,100.56	2,100.56
TOTAL					-2,100.56	2,100.56
Bill Pmt -Check	10977	08/03/2022	STRANGE ZONE, INC.	101.002 · Suntrust #570803-O...		-704.99
Bill	2022-0086	08/02/2022		513.906 · Website Hosting and ...	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	10978	08/03/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,295.00
Bill	8533	08/02/2022		572.712 · Pool Cleaning	-1,295.00	1,295.00
TOTAL					-1,295.00	1,295.00
Bill Pmt -Check	10979	08/03/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	10623	08/02/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	10980	08/03/2022	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,140.00
Bill	105795	08/02/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00

TSR CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10981	08/03/2022	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-1658	08/02/2022		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	10982	08/03/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-4,503.17
Bill	12343333	08/02/2022		538.121 · Amenity Management	-153.17	153.17
Bill	12342651	08/02/2022		538.121 · Amenity Management	-4,350.00	4,350.00
TOTAL					-4,503.17	4,503.17
Paycheck	10983	08/11/2022	Jason Silber	101.002 · Suntrust #570803-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	10984	08/11/2022	Mary E Comella	101.002 · Suntrust #570803-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

TSR CDD
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10985	08/11/2022	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-32.86
Bill	070722	08/09/2022		519.410 · Postage	-32.86	32.86
TOTAL					-32.86	32.86
Bill Pmt -Check	10986	08/11/2022	COUNTY SANITATION	101.002 · Suntrust #570803-O...		-27,641.49
Bill	28101905	08/09/2022		534.000 · Garbage/Solid Waste...	-278.86	278.86
Bill	28101904	08/09/2022		534.000 · Garbage/Solid Waste...	-27,362.63	27,362.63
TOTAL					-27,641.49	27,641.49
Bill Pmt -Check	10987	08/11/2022	HEIDT DESIGN	101.002 · Suntrust #570803-O...		-1,334.20
Bill	5090	08/09/2022		519.320 · Engineering	-1,334.20	1,334.20
TOTAL					-1,334.20	1,334.20
Bill Pmt -Check	10988	08/11/2022	LARRY SEKELY	101.002 · Suntrust #570803-O...		-150.00
Bill	72522	08/09/2022		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	10989	08/11/2022	SMARTSOLUTIONS	101.002 · Suntrust #570803-O...		-1,550.00
Bill	STV31749	08/09/2022		529.306 · Access Cards	-1,550.00	1,550.00
TOTAL					-1,550.00	1,550.00
Bill Pmt -Check	10990	08/11/2022	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #570803-O...		-666.00
Bill	051222-SR_ACCRD...	08/09/2022		529.306 · Access Cards	-666.00	666.00
TOTAL					-666.00	666.00
Bill Pmt -Check	10991	08/11/2022	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,742.00
Bill	PI-A00864752	08/09/2022		538.700 · Lake Maintenance	-8,742.00	8,742.00
TOTAL					-8,742.00	8,742.00

TSR CDD Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10992	08/11/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-2,640.00
Bill	8477	08/09/2022		572.714 · Pool Repairs & Maint...	-2,640.00	2,640.00
TOTAL					-2,640.00	2,640.00
Bill Pmt -Check	10993	08/11/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-2,210.00
Bill	10061	08/09/2022		538.606 · Landscape Consulting	-2,210.00	2,210.00
TOTAL					-2,210.00	2,210.00
Bill Pmt -Check	10994	08/11/2022	TIGER PRINTING GROUP	101.002 · Suntrust #570803-O...		-107.50
Bill	080522-1	08/09/2022		538.602 · Roads & Sidewalk M...	-107.50	107.50
TOTAL					-107.50	107.50
Bill Pmt -Check	10995	08/11/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,228.72
Bill	12343850	08/09/2022		538.121 · Amenity Management	-10,031.72	10,031.72
Bill	12344067	08/09/2022		538.121 · Amenity Management	-1,197.00	1,197.00
TOTAL					-11,228.72	11,228.72
Bill Pmt -Check	10996	08/17/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-3,388.89
Bill	17030851	08/16/2022		536.301 · Irrigation - Reclaimed...	-143.85	143.85
Bill	17030680	08/16/2022		536.301 · Irrigation - Reclaimed...	-175.14	175.14
Bill	17030686	08/16/2022		536.301 · Irrigation - Reclaimed...	-67.48	67.48
Bill	17030676	08/16/2022		536.301 · Irrigation - Reclaimed...	-186.62	186.62
Bill	17030673	08/16/2022		536.301 · Irrigation - Reclaimed...	-190.68	190.68
Bill	17030684	08/16/2022		536.301 · Irrigation - Reclaimed...	-15.54	15.54
Bill	17030682	08/16/2022		536.301 · Irrigation - Reclaimed...	-145.25	145.25
Bill	17030683	08/16/2022		536.301 · Irrigation - Reclaimed...	-5.39	5.39
Bill	17030687	08/16/2022		536.301 · Irrigation - Reclaimed...	-36.33	36.33
Bill	17030850	08/16/2022		536.301 · Irrigation - Reclaimed...	-147.77	147.77
Bill	17030852	08/16/2022		536.301 · Irrigation - Reclaimed...	-11.15	11.15
Bill	17030788	08/16/2022		536.301 · Irrigation - Reclaimed...	-15.12	15.12
Bill	17030787	08/16/2022		536.301 · Irrigation - Reclaimed...	-290.64	290.64
Bill	17031052	08/16/2022		536.301 · Irrigation - Reclaimed...	-80.99	80.99
Bill	17031125	08/16/2022		536.301 · Irrigation - Reclaimed...	-13.44	13.44
Bill	17031054	08/16/2022		536.301 · Irrigation - Reclaimed...	-29.19	29.19
Bill	17031045	08/16/2022		536.301 · Irrigation - Reclaimed...	-131.53	131.53
Bill	17031044	08/16/2022		536.321 · Utility service - Pool	-395.21	395.21

TSR CDD
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	17031050	08/16/2022		536.301 · Irrigation - Reclaimed...	-227.50	227.50
Bill	17030911	08/16/2022		536.301 · Irrigation - Reclaimed...	-17.36	17.36
Bill	17031022	08/16/2022		536.301 · Irrigation - Reclaimed...	-205.30	205.30
Bill	17030905	08/16/2022		536.301 · Irrigation - Reclaimed...	-22.47	22.47
Bill	17030858	08/16/2022		536.321 · Utility service - Pool	-777.61	777.61
Bill	17031768	08/16/2022		536.301 · Irrigation - Reclaimed...	-23.03	23.03
Bill	17032016	08/16/2022		536.301 · Irrigation - Reclaimed...	-34.30	34.30
TOTAL					-3,388.89	3,388.89
Bill Pmt -Check	10997	08/17/2022	KIMLEY-HORN	101.002 · Suntrust #570803-O...		-5,425.00
Bill	22134975	08/16/2022		519.320 · Engineering	-5,425.00	5,425.00
TOTAL					-5,425.00	5,425.00
Bill Pmt -Check	10998	08/17/2022	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #570803-O...		-125.00
Bill	15285	08/16/2022		539.600 · Pest Services	-125.00	125.00
TOTAL					-125.00	125.00
Bill Pmt -Check	10999	08/24/2022	INTEGRA REALTY RESOUR...	101.002 · Suntrust #570803-O...		-2,200.00
Bill	148-2022-0609	08/23/2022		514.007 · District Counsel	-2,200.00	2,200.00
TOTAL					-2,200.00	2,200.00
Bill Pmt -Check	11000	08/24/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-26.25
Bill	17031056	08/23/2022		536.301 · Irrigation - Reclaimed...	-26.25	26.25
TOTAL					-26.25	26.25
Bill Pmt -Check	11001	08/24/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,195.00
Bill	8556	08/23/2022		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-1,195.00	1,195.00

