

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

September 13, 2023

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

September 6, 2023

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 September 13, 2023 at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments [3 minutes per person]
3. Presentation of Roadway Turnover Reconciliation Report
4. Consideration of Proposals for Sidewalk and Asphalt Repairs
 - A. Asphalt & Concrete Parking Lot Maintenance
 - B. DMI Paving & Sealcoating
 - C. Rose Paving, LLC
5. Consideration of Swine Solutions Proposal for Wild Pig Removal
6. Consideration of LMP Addendum 2 to the Landscape Maintenance Agreement [Parcel C]
7. Update: Welcome Center Lease
8. Consideration of Workshop to Discuss Rangeland and Welcome Center Lease
9. Consideration of Resolution 2023-09, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District's Board of Supervisors ("Board"); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date
10. Acceptance of Unaudited Financial Reports as of July 31, 2023
11. Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes

12. Action & Completed Items

13. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 11, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

14. Supervisors' Requests

15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

4A



August 31, 2023

Proposal #15679823MD

Contact

Barry Mazzone
Phone: 813 399-0865
mazonnib@whhassociates.com

Customer

Wrathell, Hunt & Associates
PO Box 810036
Boca Raton, FL 33481

Job

TSR CDD
2500 Heart Pine Avenue
Odessa, FL 33556

PROPERTY IMPROVEMENTS

Asphalt Repairs and Restripe

Scope of work:

1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Remove and replace 4 areas of damaged asphalt totaling approximately 36 square feet.
3. Check and compact or replace base as necessary.
4. Haul off debris and tack areas where necessary.
5. Patch 4 areas totaling approximately 36 square feet using Type SP 9.5 hot mix asphalt and compact new asphalt to a thickness of up to 1.5".
6. Clean up the job site.

Labor and Material for Asphalt Repairs- \$3,839.00

Concrete Sidewalk Repairs

Scope of work:

1. Secure jobsite for safety of crew and customers using barricades and/or cones.
2. Saw cut and remove damaged concrete sidewalk in 6 areas totaling approximately 420 square feet.
3. Haul off debris.
4. Prep areas and pour 4" concrete sidewalk in 6 areas totaling approximately 420 square feet with 3,000 PSI concrete reinforced with commercial fiber mesh.
5. Grind concrete sidewalk in 5 locations to prevent trip hazards.
6. Clean up the job site.

Labor and Material for Concrete Sidewalk Repairs - \$6,363.00



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



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mazonnib@whhassociates.com

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Odessa, FL 33556

PROPERTY IMPROVEMENTS

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *PROPOSAL DOES NOT INCLUDE CONCRETE COLOR, TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, PRIMING/SANDING, TACK, THERMOPLASTIC PAINT, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



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Fax: 813.634.2686



www.acplm.net



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Tampa, FL 33619



August 31, 2023

Proposal #15679823MD

Contact

Barry Mazzone
Phone: 813 399-0865
mazonnib@whhassociates.com

Customer

Wrathell, Hunt & Associates
PO Box 810036
Boca Raton, FL 33481

Job

TSR CDD
2500 Heart Pine Avenue
Odessa, FL 33556

PROPERTY IMPROVEMENTS

Notes continued:

- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT TO DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- *ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, FLAGMEN, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



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PROPERTY IMPROVEMENTS

Notes continued:

- *DUE TO THE ELEVATIONS IN THE PROPOSED WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *IF PROBLEMS WITH THE SUBGRADE ARE DISCOVERED DURING WORK OPERATIONS, WATER SATURATED BASE FROM UNDERGROUND WATER, LEAKING PIPE, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING ASPHALT AND/OR TACK, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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August 31, 2023

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Contact

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PO Box 810036
Boca Raton, FL 33481

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2500 Heart Pine Avenue
Odessa, FL 33556

PROPERTY IMPROVEMENTS

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Net Upon Substantial Completion
- If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Customer's Signature _____ Date _____

ACPLM Signature Jon Brasier

Jon Brasier Cell: 813 495-4596 Email: jbrasier@acplm.net

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$10,202.00



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2010 S 51st Street,
Tampa, FL 33619

TSR

COMMUNITY DEVELOPMENT DISTRICT

4B



Date: Tuesday, September 5, 2023

Project # T23-7750

Submitted To:
 Mr. Barry Mazzone
 Wrathell, Hunt and Associates, LLC
 2300 Glades Road
 Suite 410W
 Boca Raton, FL 33431
Contact Information:
 Phone: (813) 399-0865
 Mobile:
 mazonib@whassociates.com

Site Description: # S147155
 Starkey Ranch - TSR Community
 Development District
 2500 Heart Pine Avenue
 Odessa, FL 33556

 Site Contact:
 Site Phone:

Prepared By:
 Justin Goodwin
Contact Information:
 Mobile: 813-618-0570
 Office: (305) 836-8678
 E-mail: jgoodwin@driveway.net
Project Manager:
 Mobile:
 Email:

Qty	Proposed Service(s) & Description(s)	Depth
450 Sq. Ft.	4" Concrete Sidewalk (16 Areas)	4"

1. Barricade and secure work areas in preparation for demolition activity.
2. Sawcut, jackhammer and remove existing concrete sidewalk.
3. Compact the existing subbase material using a vibratory plate compactor.
4. Install forms as needed for new 4" thick concrete sidewalk pour.
5. Pour new 3,000 PSI concrete into the forms. Rake and trowel to level.
6. Float the concrete surface smooth then apply light broom finish.
7. Tool or sawcut control joints spaced 5' on centers (TYP).
8. Grind three (3) edges of raised concrete sidewalks and/or cracks using an angle grinder.
9. Clean areas free of concrete dust and debris.
10. The grinding process can result in exposed aggregate and potentially leave marks, scrapes or scars on the existing concrete surface.

****ASPHALT ADJACENT TO REPAIRED CONCRETE MAY BE CHIPPED OR DAMAGED DURING CONSTRUCTION. ASPHALT REPAIRS ARE NOT INCLUDED IN THE PROPOSAL TOTAL AND WILL BE AN ADDITIONAL COST TO THE CUSTOMER.**

32 Sq. Ft.	Asphalt Patching (4 Areas)	2"
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1. Sawcut and/or mill where required and thoroughly clean areas to be patched.
2. Apply RC-70 tack coat to prepared areas.
3. Install Type S-III hot mix asphalt to a depth of up to 2"
4. Roll and compact asphalt with a 3-5 ton steel drum roller.
5. Clean up and remove construction related debris from site.

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING AND STANDING WATER.**
****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
 WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
 ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619



Project# T23-7750

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total **\$13,622.00**

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 30 days of Sep 5, 2023**

Certified Pavement Professional Justin Goodwin

Accepted Authorized Signature

Print Name

Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
Suite 212, Tampa, FL 33619



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

4C



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

OPP-23-020116
08 / 25 / 2023

Account Information
Account Name: TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
Street Address: 2300 Glades Rd
City State Zip: Boca RatonFL33431-7386

Contact Information
Contact Name: Barry Mazzone
Contact Email: mazzoneb@whhassociates.com
Contact Phone:

Rose Paving Information
Account Executive: Michael Vegeto
Email: michael.vegeto@rosepaving.com
Cell: 813-460-5126

Notes/Exclusions

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Asphalt - Remove and Replace @ 2"	56	SF	2.00	\$56.71	\$3,175.99
Concrete Flatwork - Remove and Replace @ 4"	412	SF	4.00	\$18.12	\$7,466.40
Concrete - Grind	30	SF		\$98.78	\$2,963.34
Total					\$13,605.73



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

CUSTOMER APPROVAL

Total Dollars Approved: **\$13,605.73**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Asphalt - Remove and Replace @ 2"	Saw-cut and excavate damaged asphalt to specified depth. Remove debris to approved facility. Mechanically compact sub-grade to an unyielding condition. Apply tack coat to ensure adhesion. Install Hot Mix Asphalt and compact to specified depth. Clean up job site. If undercut is required due to unsuitable base, an additional charge will apply. If asphalt is deeper than specified depths, additional charges will apply. *Rose Paving cannot change drainage or water flow due to existing elevations.
Concrete Flatwork - Remove and Replace @ 4"	<ul style="list-style-type: none"> -Saw and excavate damaged concrete down to specified depth. -Remove debris to approved facility. -Mechanically compact sub-grade to an unyielding condition. -Dowel into adjacent concrete as needed. -Set forms as necessary to achieve proper grades. -Pour 3500 PSI concrete flush with adjacent surface. -Re-establish joints per existing. -Remove forms and construction debris after concrete has cured.
Concrete - Grind	<p>Concrete grind down trip hazard/high side.</p> <p>Grind to level down the high side of two joining sections of concrete, the high side is ground down flush to the adjacent concrete eliminating the trip hazard.</p> <p>The debris will be swept up and hauled away.</p> <p>Leave property neat & broom clean upon completion</p>

Rose Paving Contract Terms & Conditions

- 1. ESCALATION:** This proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases the responsible party agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 2. TIMING:** Due to fluctuation in the cost of raw materials, including but not limited to liquid asphalt, if the current date is past 15 days from the proposal date, customer should clarify that pricing is still valid.
- 3. CONTRACT DOCUMENTS:** Specification sheets, drawings and other documentation presented in this proposal shall be part of the contract. It is the responsibility of the customer's authorized representative to be aware of the terms and conditions stated herein and of the other contract documentation.
- 4. PAYMENT TERMS:** NET BALANCE DUE 30 DAYS AFTER COMPLETION OF WORK. Unpaid balances will accrue a late fee of 1% per month until paid in full. In the event of your failure to conform to the terms and conditions of this agreement, you hereby agree to pay Rose Paving LLC. all sums earned to date. Price reflects a 4% (four percent) discount for payments by cash or check.
- 5. DEPOSIT:** If contracted amount exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 6. PERMITS AND FEES:** Owner is responsible for obtaining and paying for any required PERMITS, BONDS, and LICENSES, or plans required to obtain the aforementioned.
- 7. UNMARKED / UNDOCUMENTED UTILITIES:** The client shall be responsible for repairing any private utility lines damaged by Rose Paving during the course of this project which were unmarked, undocumented or non-conforming to prevailing codes. While Rose Paving shall be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming private utility lines, Rose Paving shall not be held liable for additional costs associated with utility interruption regardless of whether the lines were marked and / or documented properly or not. The customer is responsible to call the utility company.
- 8. WORK ACCESSIBILITY:** The price(s) quoted herein is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc.) at the scheduled project start date and time. Rose Paving, reserves the right to adjust the agreed upon project price if the job conditions prevent Rose Paving work crews from starting on time and proceeding without interruption
- 9. SOIL CONDITIONS:** The proposed price is contingent on the existing subsoil or base being adequate to support the pavement work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, etc. If failure does occur, Rose Paving will notify agent or owner for inspection.
- 10. WATER DRAINAGE:** On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. After repair and Rose Paving shall not be held liable for ponding or retention in surrounding areas. On projects where the scope of work includes an overlay, the overlay will follow the contour of the existing base surface and Rose Paving cannot guarantee and will not be liable for drainage issues in the work area or surrounding areas.
- 11. CLEANING EXPENSES:** The owner understands that the work called for in this agreement is a messy process. The parties agree that Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees.

12. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions. However, once installation is complete and customer takes possession of the work area, Owner/Customer understands and agrees that Rose Paving cannot be responsible for materials, area maintenance and safety, and therefore Owner/Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Owner/Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means, or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

13. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
D.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
E.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
F.	All other states	Illinois	Circuit Court of Cook County or Northern District of Illinois

14. ATTORNEY FEES & COSTS: In the event Rose Paving places any amounts owed under this proposal for collection with either a collection firm or attorney, Rose Paving shall be entitled to reasonable collection fees, attorneys fees and costs.

15. TAXES: All taxes are included in proposal price unless otherwise specified.

16. MATERIAL & WORKMANSHIP: All material is guaranteed to be as specified. Unless otherwise specified within this Proposal, Rose Paving warrants workmanship and materials for a period of 1 year from the date of completion. All work shall be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, weather or other contingencies beyond our control. Our workers are fully insured.



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

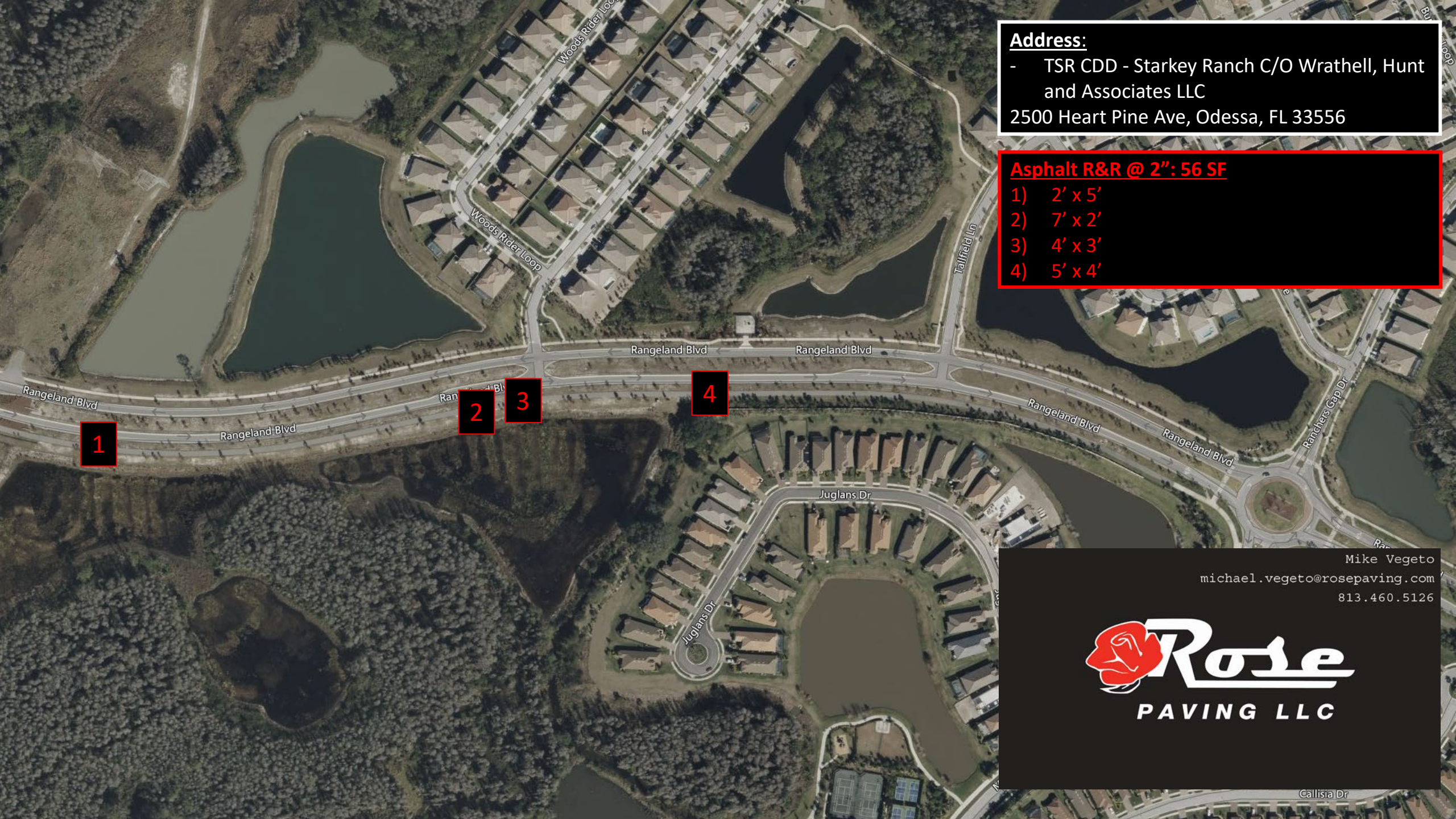
17. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as a described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have right to use the name, logos, trademarks, trade names, service marks or other marks of customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

18. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

19. ALTERATIONS TO THIS PROPOSAL: Alterations or notations on or to this Proposal will not be valid unless accepted in writing by an authorized representative of Rose Paving.

20. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force

**As a duly authorized representative of TSR CDD - Starkey
Ranch C/O Wrathell, Hunt and Associates LLC, I agree to
these Terms & Conditions**



Address:

- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Asphalt R&R @ 2": 56 SF

- 1) 2' x 5'
- 2) 7' x 2'
- 3) 4' x 3'
- 4) 5' x 4'

1

2

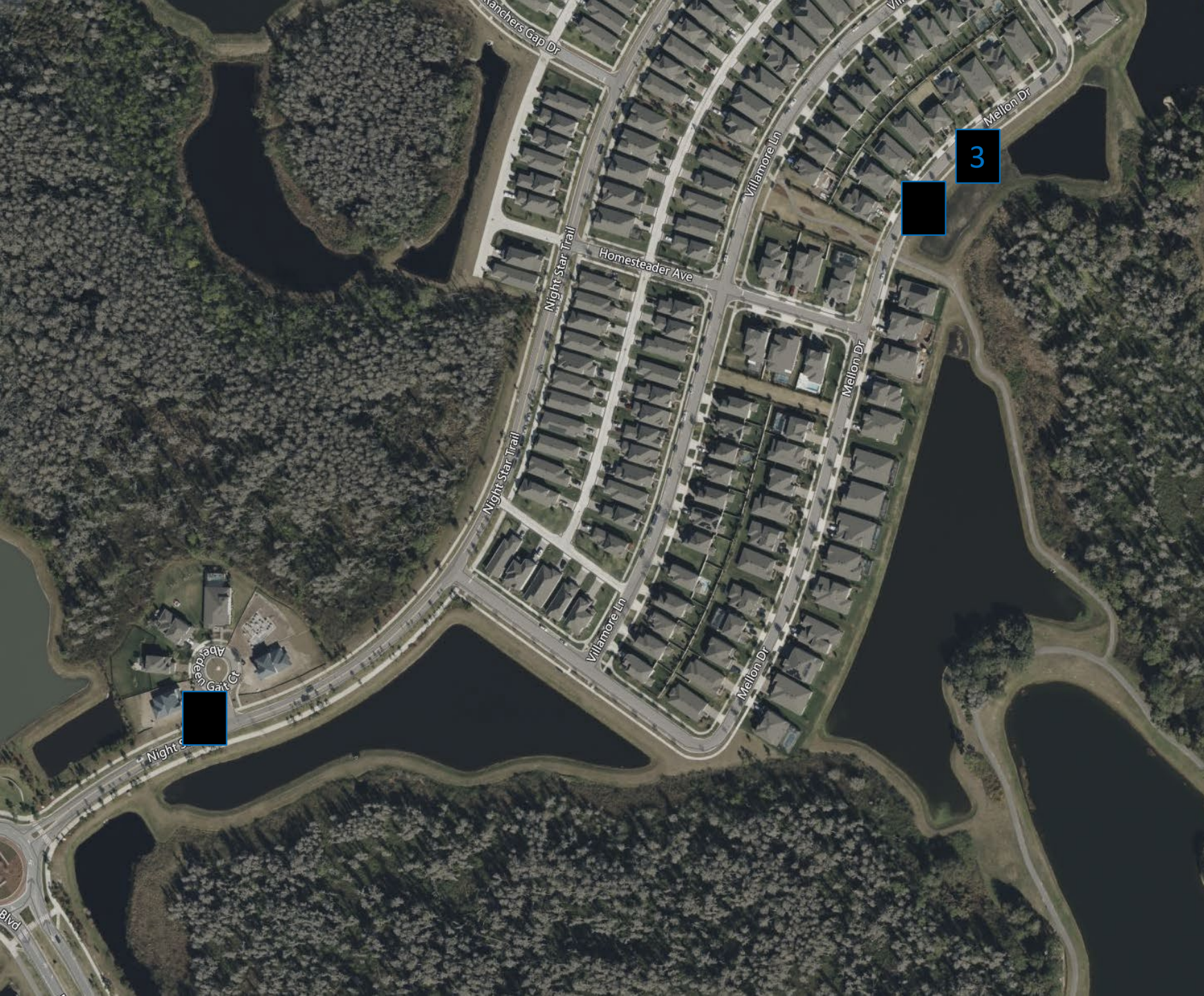
3

4

Mike Vegeto
 michael.vegeto@rosepaving.com
 813.460.5126

Rose
PAVING LLC

Callisia Dr

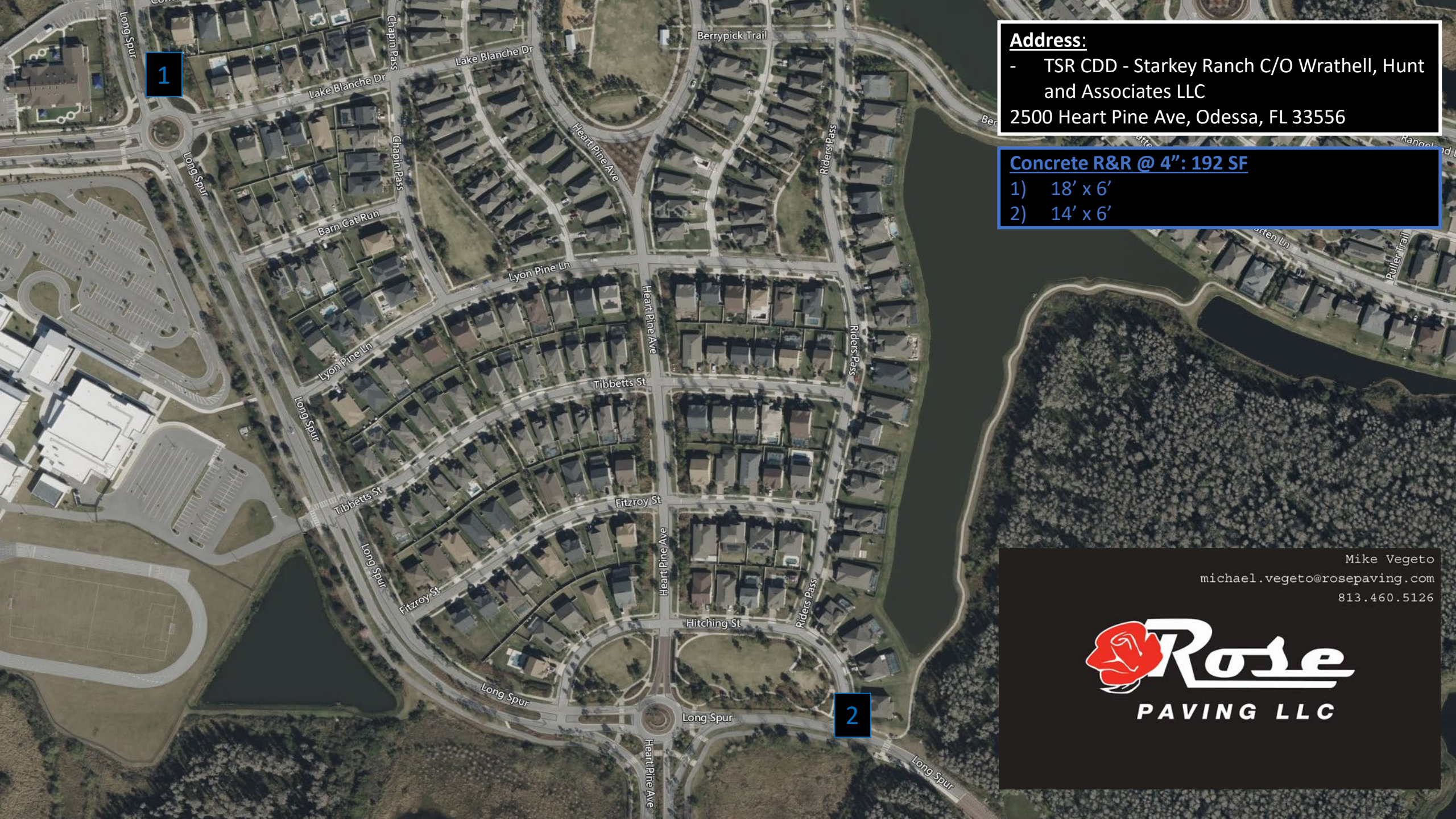


Address:
- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Concrete R&R @ 4": 220 SF