TSR CDD
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11002	08/24/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-9,302.09
Bill	12345921	08/23/2022		538.122 · Program Incentives	-1,828.10	1,828.10
Bill	12345923	08/23/2022		538.121 · Amenity Management	-7,473.99	7,473.99
TOTAL					-9,302.09	9,302.09
Bill Pmt -Check	11003	08/31/2022	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-87.07
Bill	081222	08/30/2022		519.410 · Postage	-87.07	87.07
TOTAL					-87.07	87.07
Bill Pmt -Check	11004	08/31/2022	ECO-LOGIC SERVICES LLC	101.002 · Suntrust #570803-O...		-1,850.00
Bill	2136	08/30/2022		538.615 · Wetland Maintenance	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	11005	08/31/2022	OMEGA TREE & NURSERY	101.002 · Suntrust #570803-O...		-1,750.00
Bill	13604	08/30/2022		538.615 · Wetland Maintenance	-1,750.00	1,750.00
TOTAL					-1,750.00	1,750.00
Bill Pmt -Check	11006	08/31/2022	PALM PAPER SUPPLY	101.002 · Suntrust #570803-O...		-400.88
Bill	199719	08/30/2022		538.618 · Operating Supplies	-400.88	400.88
TOTAL					-400.88	400.88
Bill Pmt -Check	11007	08/31/2022	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-210.80
Bill	000240700	08/30/2022		513.801 · Legal Advertising	-210.80	210.80
TOTAL					-210.80	210.80

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on September 7, 2022, at 3:30 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Alyssa Willson	District Counsel
Mark Yahn	SunScape Consulting, Inc. (SCI)
Scott Paulson	LMP Landscape Maintenance Professionals, Inc., (LMP) Vice President/General Manager
Erwin Martinez	LMP Branch Manager
Bill Evans	LMP Corporate Business Developer
Thomas Lazzaro	Down-to-Earth, LLC (DTE) CEO
Gary Hawkins	DTE Account Manager
Vince Forte	Regional Operations Leader
Ed Colon	Branch Manager
Frank Stalzer	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Liquori and Call were present.

Mr. Adams stated this is a Workshop and a quorum is not required. The purpose of the Workshop is to review the Landscape Maintenance Proposals.

Supervisor Silber arrived during roll call.

41 **SECOND ORDER OF BUSINESS** **Review of Proposals of Landscape**
42 **Maintenance Services**

43
44 **A. Affidavit/Proof of Publication**

45 The affidavit of publication was provided for informational purposes.

46 **B. Review of Bid Tabulation and Analysis**

47 Mr. Adams presented the Bid Tabulation and Analysis Report which was emailed to the
48 Board prior to the meeting.

49 The DTE Representatives left the room while the LMP Representatives were
50 interviewed.

51 Ms. Willson reminded everyone that the Board is tied to what each vendor proposed.
52 They can provide supplemental information or make clarifications but they cannot negotiate or
53 otherwise ask to make subsequent changes to the proposal.

54 **C. Q and A with Respondents**

55 Mr. Scott Paulson, Vice President and General Manager of LMP introduced the other
56 LMP employees in attendance. He presented and discussed the following:

- 57 ➤ A three-week detailed schedule and on-site crew.
- 58 ➤ The plan to subcontract the ponds using the same company.
- 59 ➤ Commended DTE's services but identified a few deficiencies that need to be addressed.
- 60 ➤ He or the Safety Director performs a Monthly Quality Inspection (MQI). An incentive
61 program to help with consistent attendance and prevent staff attrition is in place.

62 Mr. Paulson responded questions posed, as follows:

- 63 ➤ Regarding if LMP is comfortable with the clause in the scope of work requiring LMP to
64 credit the CDD if LMP drops below 10%, Mr. Paulson replied affirmatively.
- 65 ➤ Regarding how LMP expects to handle the large peanut weeds, Mr. Paulson explained
66 LMP's approach, which is addressed in their proposal.

67 Mr. Yahn stated DTE has done a great job addressing this and it has not been an issue
68 for a while.

- 69 ➤ Regarding the meaning of having six to eight Technical Personnel, Mr. Paulson stated
70 personnel is comprised of vermin/pest, irrigation and arbor care staff.

71 Mr. Call asked about the maps. Mrs. Adams stated Mr. Wilkes prepared the
72 proposal/bid which covers the entire CDD.

73 ➤ Regarding whether the color-coded area of the map was included in the pricing, Mr.
74 Paulson replied affirmatively

75 ➤ Regarding whether Albritton Park is included in the weekly schedule, Mr. Paulson stated
76 that it is set up monthly to keep the weeds under control.

77 ➤ Regarding if a system is in place for residents to reports issues, Mr. Paulson stated that
78 LMP can create an email address specific to Starkey Ranch or a website. Mrs. Adams preferred
79 LMP provide a link to post on the CDD's website.

80 ➤ Regarding whether LMP will use its existing labor or if they need to hire, Mr. Paulson
81 stated that business decisions will be made to dedicate existing labor to the site and he will
82 probably hire more to fill in any shortages.

83 ➤ Regarding whether LMP has fired customers in the past two years and, if so, the
84 reasons, Mr. Paulson replied affirmatively, due to budgetary decisions or communication
85 issues.

86 Mr. Paulson apologized about the map and stated he will have it updated. He discussed
87 current protocol to address post COVID-19 pandemic safety practices.

88 Mrs. Adams discussed references and stated that Cypress Creek Town Center visitors
89 have compared the landscaping to Disney World. The Manager stated they experienced some
90 difficulties in the first six months with the Operations Manager in 2016, performance increased
91 in 2017, they were placed on a six-month probation period due to irrigation concerns; overall
92 for a commercial property they are really good.

93 ➤ Regarding whether LMP will write into the contract that the price will decrease once the
94 proper facilities are available, Mr. Paulson replied affirmatively and noted the proposal includes
95 off-site facility pricing and on-site facility pricing.

96 Resident Frank Stalzer asked if LMP will be ready to start on October 1, 2022. Mr.
97 Paulson replied affirmatively; there is a plan in place to be ready to start on Ocgtobor 1, 2022.

98 Q & A with LMP concluded.

99 Mr. Thomas Lazzaro, CEO of DTE, introduced the other DTE employees in attendance.

100 Mr. Lazzaro and Mr. Hawkins responded to the following questions:

101 ➤ Regarding how DTE can help set up the off-site facility, DTE will meet with the CDD to
102 determine what the facility is and adjust accordingly.

103 ➤ Regarding what support DTE needs from the CDD to help set up the on-site facility,
104 power, water, security fencing and enough space to store equipment and vehicles is needed.

105 ➤ Regarding whether the \$1,692,036 amount covers everything inside the CDD and areas
106 not yet conveyed to the CDD, the response was no; the pricing includes only areas that are
107 maintained today, it does not include the three parcels not yet conveyed to the CDD.

108 ➤ Regarding DTE's plans to upgrade personnel, DTE will assign certain employees to spend
109 more time on the property, along with upgrading technicians and hiring an Irrigation Manager.

110 ➤ Regarding why the declining quality of service is not being addressed, DTE personnel felt
111 that, based on last year's reports, these items were addressed; however, given the recent
112 comment, he will focus more on the team. Mr. Colon noted changes to the team.

113 Ms. Comella commented that some of the issues were due to COVID and noted that,
114 over the last year, the area is looking much better. Mr. Call noted Mr. Hawkins' commitment to
115 the community.

116 A Board Member asked Mr. Yahn if DTE's plans address gnat infestations due to the
117 current drought conditions. Mr. Yahn stated the general service-related items are reasonable.
118 He is unaware of the current plans and stated that most of the problem is with weed work and
119 irrigation that require management and staff positions to be filled by key personnel.

120 Regarding why the \$1,723,431 off-site facility proposal, year one, increased when
121 compared to the current contract, it was noted that the proposal was based on 2019 figures
122 and 2022 irrigation figures; it was not based on the entire build out.

123 It was noted that the map was not revised before it was included in the agenda package.

124 The Q & A with DTE concluded.

125 Mr. Yahn responded to the following questions:

126 ➤ Regarding his opinion of which company would be the best to service contract, he
127 stated contract rates have not increased by this amount in Florida since 2019. Based on SCI
128 having to resolve the labor dispute in 2021, he did not see how DTE can fix labor. He liked the
129 methodical approach to the job and commended Mr. Hawkins' commitment but is unsure, if
130 they had to work without Mr. Hawkins.

131 Mr. Yahn wished more bids had been received.

132 Due to the discrepancies with the map and what services are actually included in the
133 bid, Ms. Willson stated the CDD is limited to what was included in the bid package, which

134 includes the map, and any verbal communication clarifying information cannot be considered,
135 as that is considered additional information that you cannot rely on as part of this sealed bid
136 evaluation.

137 Mr. Call asked Mr. Yahn if, in his professional opinion, there would be multiple bidders,
138 so that it is more competitive, if the Board rejects all bids and puts the project out to bid again,
139 with a December or January start date. Mr. Yahn replied affirmatively.

140 Ms. Comella asked why only two bids were received. Mrs. Adams stated she contacted
141 about 13 contractors during the original bid period and only three responded.

142 Mr. Yahn voiced his opinion that this job is too prestigious to have three contractors bid
143 on it. He felt that rejecting bids can cause problems with DTE. Personally, he is not comfortable
144 awarding the contract to DTE or the other bidders because of the price. He would take some
145 risks and try to find out the true value of this contact; he hoped that will save money in the
146 process.

147 Ms. Comella commented that the Board cannot proceed because it got the wrong bids.
148 Ms. Willson stated that is a reason to reject all the bids, as it is not in the best interest for the
149 CDD.

150 Mrs. Adams stated the wrong bid was received because the contractor bid is based on
151 the Exhibit but it did not include those parcels on the property not yet turned over to the CDD.
152 The Board cannot rely on verbal communications with the contractor and must rely on the
153 paperwork that was presented to them of what they are being requested of, which was given to
154 all the contractors.

155

156 **THIRD ORDER OF BUSINESS**

Adjournment

157

158 There being nothing further to discuss, the workshop adjourned.

159

160

**On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the
meeting adjourned at 4:53 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held Multiple Public Hearings and a Regular Meeting on September 7, 2022, 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	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Alyssa Willson	District Counsel
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Mark Yahn	SCI
Barry Mazzoni	Operations Manager

Residents present were:

Adam Kaluza	Frank Stalzer	Bill Schoemocker
Dave Deenihan	Kristy Abbasciano	Cesar Perez
Ray Szelest	Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:01 p.m. Supervisors Liquori, Call, Silber and Comella were present in person. Supervisor Green was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

39 Resident Adam Kaluza voiced his opinion that the Board should consider stopping or
40 cutting services to stop what he believes are constant 8% to 9% assessment increases each
41 year.

- 42 ▪ **Presentation by Jose Camacho Regarding 30-Day Pool Suspension by District**
43 **This item, previously the Fifth Order of Business, was presented out of order.**

44 Mr. Camacho was not present.

45

46 **THIRD ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year 47 2022/2023 Budget

48

49 **A. Proof/Affidavit of Publication**

50 The affidavit of publication was included for informational purposes.

51 **B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and** 52 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending** 53 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective** 54 **Date**

55 Mr. Adams stated the proposed Fiscal Year 2023 budget was the same as the version
56 presented at the July meeting. Due to assessments increasing, Mailed Notices were sent to
57 property owners. He highlighted Operation and Maintenance (O&M) line item changes and
58 explained the reason for the adjustments.

59 **Mr. Adams opened the Public Hearing.**

60 Resident and Seat 2 Candidate Frank Stalzer mentioned the recent bid opening for the
61 landscaping contract and the discussion to reject the two bids due to mitigating circumstances.
62 He asked the Board to focus on the following in Fiscal Year 2023.

- 63 ➤ Limit the annual budget growth to a max of the inflation.
- 64 ➤ Increase the size of the fund balance.
- 65 ➤ Develop a three-year spending plan that forces the CDD to live within the budget
66 guidelines, just like every family.

67 Mr. Stalzer was disappointed that the General Fund is slated to increase 17.50%,
68 equating to \$263 per home, particularly when the inflation rate is 9%. He identified the five

69 budget line items with significant increases and suggested reallocating the \$105,000 for
70 pressure washing to Fund Balance, which he believes would be a more prudent financial move.
71 He suggested directing Mr. Adams share the off-duty traffic patrol report statistics with
72 residents, quarterly, so residents can decide if the \$20,000 patrol budget is being well-spent.

73 Due to heated debate amongst those at the meeting, Ms. Willson asked everyone to
74 abide within the public comment policies and procedures.

75 Resident Bill Schumacher felt that, although property values have increased, he believes
76 the area has peaked and he thinks the Board should stop increasing assessments.

77 Resident Dave Deenihan felt that the residents do not have sufficient time to
78 understand how they arrive at these budget figures. He wants these types of issues to be
79 presented up front, before having to make a quick decision. It was noted that the proposed
80 Fiscal Year 2023 budget was presented several months ago and has been in the agenda package
81 for the last three meetings.

82 Resident Kristy Abbasciano asked about plans to finish the sidewalk section across from
83 Whitmore, between 3622 and 3734 Barbour Trail. Mr. Liquori directed her to contact Lennar as
84 Lennar still maintains that area. Ms. Abbasciano asked for the missing plastic pylons on
85 Rangeland, before Monroe Commons, to be reinstalled to prevent golf cart from cutting across
86 the pedestrian crosswalk. Ms. Hlebak believed they were removed to help the landscapers
87 maintain the area. Mrs. Adams was asked to have the signage contractor review the area.