1) 6' x 5'
2) 10' x 5'
3) 28' x 5'

Mike Vegeto
michael.vegeto@rosepaving.com
813.460.5126

Rose
PAVING LLC



1

2

Address:
- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Concrete R&R @ 4": 192 SF
1) 18' x 6'
2) 14' x 6'

Mike Vegeto
michael.vegeto@rosepaving.com
813.460.5126

Rose
PAVING LLC



Address:

- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Concrete Grinding: 24 LF

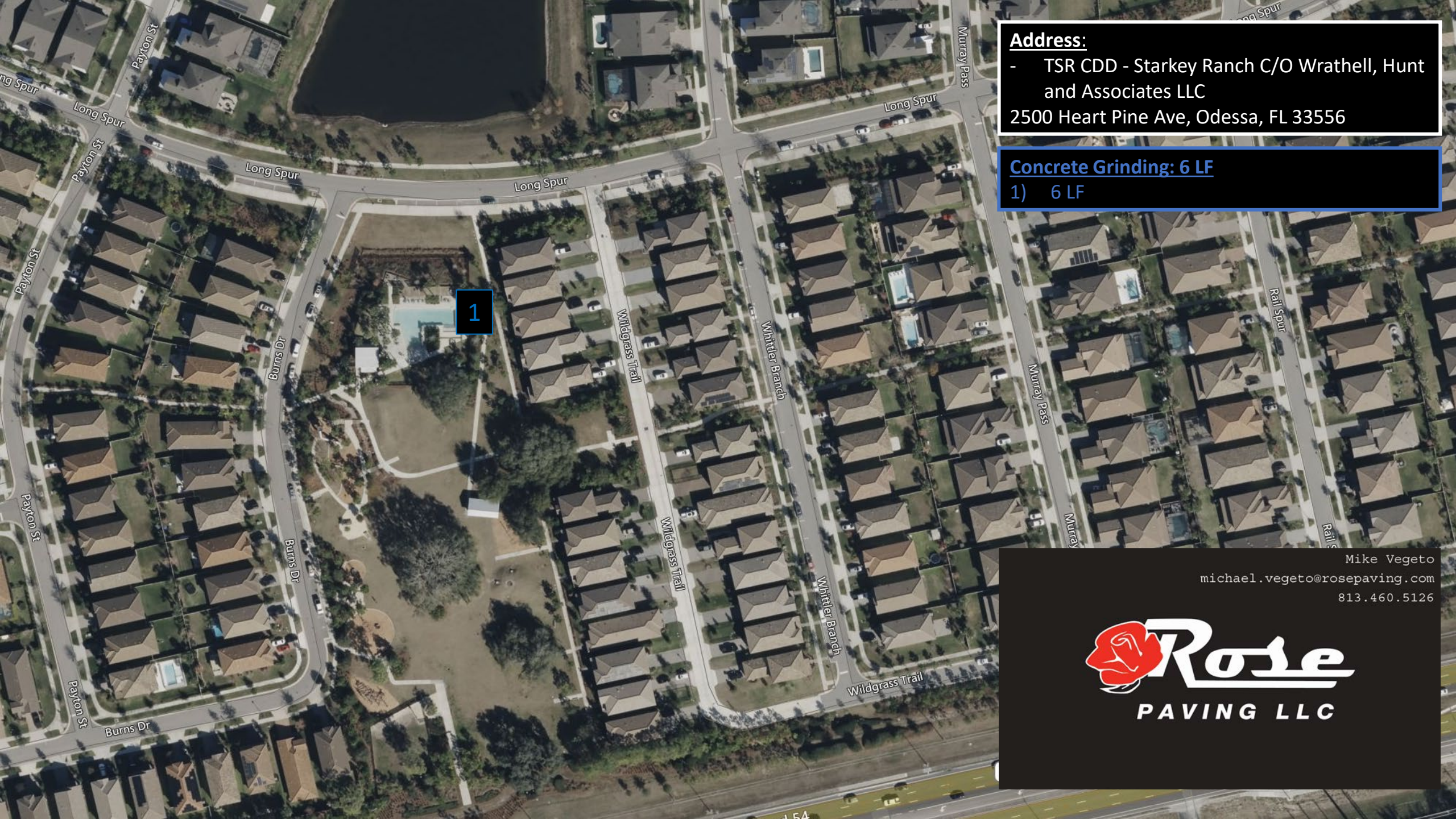
- 1) 6 LF
- 2) 6 LF
- 3) 6 LF
- 4) 6 LF

Mike Vegeto

michael.vegeto@rosepaving.com

813.460.5126





Address:

- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Concrete Grinding: 6 LF

1) 6 LF

Mike Vegeto
michael.vegeto@rosepaving.com
813.460.5126

Rose
PAVING LLC

TSR

COMMUNITY DEVELOPMENT DISTRICT

5



Wrathell, Hunt and Associates, LLC

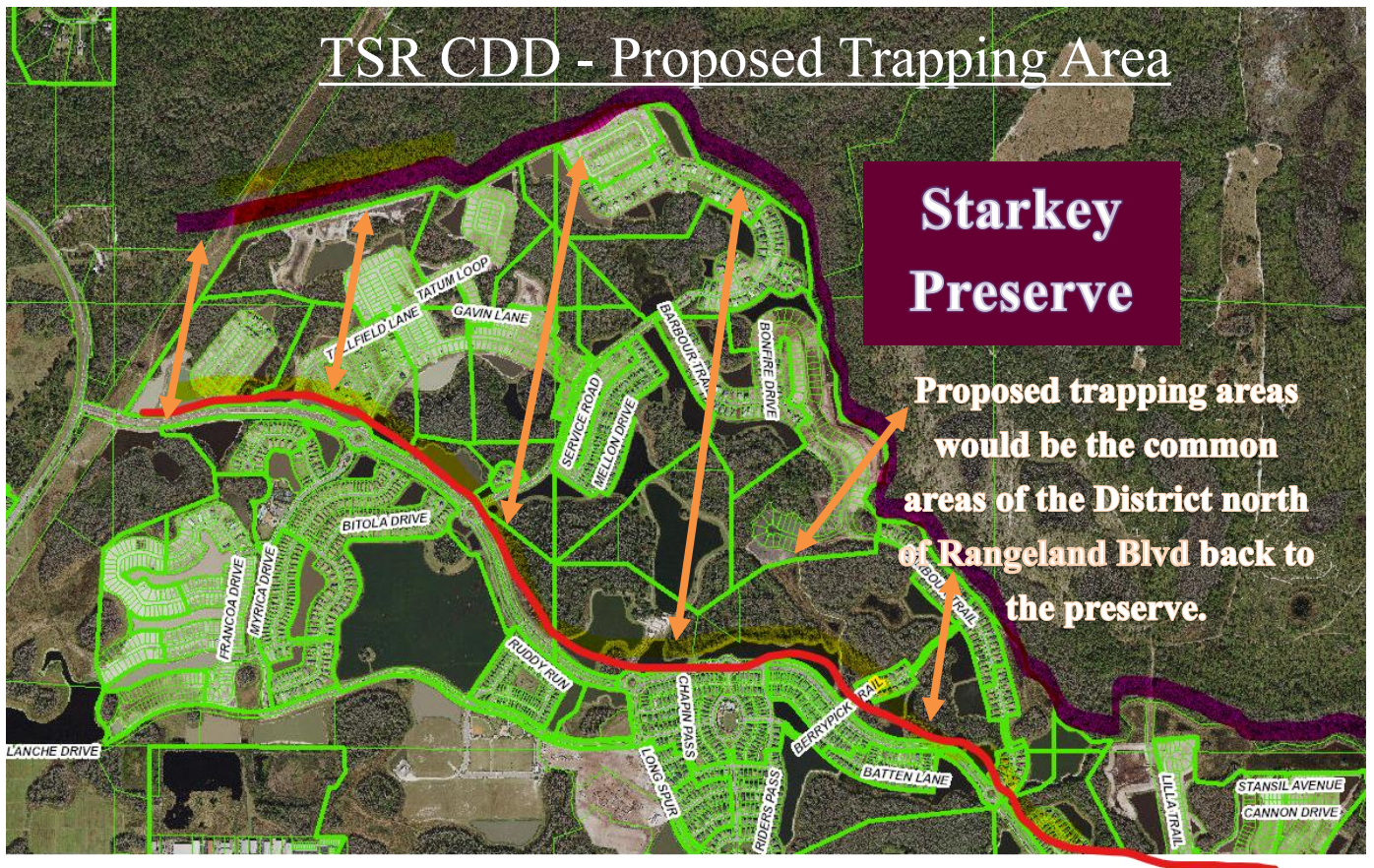
TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: September 1, 2023
SUBJECT: Hog Trapping Service Replacement

Southern Wildlife Removal provided a contract cancellation notice effective September 15, 2023.

Inquiries were sent out to four different providers to obtain hog trapping services, including **Swine Solutions, Animal Pros, Tampa Wildlife Removal, and Nuisance Wildlife Rangers**. After a few responses and questions, a proposal was returned from Swine Solutions. Swine Solutions is a vendor who has worked with Community Development Districts and is familiar with our requirements.

Enclosed is the proposal created for TSR CDD. As the proposed trapping area is large, the vendor suggested the project would require a few active traps. They included the month-to-month price with the offer for a discounted price for a contract of a year or more. They can offer services at **\$1650 per month** if a one-year contract is chosen. They will adjust the final proposal if that option is chosen.

The previous agreement was for \$1,350 per month, with a recently requested increase to \$2,400 per month, which was declined by the Board.





Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE **FERAL SWINE**

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Barry Mazzone

Job Name: TSR CDD

Job Location: Pasco County

Starting Date:

End Date:

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the-art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1850 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$335 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team has all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

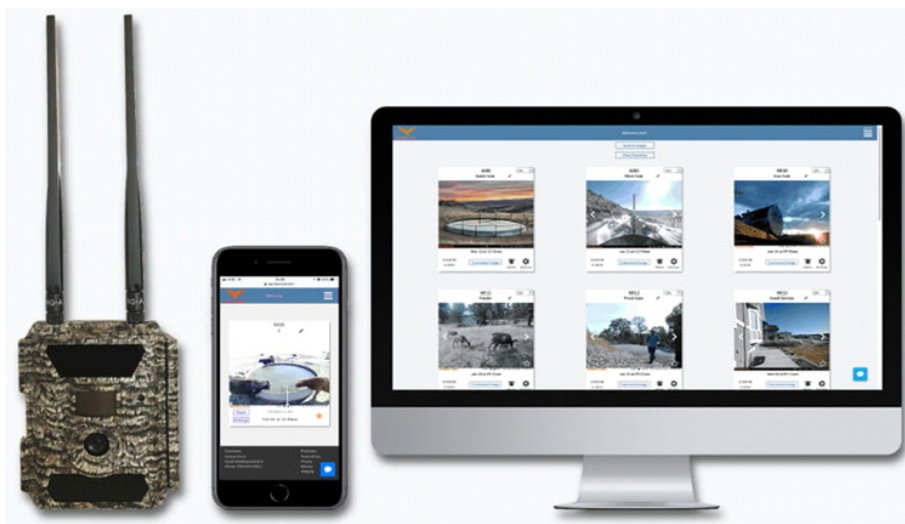
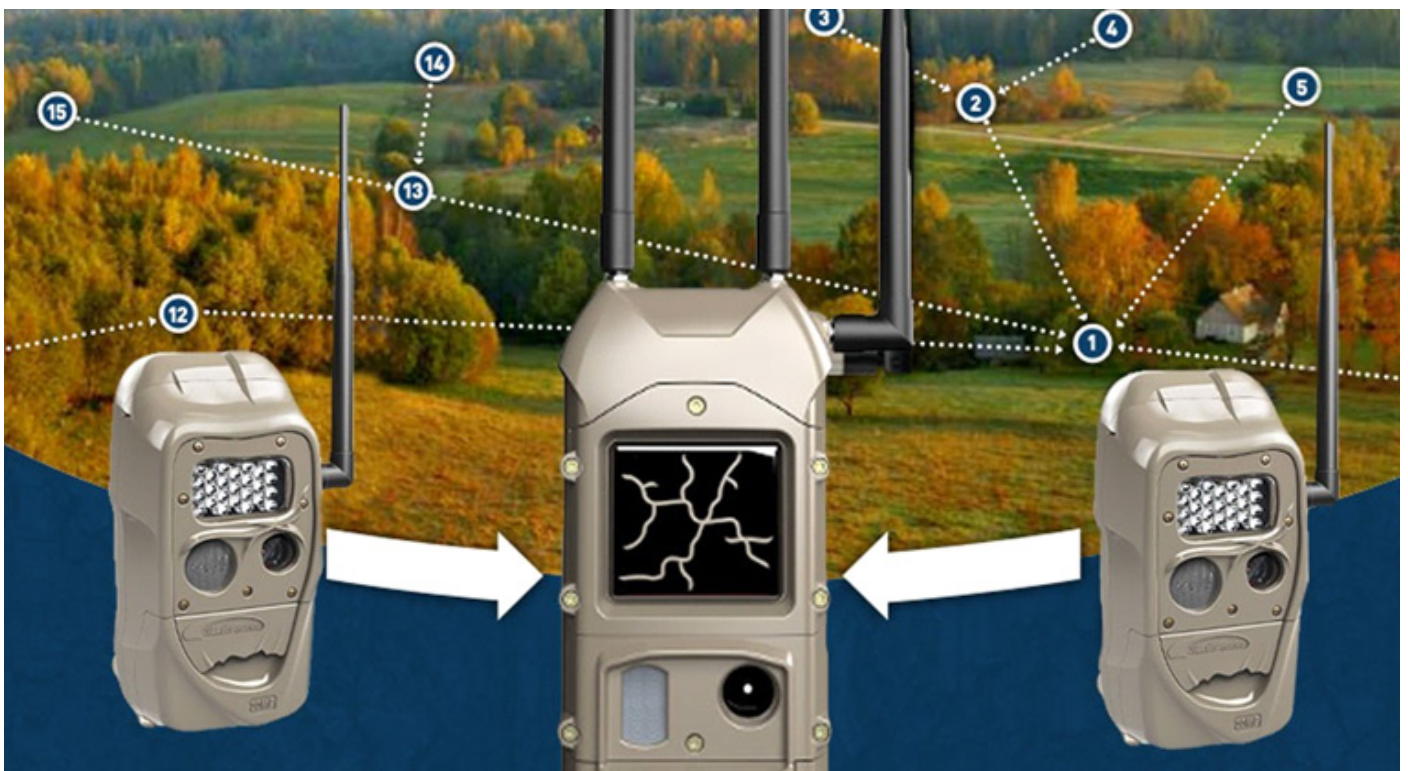
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said property where hog damage may occur.