88 Regarding the public comments and why costs and assessments are increasing, Mr. Call
89 stated that the Developer is no longer subsidizing expenses. He acknowledged that the
90 assessment amount increase for Fiscal Year 2023 is unprecedented.

91 Mr. Liquori stated that the CDD is adding Albritton Park, which is a significant
92 recreational amenity for the community.

93 **Mr. Adams closed the Public Hearing.**

94 Mr. Adams presented resolution 2022-08.

95

96 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor,**
97 **Resolution 2022-08, Relating to the Annual Appropriations and Adopting the**
98 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**

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30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2022-09.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation by Jose Camacho Regarding 30-Day Pool Suspension by District

This item was addressed following the Second Order of Business.

135

136 **SIXTH ORDER OF BUSINESS****Consideration of Request by Homeowner
to Vacate 3' of Utility Easement Behind
12914 Payton Street**

137

138

139

140 Mr. Adams presented the pre-application questionnaire submitted to the County by
141 resident Liza Guzman for a petition to vacate 3' of utility easement behind 12914 Payton Street
142 to build a pool. He noted the only utility in the area is Clearwater Gas System.

143 Resident Cesar Perez stated the petition is under his wife's name. He identified the area
144 on the map and stated, if approved, there will be 10' of easement still available.

145 Discussion ensued regarding which entity has jurisdiction over the utility tract.

146 Ms. Willson stated she will verify the plat language and confirm with the District
147 Engineer. Mr. Perez stated that an email to the County will suffice.

148

149 **On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, the**
150 **homeowner request to vacate 3' of utility easement behind 12914 Payton**
151 **Street, contingent upon Ms. Willson's confirmation that there are no issues for**
152 **the CDD to be concerned about, was approved.**

153

154

155 **SEVENTH ORDER OF BUSINESS****Consideration of Suncoast Pool Service
Commercial Service Proposal**

156

157

158 Ms. Hlebak presented the Suncoast Pool Service proposal to add Albritton Park to the
159 scope of services. As an existing vendor, this will involve amending the existing Agreement.
160 Services are three days per week, from October through March, and five days per week for all
161 other months; this includes standby services for any emergencies.

162

163 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
164 **proposal and amending the existing Suncoast Pool Service Agreement to add**
165 **Albritton Park to the scope of services, was approved.**

166

167

168 **EIGHTH ORDER OF BUSINESS****Discussion: Results of Discussion with the
County Regarding the Lake Blanche and**

169

170 **Esplanade Entrance Intersection and the**
171 **Addition of a Stop Sign**

172
173 Mr. Stalzer stated that the Lake Blanche Drive extension to Starkey Boulevard will open
174 soon. A request to a Starkey Chairwoman to install a stop sign was submitted because they
175 think the crosswalk will not be sufficient, especially once the school opens. Information will be
176 provided once the study is completed, which will take about four weeks.

177

178 **NINTH ORDER OF BUSINESS** **Update: Road Maintenance Responsibility**
179 **– Longspur and Village 1 Areas**

180

181 Mr. Adams will ask Mr. Wilkes to email an update to the Board.

182

183 **TENTH ORDER OF BUSINESS** **Consideration of Down to Earth Estimate**
184 **#33443 for Rangeland West Herbicide and**
185 **Site Preparation [\$13,142.16]**

186

187 This item was tabled at the last meeting.

188

189 **ELEVENTH ORDER OF BUSINESS** **Consideration of The Davey Tree Company**
190 **Proposals for Albritton Park**

191

192 **A. Tree Pruning [\$5,900.00]**

193 Mr. Call received confirmation from Mr. Soety that the Developer completed this work
194 as part of building the park. This is an additional proposal to the one obtained from another
195 vendor and is to be used as a future annual maintenance tree trimming number.

196 **B. Fertilization/Soil Care [\$36,295.00]**

197 These items were tabled.

198

199 **TWELFTH ORDER OF BUSINESS** **Consideration of Award of Contract for**
200 **Landscape Maintenance (*to be provided***
201 ***under separate cover*)**

202

203 Mr. Adams stated that, due to discrepancies with the map, it is necessary to reject the
204 bids received. Ms. Willson stated that Rule 3.9 of the Rules of Procedure allow the Board to

205 reject all bids if they are not enough to be competitive or if rejection is in the best interest of
206 the CDD. As only two bids were received and there is a lack of clarity as to what those bids
207 encompass, the Board can choose to reject all bids and proceed with the rebid process. Staff
208 will need to update the map to reflect all areas and publish the Request For Proposals (RFP) to
209 run three weeks to ensure the CDD receives competitive bids. The results will be on the
210 November agenda.

211 The Board opened public comments.

212 Resident and Board candidate Ray Szelest asked what will happen since the current DTE
213 contract expires September 30, 2022. Mr. Call stated there is a provision in the contract for
214 month-to-month services.

215 Mr. Stalzer asked if the direction given in the pre-bid meeting was incorrect and if that
216 caused the contractors to make two separate mistakes.

217 Mr. Call stated that everyone received the same full-sized neighborhood map but areas
218 were not color-coded correctly. Because of this, he is in favor of rejecting all the bids and
219 rebidding the contract, based on Ms. Willson's recommendation and Florida Statutes, such that
220 the Board cannot accept a contractor's verbal statement that those areas will be included in the
221 price and Mr. Yahn's comment at the workshop that there will likely be more than two bidders.

222 Besides rejecting the bids, Mr. Call proposed Mr. Yahn or his staff work with CDD Staff,
223 review every document and map, conduct the bid meetings and send invitations to his contacts
224 in the industry. Mr. Call hoped DTE will agree with the month-to-month extension.

225 Ms. Willson recommended the bid scope include a question and answer period, and
226 allowing Mr. Yahn or other CDD Staff to extend the bid process, in consultation with the Chair,
227 by issuing an addendum to the contract, to extend the bid process out an additional number of
228 days. She recommended continuing with the timeline as presented of a, December 1, 2022
229 start date.

230 Discussion ensued regarding the rebid timeline and mobilization site, before announcing
231 the rebid, and identifying other CDD parcels to accommodate the facility, other than areas that
232 the Developer is conveying to the CDD.

233 Mr. Liquori stated, in light of reducing the property size, the Developer believes there
 234 will still be plenty of space for the landscape area and is working on the Site Plan, which will be
 235 sent to Mr. Adams to email the Board. Ms. Willson suggested including it in the RFP package
 236 and flag it as conceptual, for demonstrative purposes.