Approved By: _____

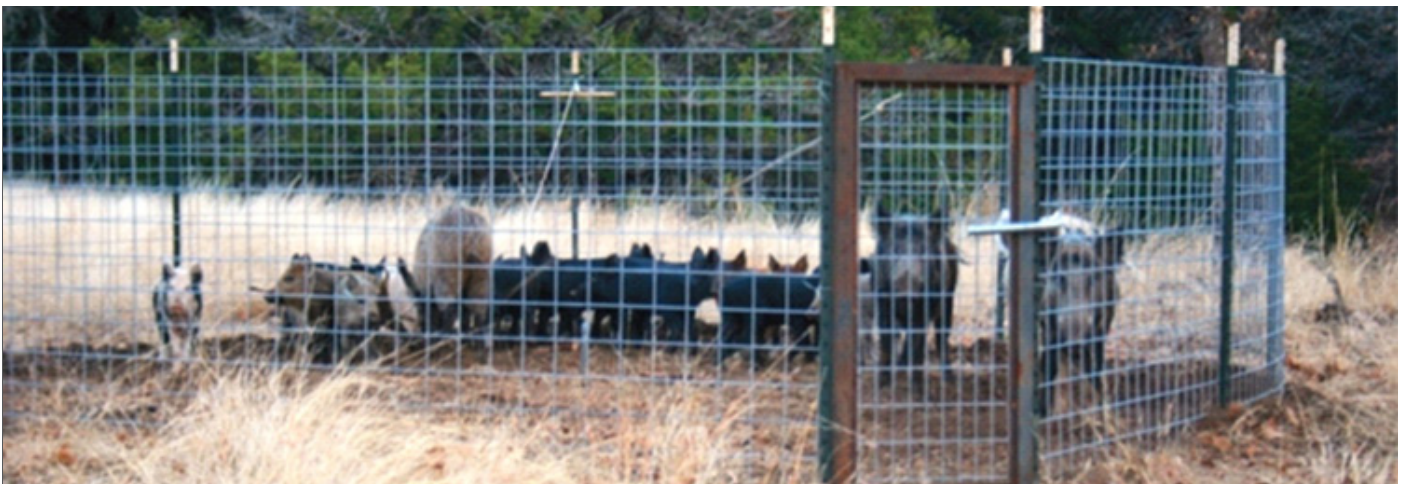
Respectfully Submitted By: _____ Thomas Sewell _____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.



Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile



These traps are mobile ”



BUSINESS
PROPOSAL

12013 Rose Ln Riverview, FL 33569

Office: 813-365 2568

Call: 813-220-5878

Email: Thomas@swinesolutionsfl.com

SwineSolutionsFL.com

TSR

COMMUNITY DEVELOPMENT DISTRICT

6



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**ADDENDUM 2
LANDSCAPE MAINTENANCE SERVICES
AGREEMENT
TSR CDD
PARCEL C
SEE ATTACHED MAP**

LMP agrees to service and maintain additional landscaped areas included in the attached map, as outlined in the landscape maintenance specifications agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by \$2,928.00 per month. The new invoice amount will increase from \$134,353.25 per month to \$137,281.25 per month.

This change in normal billing is effective _____, 2023 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the day _____ of September, 2023.

TSR CDD _____

Landscape Maintenance Professionals, Inc.

Signature Of TSR CDD Representative

Signature Of LMP Representative

Title

Chief Operating Officer
Title

Date

Date

EXHIBIT 2 - FEE SUMMARY

Contractor: Landscape Maintenance Professionals, Inc.
 Address: PO BOX 267 Seffner, FL 33583
 Phone: (813) 757-6500
 Email: scott.carlson@lmppro.com
 Contact: Scott A. Carlson (813) 784-7990

Property: Starkey Ranch TSR CDD
 Address 9220 Bonita Beach Rd. Suite
 Bonita Springs, FL. 34135
 Phone: 239-464-7114
 Email: AdamsC@whhassociates.com
 Contact: Chuck Adams

2023

PARCEL C

Dates: 9/1/2023 through 8/31/2024

	2024 SEP	2024 OCT	2024 NOV	2024 DEC	2024 JAN	2024 FEB	2024 MAR	2024 APRIL	2023 MAY	2023 JUN	2023 JUL	2023 AUG	TOTAL
GENERAL SERVICES (Schedule A)	4,110	2,466	1,644	1,644	1,644	1,644	2,466	3,288	3,288	4,110	3,288	3,288	\$32,880
GENERAL SERVICE (Schedule A) Perennial Peanut Plantings	0	0	0	0	0	0	0	0	0	0	0	0	\$0
TURF CARE (Schedule B)	20	288	20	20	20	20	288	20	20	288	20	288	\$1,312
TREE/SHRUB CARE (Schedule C)	5	82	5	5	5	5	82	5	5	82	5	82	\$368
BEDDING PLANTS (Schedule D)	0	0	0	0	0	0	0	0	0	0	0	0	\$0
BED DRESSING (Schedule D)	0	0	0	0	0	0	0	0	0	0	0	0	\$0
PALM TRIMMING (Schedule D)	0	0	0	0	0	0	0	0	0	0	0	0	\$0
IRRIGATION MAINT. (Schedule E) <i>4 ZONES</i>	48	48	48	48	48	48	48	48	48	48	48	48	\$576
TOTAL FEE PER MONTH:	\$4,183	\$2,884	\$1,717	\$1,717	\$1,717	\$1,717	\$2,884	\$3,361	\$3,361	\$4,528	\$3,361	\$3,706	\$35,136
Flat Fee Schedule	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$35,136



Starkey Parcel C



TSR

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2023-09

A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2)(f) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds with prior approval by the District's District Manager/Secretary, and/or Chair, as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
- 3.** The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$7,500 with approval of the District Manager/Secretary; and