237 Mr. Adams will contact DTE and, if agreed, present an Addendum at the next meeting
 238 for ratification.

239

240 **On MOTION by Mr. Call and seconded by Ms. Comella, with Mr. Call, Ms.**
 241 **Comella and Mr. Liquori in favor and Mr. Silber dissenting, rejecting all bids**
 242 **due to issues discovered during the workshop and discussed during this**
 243 **meeting, discrepancies in the bids, bid packages, maps, and a lack of**
 244 **competitiveness based on receiving only two responses, such that the Board**
 245 **finds it is not in the best interest of the CDD to proceed with awarding the**
 246 **contract and directing Staff to rebid the project, was approved. [Motion passed**
 247 **3-1]**

248

249

250 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Conveyances from WS-
TSR, LLC**

251

252

253 Ms. Willson presented the following:

- 254 **A. Presentation of Engineer's Certificate**
- 255 **B. Warranty Deed from WS-TSR B2 – Tract B1**
- 256 **C. Warranty Deed from WS-TSR B2 – Tract B2**
- 257 **D. Warranty Deed from WS-TSR Huckleberry Pond**
- 258 **E. Warranty Deed from WS-TSR M6A-DS**
- 259 **F. Warranty Deed from WS-TSR Pond 4-1**
- 260 **G. Warranty Deed from WS-TSR Stansil Remainder**

261

262 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**
 263 **Conveyance Items 13A through 13G, were approved.**

264

265

266 **FOURTEENTH ORDER OF BUSINESS**

Update: Hog Trapping in TSR

267

268 Mr. Mazzoni stated that the hunt was completed in August and others will be
269 scheduled, as needed, throughout the fall and the first part of next year.

270

271 **FIFTEENTH ORDER OF BUSINESS**

**Discussion: Integra Realty Resources
272 Appraisal of Welcome Center and Land**

273

274 Mr. Adams presented the Integra Realty Resources (IRR) Appraisal, which valued the
275 property at \$970,000. Ms. Willson and Mr. Adams responded to questions about negotiating
276 the purchase and financing options.

277 Board Members addressed resident questions, listened to resident feedback and
278 proposed deferring certain projects for one year in order to purchase the Welcome Center.

279 Discussion ensued regarding leasing the facility, financing options, tax and valuation
280 versus current market value.

281 Regarding conflict-of-interest concerns, Ms. Willson stated that, if Mr. Call and Mr.
282 Liquori do not receive any other financial income from the Developer outside their regular
283 salary, it is not a conflict of interest for them to vote on this matter. The contract will be
284 presented to the Board for ratification.

285

286 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor,**
287 **making an offer contingent upon finding acceptable financing and approval of**
288 **the CDD Board of the contract to purchase the Welcome Center, based on**
289 **Board approval of the final financing options, final inspections and final real**
290 **estate documentation, and a preliminary offer in that amount, subject to**
291 **further discussion at the office of the meeting, and appointing Mr. Silber to**
292 **assist in the negotiations and execute the offer, was approved.**

293

294

295 **SIXTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
296 as of July 31, 2022**

297

298 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022. He was
299 asked to find out when the Commercial Shared costs are due to the CDD.

300 The financials were accepted.

301

302 **SEVENTEENTH ORDER OF BUSINESS** **Approval of August 10, 2022 Regular**
303 **Meeting Minutes**

304
305 Mr. Adams presented the August 10, 2022 Regular Meeting Minutes. The following
306 changes were made:

307 Line 69: Change "Mr. Liquori" to "Mr. Wilkes"

308 Line 73: Change "Mr. Liquori" to "Mr. Call"

309 Regarding Line 80, Mr. Adams to ensure Staff is sending the Roving Patrol Reports to the
310 Board upon receipt.

311 Line 80: Change "the Board" to "Mr. Call"

312

313 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
314 **August 10, 2022 Regular Meeting Minutes, as amended, were approved.**

315

316

317 **EIGHTEENTH ORDER OF BUSINESS** **Action & Completed Items**

318

319 Item 4: Kimly Horn completed the wooden bridge load rating analysis, deeming it in
320 good condition, and submitted it to the State to place on its Key Inspection Program.

321 Item 5: Ms. Comella and other Board Members commented on District Staff's response
322 time, concerns about items not being completed and defining actual responsibilities.

323 Discussion ensued regarding establishing Committees, transitioning from a Developer to
324 a resident Board and concerns and examples of Sunshine Law violations.

325 Item 6 was withdrawn.

326 Items 4, 12, 14, 27 and 28 were completed.

327

328 **NINETEENTH ORDER OF BUSINESS** **Staff Reports**

329

330 **A. District Counsel: *Kutak Rock, LLP***

331 Ms. Willson continues working with the Developer on various items, such as turning
332 improvements over to the CDD and working with other Staff on the items discussed today.

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

334 There was no report.

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

- 336 •
- NEXT MEETING DATE: October 12, 2022 at 5:00 p.m.**

- 337 ○
- QUORUM CHECK**

338 The next meeting is scheduled for October 12, 2022.

339 **Ms. Comella left the meeting at 7:45 p.m.**340 **D. Lifestyle Director & Amenity Manager: *WTS International***

- 341 •
- Monthly Summary Report**

342 Ms. Hlebak reviewed the August 2022 Monthly Summary Report. She noted Ms. Eleana
343 Santiago is the new Lifestyle Coordinator.

- 344
- I. Consideration of SMARTSolutions Proposal for Network Upgrades at
345 Parks/ Pools**

- 346 •
- Preventative Maintenance Support Package**

347 Ms. Hlebak presented the SMARTSolutions proposal for network upgrades at the parks
348 and pools and the preventative maintenance support package, which she did not think is
349 necessary. Mr. Silber suggested looking into setting up a “mesh” network between all locations
350 so there is one source of internet and a shared agreement. This is more expensive than WiFi but
351 it will probably be less expensive in the long run.352 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

353 The Field Operations Report was included for informational purposes.

354

355 **TWENTIETH ORDER OF BUSINESS****Supervisors' Requests**

356

357 Mr. Call asked to “Book Mark” agenda items to be on the agenda.

358

359 **TWENTY-FIRST ORDER OF BUSINESS****Adjournment**

360

361 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the
362 meeting adjourned at 8:07 p.m.**