2. Non-Continuing Expenses Not Exceeding \$10,000 with approval of the District Manager/Secretary and Chair of the Board of Supervisors, if in the judgment of the District Manager/Secretary and Chair such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made under this Section 1.B.2. or Section 1.B.2, the District Manager/Secretary shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager/Secretary and (ii) the Chair of the Board of Supervisors, or in his or her absence, the Vice Chair, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest

in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board, and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 13th day of September, 2023.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	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	\$ 2,973,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,973,194
Investments												
Revenue	-	530,549	470,614	478,278	565,448	432,053	237,675	-	-	-	-	2,714,617
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	-	2,644,894
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	-	257,253	257,780
Undeposited funds	215	-	-	-	-	-	-	-	-	-	-	215
Accounts receivable	865	-	-	-	-	-	-	-	-	-	-	865
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from SMC Starkey LLC	7,483	-	-	-	-	-	-	-	-	-	-	7,483
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	18,733	-	-	-	-	-	-	-	-	-	-	18,733
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	10,528	-	-	-	-	-	-	-	-	-	-	10,528
Due from debt service fund	643	-	-	-	-	-	-	-	-	-	-	643
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Prepaid expense	705	-	-	-	-	-	-	-	-	-	-	705
Total assets	<u>\$ 3,102,766</u>	<u>\$1,157,657</u>	<u>\$1,124,207</u>	<u>\$ 959,600</u>	<u>\$1,008,461</u>	<u>\$752,419</u>	<u>\$402,775</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,253</u>	<u>\$ 8,765,665</u>
LIABILITIES												
Liabilities:												
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	112	113	111	139	111	57	-	-	-	-	643
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	10,028	10,028
Accrued taxes payable	92	-	-	-	-	-	-	-	-	-	-	92
Total liabilities	<u>101,239</u>	<u>112</u>	<u>113</u>	<u>111</u>	<u>139</u>	<u>111</u>	<u>57</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,028</u>	<u>111,910</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	114,212	-	-	-	39,851	-	-	-	-	-	-	154,063
Total deferred inflows of resources	<u>115,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,020</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,157,545	1,124,094	959,489	968,471	752,308	402,718	-	-	-	-	5,364,625
Capital projects	-	-	-	-	-	-	-	441	86	-	247,225	247,752
Unassigned	2,886,358	-	-	-	-	-	-	-	-	-	-	2,886,358
Total fund balances	<u>2,886,358</u>	<u>1,157,545</u>	<u>1,124,094</u>	<u>959,489</u>	<u>968,471</u>	<u>752,308</u>	<u>402,718</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>247,225</u>	<u>8,498,735</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,102,766</u>	<u>\$1,157,657</u>	<u>\$1,124,207</u>	<u>\$ 959,600</u>	<u>\$1,008,461</u>	<u>\$752,419</u>	<u>\$402,775</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,253</u>	<u>\$ 8,765,665</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 4,649,059	\$ 4,606,136	101%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	335	12,095	11,404	106%
Commercial shared costs	-	134,340	112,045	120%
Program revenue	4,094	31,198	12,000	260%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,640	20,639	15,000	138%
Total revenues	6,069	4,857,372	4,765,085	102%
EXPENDITURES				
Professional & administrative				
Supervisors	646	6,890	10,200	68%
Management	3,506	35,058	42,070	83%
Legal	2,535	37,866	30,000	126%
Engineering	-	4,119	20,000	21%
Assessment administration	833	8,333	10,000	83%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	10,833	13,000	83%
Trustee	-	35,019	26,500	132%
Telephone	21	208	250	83%
Postage	116	3,402	1,500	227%
Printing & binding	167	1,667	2,000	83%
Legal advertising	-	1,199	3,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	97	1,144	3,500	33%
Office supplies	-	538	500	108%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	200	105%
Property appraiser	150	150	687	22%
Tax collector	-	95,529	95,961	100%
Total professional & administrative	9,364	250,304	275,418	91%
Field operations				
Contract services				
Field services	2,360	23,604	28,325	83%
Landscape maintenance	95,390	1,147,860	1,700,000	68%
Landscape consulting	-	46,223	60,000	77%
Landscape arbor care	(37,612)	112,497	155,000	73%
Wetland maintenance	-	518	68,168	1%
Wetland mitigation reporting	9,950	35,816	4,500	796%
Lake maintenance	8,753	77,972	100,000	78%
Community trash hauling	29,334	294,180	330,000	89%
Off-duty traffic patrols	1,525	4,660	20,000	23%
Repairs & maintenance				
Repairs - general	101	20,853	20,000	104%
Operating supplies	1,919	14,526	8,000	182%
Plant replacement	140	14,511	70,000	21%
Mulch	-	119,415	200,000	60%
Playground mulch	-	-	18,000	0%
Sod	-	543	200,000	0%
Fertilizer/chemicals	39,012	39,012	30,000	130%
Irrigation repairs	10,916	77,485	30,000	258%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	543	1,500	36%
Road & sidewalk	-	31,270	40,000	78%
Signage maintenance	-	480	-	N/A
Common area signage	1,110	2,152	3,000	72%
Bridge & deck maintenance	-	45,348	40,000	113%
Pressure washing	68,579	68,579	105,000	65%
Utilities - common area				
Electric	1,571	10,534	14,500	73%
Streetlights	33,637	300,479	380,000	79%
Irrigation - reclaimed water	9,399	54,416	70,000	78%
Gas	28	252	450	56%
Recreation facilities				
Amenity management staff/contract	25,396	262,939	389,820	67%
Office supplies	340	3,691	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	597	5,643	4,875	116%
Janitorial	2,000	16,460	24,480	67%
Park A/C repairs & maintenance	820	1,450	5,000	29%
Pool cleaning	3,560	23,355	27,594	85%
Pool repairs & maintenance	1,927	3,676	2,500	147%
Pool - pressure wash	-	240	-	N/A
Pool fence & gate	-	884	2,000	44%
Pool - electric	3,129	24,352	36,000	68%
Pool - water	2,469	8,398	10,000	84%
Pool permits	-	986	1,100	90%
Pest services	-	520	500	104%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	941	9,534	10,000	95%
Access cards	(23)	2,837	5,500	52%
Activities	133	34,831	30,000	116%
Specialty programming	4,481	10,694	6,000	178%
Recreational repairs	13,004	17,673	2,500	707%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	1,439	16,438	20,000	82%
Capital outlay	-	-	30,000	0%
Total field operations	<u>336,325</u>	<u>3,050,740</u>	<u>4,483,098</u>	68%
Total expenditures	<u>345,689</u>	<u>3,301,044</u>	<u>4,758,516</u>	69%
Net increase/(decrease) of fund balance	(339,620)	1,556,328	6,569	
Fund balance - beginning (unaudited)	3,225,978	1,330,030	811,776	
Fund balance - ending (projected)	<u>\$ 2,886,358</u>	<u>\$ 2,886,358</u>	<u>\$ 818,345</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 666,935	\$ 661,099	101%
Interest	5	48	50	96%
Total revenues	<u>5</u>	<u>666,983</u>	<u>661,149</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	208,778	208,906	100%
Tax collector	-	13,338	13,773	97%
Total expenditures	<u>-</u>	<u>635,288</u>	<u>630,851</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5	31,695	30,298	
Beginning fund balance (unaudited)	<u>1,157,540</u>	<u>1,125,850</u>	<u>1,119,883</u>	
Ending fund balance (projected)	<u><u>\$ 1,157,545</u></u>	<u><u>\$1,157,545</u></u>	<u><u>\$1,150,181</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 JULY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 672,442	\$ 666,558	101%
Interest	4	46	-	N/A
Total revenues	<u>4</u>	<u>672,488</u>	<u>666,558</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	229,131	229,547	100%
Tax collector	-	13,448	13,887	97%
Total expenditures	<u>-</u>	<u>671,963</u>	<u>657,818</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	4	525	8,740	
Beginning fund balance (unaudited)	<u>1,124,090</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,124,094</u></u>	<u><u>\$1,124,094</u></u>	<u><u>\$1,110,203</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 JULY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 661,454	\$ 655,667	101%
Interest	4	40	-	N/A
Total revenues	<u>4</u>	<u>661,494</u>	<u>655,667</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	214,387	218,338	98%
Tax collector	-	13,229	13,660	97%
Total expenditures	<u>-</u>	<u>646,003</u>	<u>650,386</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	4	15,491	5,281	
Beginning fund balance (unaudited)	<u>959,485</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$ 959,489</u></u>	<u><u>\$ 959,489</u></u>	<u><u>\$ 943,366</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 JULY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 825,637	\$ 818,412	101%
Interest	4	41	-	N/A
Total revenues	<u>4</u>	<u>825,678</u>	<u>818,412</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	273,375	273,375	100%
Tax collector	-	16,513	17,050	97%
Total expenditures	<u>-</u>	<u>812,704</u>	<u>813,241</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	12,974	5,171	
Beginning fund balance (unaudited)	<u>968,467</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$ 968,471</u></u>	<u><u>\$ 968,471</u></u>	<u><u>\$ 953,294</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 660,243	\$ 654,466	101%
Interest	4	33	-	N/A
Total revenues	<u>4</u>	<u>660,276</u>	<u>654,466</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	231,022	231,022	100%
Tax collector	-	13,204	13,635	97%
Total expenditures	<u>-</u>	<u>648,648</u>	<u>649,079</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	11,628	5,387	
Beginning fund balance (unaudited)	<u>752,304</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 752,308</u></u>	<u><u>\$ 752,308</u></u>	<u><u>\$ 740,185</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 JULY 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 340,180	\$ 337,204	101%
Interest	1	16	-	N/A
Total revenues	<u>1</u>	<u>340,196</u>	<u>337,204</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	106,125	106,125	100%
Tax collector	-	6,803	7,025	97%
Total expenditures	<u>-</u>	<u>330,703</u>	<u>330,925</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1	9,493	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(6)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(6)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	9,487	6,279	
Beginning fund balance (unaudited)	<u>402,717</u>	<u>393,231</u>	<u>390,203</u>	
Ending fund balance (projected)	<u><u>\$402,718</u></u>	<u><u>\$ 402,718</u></u>	<u><u>\$ 396,482</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023