363

364

365

366

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

367
368
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372
373

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	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. 12.01.21 Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	08.11.21	AGENDA	Mr. Wilkes to provide list of areas to determine if cross-walk is needed & advise at next meeting. 10.13.21 Staff collecting items; work in progress. 11.10.21 Mr. Wilkes preparing designs and will give Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
3	03.09.22	ACTION/AGENDA	05.11.22 Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting. 06.08.22 The bid opening is the day of the July meeting.	X	X		
4	04.13.22	ACTION	Upon establishing a requirement of staffing needs 05.11.22 Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
5	04.13.22	ACTION	Ms. Willson to send pond deed documents to TM for execution. 05.11.22 Staff to obtain deeds. Mr. Call & Ms. Willson working to transfer preserve property and roadside swale area to the CDD and issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
6	05.11.22	ACTION	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			
7	05.11.22	ACTION/AGENDA	Mr. Adams to present info on engaging community outreach officer to monitor Cunningham Park. Ms. Hlebak to obtain proposals for key cards & to install a camera that focuses on the gate. 06.08.22 Smart Solution preparing a proposal. Mr. Silber to select, purchase & connect camera system to WiFi system. 07.13.22 Smart Solutions was advised that some neighborhoods lack clearance for safe turnarounds.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
8	05.11.22	ACTION	Mr. Wilkes to give Mr. Adams contact info and language to prepare letter on CDD letterhead to County to consider making Longspur & Heart Pine Ave and Longspur & Fence Post Drive intersections into a four-way stops. 06.08.22 County acknowledged receipt of letter and will conduct a site visit. 07.13.22 The County initially claimed they do not own the roads; after follow up advised they would research it further. Another response was expected within 30 days.	X			
9	06.08.22	ACTION	Ms. Willson to give Mr. Adams Chapter 197 language for Resolution 2022-05 and amend September date of the Public Hearing and Fiscal Year 2022 Meeting Schedule to September 7, 2022, and make changes to the proposed FY 2023 budget line items discussed.	X	X		
10	06.08.22	ACTION	Mr. Call to email Mr. Adams the appraisal on the land and the Welcome Center Facility to forward to the Board.	X	X		
11	06.08.22	ACTION	Mr. Adams to obtain another appraisal for the Welcome Center and the 0.8-acre parcel north of the Welcome Center.	X			
12	06.08.22	ACTION	Mr. Adams to determine if Taylor Morrison or CDD is responsible for removing a tree. 07.13.22 Tree at Huckleberry Pond being addressed today.	X	X		
13	06.08.22	ACTION	Ms. Hlebak was asked to research other materials to replace the crushed shells around the pool at Witfield Park.	X			
14	07.13.22	ACTION	Mr. Adams to revisit Eco-Logic services proposal for number of monitoring events within the Esplanade community with Mr. Nabor with regard to frequency.	X	X		
15	08.10.22	ACTION	Mr. Adams to forward Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all of the intersections.	X	X		
16	08.10.22	ACTION	Mr. Wiles to look into Long Spur and other Village I areas and determine what areas the County should be maintaining and what areas the CDD should be maintaining.	X			
17	08.10.22	ACTION	Mr. Adams to forward the police roving reports to Board Members. 09.07.22 Mr. Adams to ensure WHA Staff is emailing the Reports to the Board upon receipt.	X	X		

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
18	08.10.22	ACTION	Mr. Soety to obtain and present additional proposals for Albritton Park.	X			
19	08.10.22	ACTION	Mr. Adams to verify the due date for commercial payments and update the Board at the next meeting.	X			
20	08.10.22	ACTION	Mr. Adams would contact the District's insurance carrier to inquire about allowing resident volunteers to participate in a landscape clean-up day event and potential liability.	X	X		
21	09.07.22	ACTION	Mrs. Adams to add certain signage to the pedestrian crosswalk on Rangeland where the pile-on were removed.	X			
22	09.07.22	ACTION	Ms. Willson to verify plat language at 12914 Payton Street and confirm with the District Engineer to deter if there are issues with approving request to vacate 3' of Utility Easement.	X			
23	09.07.22	ACTION	Mr. Adams to advise Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.	X			
24	09.07.22	ACTION/ AGENDA	Mr. Adams to send rejection notices and contact DTE to extend landscape contract to provide month to month services and email Board Developer's updated Site Plan upon receipt. Mr. Yahn to facilitate bid process and work with District Staff to revise the landscape RFP specs, include the Developer's updated Site Plan, publish and present bid results at the the November agenda.	X			
25	09.07.22	ACTION	Mr. Adams to commence process involved in proceeding with purchasing the Welcome Center and Land.	X			
26	09.07.22	ACTION	Mr. Adams to find out when the commercial shared costs revenues are due to the CDD.	X			
27	09.07.22	ACTION	Mrs. Adams to have WHA Staff "Book Mark" agenda items.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 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	02.09.22	ACTION	Mr. Adams to assist Ms. Hlebak in finding vendors for the repairs to the structure on Lyon Pine Lane and Chapin Pass. 03.09.22 The sidewalk repairs at both locations were completed. A proposal to Mr. Hlebak to build a structure at the junction box was pending.			X	04.13.22
2	01.12.22	ACTION	Mr. Wilkes to work with Ms. Comella to identify locations to build or rent. Mr. Wilkes to contact the County regarding the development options for the strip of land next to Publix.			X	04.13.22
3	02.09.22	ACTION	Mr. Adams to give CDD's after-hours emergency phone numbers for irrigation issues to Welcome Center, to post on their website.			X	04.13.22
4	03.09.22	ACTION	Mr. Adams to have Rangeland wooden bridge reinspected.			X	04.13.22
5	03.09.22	ACTION	Mr. Adams pursuing proposal from Engineer servicing concrete bridges to perform the study on the wooden bridges.			X	04.13.22
6	03.09.22	ACTION	Mr. Adams to add certain signage on the other side of the lake at Rangeland and Esplanade.			X	04.13.22
7	03.09.22	ACTION	Mrs. Adams to have Solitude inspect the dirt pond on Mellon Drive and the area before asking Taylor Morrison to address homeowners' complaints about construction debris behind the silt fence at Westmore Court.			X	04.13.22
8	03.09.22	ACTION	Mr. Adams to ask patrol to focus on Night Star & Barbour Tr.			X	04.13.22
9	03.09.22	ACTION	Ms. Willson to review the current Hog Contractor Agreement and discuss with the CDD's insurance provider, best practices and ability to permit homeowners to hunt in the preserve.			X	04.13.22
10	03.09.22	ACTION	Mr. Yahn going over billing with DTE.			X	04.13.22
11	02.09.22	ACTION/AGENDA	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22
12	02.10.21	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			X	05.11.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months. 01.12.22 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 th and be completed in three weeks, weather permitting.				
13	12.01.21	ACTION AGENDA	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
14	03.09.22	ACTION	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
15	03.09.22	ACTION/ AGENDA	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
16	03.09.22	ACTION/ AGENDA	Mr. Adams to include in the proposed FY 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
17	04.13.22	ACTION	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
18	04.13.22	ACTION	Mr. Call to call for info on the current meeting location site.			X	05.11.22
19	04.13.22	ACTION	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22
20	05.11.22	ACTION	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.			X	06.08.22
21	05.11.22	ACTION	Mr. Adams to ask vendor about missing new "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where it is to be re-installed.			X	06.08.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
22	05.11.22	ACTION/AGENDA	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.			X	06.08.22
23	05.11.22	ACTION	Mr. Adams, Mr. Soety and Mr. Yahn to refine the section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.			X	06.08.22
24	06.08.22	ACTION	Staff to coordinate removal of "No Trespassing" signs at Huckleberry Pond. Ms. Willson to update the language in the Amenity Policy to address late hours, in response to Mr. Liquori's recommendations.			X	07.13.22
25	06.08.22	ACTION	Mrs. Adams to clarify if ponds 15-2 and 12-5 were transferred to the CDD and email Mr. Silber the link to the map.			X	07.13.22
26	06.08.22	ACTION	Mr. Adams to obtain a proposal from Mr. Yahn to engage Sunscape to oversee the Down-to-Earth landscaping projects.			X	07.13.22
27	04.13.22	ACTION	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.			X	07.13.22
28	06.08.22	ACTION	Mr. Adams to email the Board Mr. Wilkes' notes on his tour of the current facility and the site plan addressing the needs for the proposed meeting site at Publix.			X	07.13.22
29	06.08.22	ACTION	Ms. Hlebak to prepare and circulate a general overview of the roles and responsibilities of the Arch Amenities Group.			X	07.13.22
30	06.08.22	ACTION	Mr. Cologne to submit a request to Mr. Adams to host the Tower Foundation in the future to be held on the Third Saturday in October and include details of the event and potential impacts to the area. 07.13.22 An alternative venue was located. This is not a CDD issue. Remove.			X	07.13.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.07.22 FOR 10.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	05.11.22	ACTION	Mr. Mohr to use the reservation system and submit a plan regarding the July 4 th event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability. 06.08.22 Decision deferred while Mr. Mohr obtains one-time event insurance policy, Ms. Willson revises draft Agreement and CDD's Insurance Claims Dept approves the items as being sufficient to cover the CDD's liability. 07.13.22 Remove.			X	07.13.22
32	06.08.22	ACTION/AGENDA	Mrs. Adams to present SOLitude's new rate increase at the August meeting, as the Lake Maintenance contract expires in September. 07.13.22 Remove. Looking at other options.			X	07.13.22
33	03.09.22	ACTION/AGENDA	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. 05.11.22 Resident Roddy to submit bid for the project to Mr. Adams. 09.07.22 Kimley Horn completed the analysis deeming the bridge is in good condition and submitted it to The State to place on their Key Inspection Program.			X	09.07.22
34	04.13.22	ACTION	Mr. Adams to have the District Engineer review the Rocchetta proposals, add his fees and bring the project under Heidt Design LLC. 05.11.22 Ongoing discussions continue. 09.07.22 Item withdrawn.			X	09.07.22
35	05.11.22	ACTION/AGENDA	Mr. Wilkes to address erosion issues for pond on NW side of Night Star Trail, pipes jutting out on residence side and 2 residences at an additional pond that need pipes running into the lake. Mr. Adams to obtain proposals for sod to re-establish slope & add littorals at Night Star Trail Lake 15-2. 06.08.22 Mr. Adams to forward erosion photographs to Mr. Wilkes. Proposals from Chapman Land Services were pending. 07.13.22 Physical work being implemented.			X	09.07.22
36	05.11.22	ACTION	Mrs. Adams to confirm with hog trapper there are no fees for his services & check status of submitting a copy of LLC and Cert of Ins to her. Once confirmed, Ms. Willson to prepare agreement noting compensation are items removed from property; not monetary. 07.13.22 A representative from the Water Management District			X	09.07.22