	<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 JULY 31, 2023

	<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 JULY 31, 2023**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 40
Total revenues	1	40
EXPENDITURES		
Capital outlay - construction	-	2,156,207
Total expenditures	-	2,156,207
Excess/(deficiency) of revenues over/(under) expenditures	1	(2,156,167)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	7
Total other financing sources/(uses)	1	7
Net change in fund balance	2	(2,156,160)
Beginning fund balance (unaudited)	247,223	2,403,385
Ending fund balance (projected)	\$ 247,225	\$ 247,225

TSR CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/12/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-630.80
Bill	1420332062423	07/11/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
Bill	1415019070523	07/11/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	1414954070723	07/11/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-630.80	630.80
Bill Pmt -Check	0	07/12/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-242.81
Bill	SW0000358922	07/11/2023		534.000 · Garbage/Solid Waste...	-242.81	242.81
TOTAL					-242.81	242.81
Bill Pmt -Check	0	07/12/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-197.08
Bill	AR9665403	07/11/2023		572.915 · Office Copy Machine	-197.08	197.08
TOTAL					-197.08	197.08
Bill Pmt -Check	0	07/12/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-24,904.62
Bill	3212 0055 063023	07/11/2023		531.301 · Electric	-29.66	29.66
Bill	8703 0061 63023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 063023	07/11/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0425 070523	07/11/2023		531.307 · Street Lights	-922.24	922.24
Bill	8703 0566 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0681 071023	07/11/2023		531.307 · Street Lights	-289.36	289.36
Bill	8703 0722 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3049 070523	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3081 070523	07/11/2023		531.307 · Street Lights	-950.99	950.99
Bill	8712 3156 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 070523	07/11/2023		531.301 · Electric	-29.46	29.46
Bill	3807 5598 070523	07/11/2023		531.321 · Electric - Pool	-546.50	546.50
Bill	8702 7826 070523	07/11/2023		531.307 · Street Lights	-1,871.54	1,871.54
Bill	8702 7991 063023	07/11/2023		531.301 · Electric	-35.29	35.29
Bill	8702 8059 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8140 070723	07/11/2023		531.307 · Street Lights	-13,157.90	13,157.90
Bill	8702 8223 071123	07/11/2023		531.321 · Electric - Pool	-1,234.51	1,234.51
Bill	8702 8322 070523	07/11/2023		531.307 · Street Lights	-1,640.81	1,640.81
Bill	8702 8413 070723	07/11/2023		531.307 · Street Lights	-2,589.71	2,589.71

TSR CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8702 8471 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8942 063023	07/11/2023		531.301 · Electric	-55.09	55.09
Bill	8702 9109 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9761 071023	07/11/2023		531.307 · Street Lights	-843.39	843.39
Bill	8702 9836 063023	07/11/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 063023	07/11/2023		531.301 · Electric	-30.79	30.79
TOTAL					-24,904.62	24,904.62
Bill Pmt -Check	0	07/12/2023	FEDEX	101.002 · Suntrust #570803-O...		-107.01
Bill	8-182-21034	07/11/2023		519.410 · Postage	-10.45	10.45
Bill	8-188-98118	07/11/2023		519.410 · Postage	-96.56	96.56
TOTAL					-107.01	107.01
Check	0	07/12/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,768.46
				204.300 · Credit Card - SunTrust	-2,768.46	2,768.46
TOTAL					-2,768.46	2,768.46
Bill Pmt -Check	0	07/19/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-169.98
Bill	1436734071723	07/18/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
Bill Pmt -Check	0	07/19/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 071423	07/18/2023		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 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/19/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,090.84
Bill	SW000058870	07/18/2023		534.000 · Garbage/Solid Waste...	-29,090.84	29,090.84
TOTAL					-29,090.84	29,090.84
Bill Pmt -Check	0	07/19/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-11,819.41
Bill	8703 0938 071723	07/18/2023		531.307 · Street Lights	-3,737.49	3,737.49
Bill	8712 3263 071423	07/18/2023		531.321 · Electric - Pool	-1,347.95	1,347.95
Bill	8712 3429 071123	07/18/2023		531.301 · Electric	-713.09	713.09
Bill	8702 7933 071723	07/18/2023		531.307 · Street Lights	-3,424.75	3,424.75
Bill	8702 9216 071223	07/18/2023		531.307 · Street Lights	-1,353.73	1,353.73
Bill	8702 9274 071423	07/18/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9365 07723	07/18/2023		531.307 · Street Lights	-490.74	490.74
Bill	8702 9620 071423	07/18/2023		531.307 · Street Lights	-720.87	720.87
TOTAL					-11,819.41	11,819.41
Check	0	07/25/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,054.62
				204.300 · Credit Card - SunTrust	-3,054.62	3,054.62
TOTAL					-3,054.62	3,054.62
Bill Pmt -Check	0	07/26/2023	ADA SITE COMPLIANCE	101.002 · Suntrust #570803-O...		-210.00
Bill	2807	07/25/2023		513.907 · ADA Website Compli...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	0	07/26/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,612.63
Bill	8703 0516 072023	07/25/2023		531.307 · Street Lights	-1,612.63	1,612.63
TOTAL					-1,612.63	1,612.63
Bill Pmt -Check	0	07/26/2023	FEDEX	101.002 · Suntrust #570803-O...		-7.93
Bill	8-202-11776	07/25/2023		519.410 · Postage	-7.93	7.93
TOTAL					-7.93	7.93

TSR CDD
Check Detail
July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/26/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5025938991	07/25/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Bill Pmt -Check	11355	07/12/2023	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-100.55
Bill	062923	07/11/2023		538.601 · General Repair & Mai...	-100.55	100.55
TOTAL					-100.55	100.55
Bill Pmt -