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COMMUNITY DEVELOPMENT DISTRICT

STAFF

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	5:00 PM
November 9, 2022	Regular Meeting	5:00 PM
December 7, 2022	Regular Meeting	5:00 PM
January 11, 2023	Regular Meeting	5:00 PM
February 8, 2023	Regular Meeting	5:00 PM
March 8, 2023	Regular Meeting	5:00 PM
April 12, 2023	Regular Meeting	5:00 PM
May 10, 2023	Regular Meeting	5:00 PM
June 14, 2023	Regular Meeting	5:00 PM
July 12, 2023	Regular Meeting	5:00 PM
August 9, 2023	Regular Meeting	5:00 PM
September 13, 2023	Public Hearing and Regular Meeting	5:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	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	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	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	81,526	78,345	3,181	81,526	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
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	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
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Monthly Summary Report

September, 2022

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



SEPTEMBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Food Truck Friday	Family Social	Cancelled - Mechanical Issues
Boats & Floats	Family Social	50
Coffee Club	Adult Social	4 - Heavy Rain
Parenting Workshop	Adult Informational Class	18
Yippy Hour	Family & Dog Social	Cancelled Due to Weather
Yappy Hour	Family & Dog Social	Cancelled Due to Weather
Party in the Park	Family Social	100+ - DJ Cancelled Due to Weather
Breakfast in the Park	Family Social	100+
What's for Dinner	Family Social	100+
Brudder's Books	Kids Educational Class	25
Cupcakes & Canvases	Family Social	10
Kid's Night Out	Kids Social	Rescheduled to October
Drink This, Make That	Adult Social	Rescheduled to October
Fitness	Group Fitness	5/Class

SEPTEMBER PROGRAMS



SEPTEMBER AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days /22 Hours	\$1,100
Whitfield Park Pavilion	2 Days/8 Hours	\$120
Homestead Park Pavilion	1 Days/3 Hours	\$45
Albritton Park – Coming Soon!	N/A	N/A
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

OCTOBER PROGRAM FORECAST

PROGRAM	DATE
You've Been Boored	All Month Long
Spooky/Not so Spooky Decorating Contest	October 3 rd to October 24th
Drink This, Make That September Rescheduled	October 6th
Kid's Night Out	October 7th
Community Garage Sale	October 8th
Pup-O-Ween	October 11th
Dog -O-Ween	October 13th
Kid's Night Out September Rescheduled	October 14th
Food Truck Friday	October 14th
A Night in the Haunted Garden	October 15th
What's for Dinner?	October 18th
Mammography Bus	October 22nd
Drink This, Make That	October 27th
Movie in the Park	October 28th
Monster Mash Dash	October 29th
Little Mini Wednesdays (Little Sprouts & Toddler Time)	Every Wednesday
Fitness Classes	Every Day Except Sunday

RSVP IS NOW CLOSED

COMMUNITY GARAGE SALE

October 8th, 2022
8 AM - 2 PM

The Welcome Center will provide on October 8th, a Map & The List of participating homes.

Reminder: Residents are not authorized to place signs in the neighborhood. All signage will be removed. Thank you for your cooperation.

CALLING ALL STARKEY RANCH RESIDENTS!

MOVIE IN THE PARK

Movie Selection will be announced closer to the date.

OCTOBER 28TH, 2022
6 PM TO 8 PM
WHITFIELD PARK



Pup-O-Ween

October 11th, 2022
5-6pm
Barker Park



Calling all pups 25lbs and under!
Join the Lifestyle Team for an hour of playtime in your favorite costume.
Human and doggy treats will be provided!

Monster Mash Dash



Saturday, October 29th
8:30 AM
Cunningham Park

It will be a graveyard smash!
Dress up in your favorite costume and join us in a 5k fun run while participating in a costume contest!

RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	45
Tuesday	57
Wednesday	32
Thursday	48
Friday	49
Saturday	28
Sunday	21
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	52
Tuesday	25
Wednesday	44
Thursday	38
Friday	29
Saturday	22
Sunday	33

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	280
Total Calls & Emails (Does NOT include Program or Rental Requests)	243

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Camera Switch	Complete	Switch blew and needed to be replaced.
A/C in Cunningham Park Bathroom	In Progress	Circuit Board went, part could not be found so company switched out unit, but something is still not working properly. Working with Gulf Coast Air Systems to get is up and running again. - Waiting on Parts.
Spectrum Equipment Updated	Complete	Called in Spectrum when we again had issues with fried equipment at Whitfield Park Pool. Two techs came out and switched out almost all the equipment. Still looking to boost the WiFi in Cunningham Hall.
Dog Paddle Park Fence	Complete	Changed out the chicken wire for a stronger wire material on the fencing of the dog park.
Whitfield Park Fire Pit	In Progress	Fire Pit will not remain lit. Working of parts to, before having to replace the entire unit.
Playground Audits	In Progress	Facilities Staff has been trying to keep up with small repairs with the playground equipment in the parks, but completing this years audit on what we may not be able to fix/could be under warranty.
Filled Holes in Cunningham Parking Lot	Completed	Used a smaller rock/sand like material to blend in with the crushed shell to fill in the holes from the rain.
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. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
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Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: October 4, 2022
SUBJECT: Status Report – Field Operations

Pinestraw: The proposals for the pinestraw sourcing and installation have been executed. The pinestraw is scheduled to be delivered and installed the first week of January.

Hurricane Ian / Fish Kill: Post-Hurricane Ian, several incidents of dead fish were discovered in ponds 14-5 (Mellon Drive) and 4A (Calluna Dr). Local wildlife removed the fish in 14-5 and Solitude addressed the few fish found in 4A on 10/4.

Pond Transfer (5B): Solitude completed their review of pond 5B and it is ready for transfer to the CDD.

Storm Drain Inspection / Repair: Two voids have appeared around storm drains. One is located at the mailboxes are on Villamore near Homesteader and the other is located at across from the corner of Barn Cat Run / Chapin Pass. Staff reached out to Tom King at Briken Construction to review the issue at Barn Cat Run / Chapin Pass but has not received feedback after a visit to the community. *Staff is referring both issues to the District Engineer as this the third or four report of this concern in 2022.*

Cunningham Park Landscaping Volunteer Activity: Staff discussed potential resident clean-up at Cunningham Park event with Michelle Thomas of Egis Insurance. The current FIA Package policy for TSR CDD does not provide Bodily Injury coverage for volunteers. This is because volunteers who can be either comprised of Board Members or Residents are considered employees of the District. FIA can now offer a Workers' Compensation policy that provides coverage for volunteers who are working on behalf of the district. **Does the Board wish to authorize this activity and pursue a quote for the policy?**

Landscape Contract RFP: Staff will be conducting the Landscaping Pre-bid Meeting in conjunction with Sunscapes Consulting on Tuesday, October 11th at the Welcome Center.

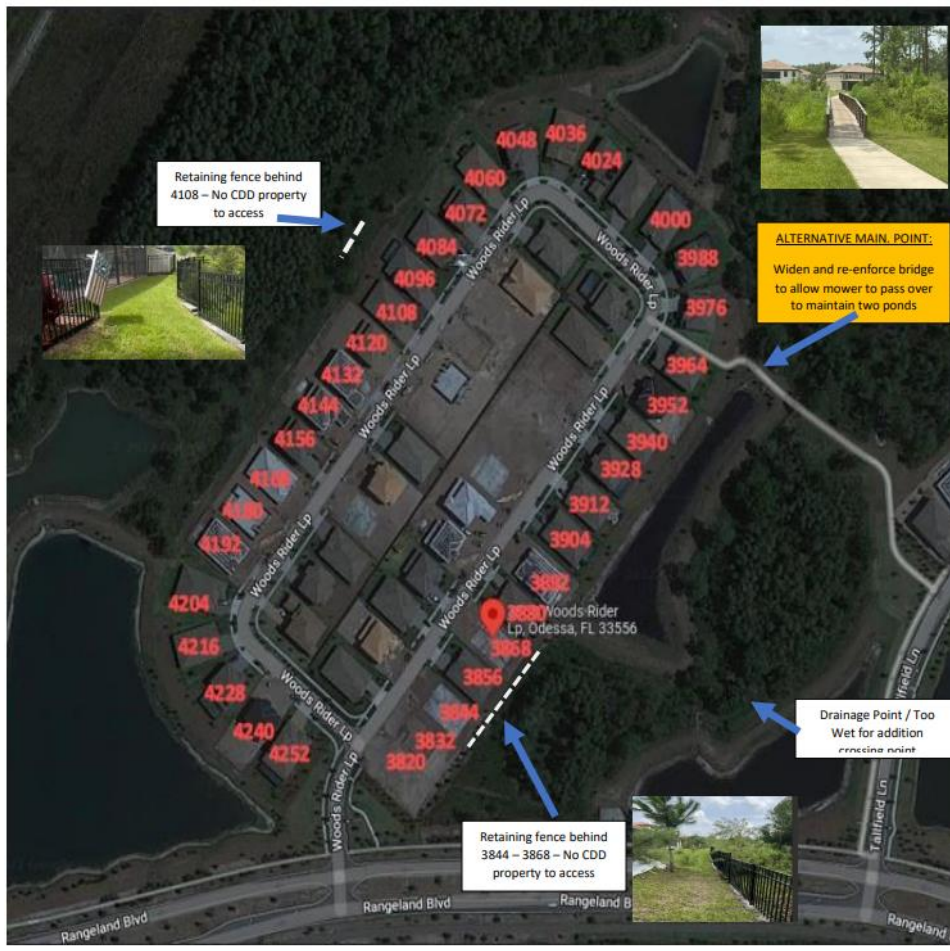
Heart Pine Avenue Bridge Project: Per the FDOT report, staff is in the process of completing the recommendations and requirements listed. We requested a proposal from do a complete pick-up and re-lay of the bricks, changing from a Soldier course pattern to Herringbone pattern. There will be some additional brick replacement required. ACP was originally contacted and visited the property but did not provide a proposal. A second

company, Standard Brick Pavers, was able to review the bridge wear deck and provide a proposal.

Landscape Staging Area: A proposal for fencing was obtained from Florida State Fence to assist with planning the costs for elements of the proposed staging area. The proposal is in the amount of \$22,124.00, which is for 600 ft of fencing.

Landscape Maintenance Access Concerns:

Woods Rider Loop: Staff received communication from homeowners about a lack of lawn maintenance in the CDD paths behind the homes located on Woods Rider Loop. Upon further investigation, there are constraints limiting access. More specifically, except for the areas around the ponds surrounding Woods Ryder Loop, there is not more than three feet of CDD property behind certain homes to allow sufficient room for mowers to pass and maintain the areas. Staff met with DTE on 9/2 to get a better understanding of the challenges in this area. Staff has reached out to the District Counsel for recommendations and suggestions and is obtaining a proposal from Cornerstone to clear a path and create a 5 - 6ft gravel base to run alongside the walking bridge off Tallfield. This will allow mowers to maintain the two ponds (17-1 and 17-2) behind the homes on Woods Rider Loop without requiring DTE to utilize private property for access.



Rancher Gap Drive: Like Woods Rider Loop, a homeowner expressed concerns with the maintenance behind homes on Rancher Gap Drive. Staff met with DTE on 9/2 to get a better understanding of the challenges in this area. After speaking with DTE, the challenge in this area was related to excess saturation and not a space constraint. DTE has instructed their crews to skip mowing this area if it is too wet to mow and could cause turf damage. No further action is required on this item.

Sidewalk Review / Remediation:

13227 & 13297 Rangeland Blvd:

Staff received reports of two potential sidewalk tripping hazards located at front of 13227 & 13297 Rangeland Blvd. Upon further investigation, it was determined that these areas should be able to be mitigated without replacement. Proposals were requested from **Chapman Land Services** and **Superior Sidewalk Services**. Superior Sidewalk Services responded promptly and is sent a proposal for \$950.00.



Tallfield Lane and Dunn Avenue: Staff reviewed concerns about standing water and mold growth at the corner of Tallfield Lane and Dunn Avenue. The issue appears to be related to drainage and runoff from the adjacent property. Staff met with DTE on 9/2 to review this issue and is reaching out to West Bay to resolve.

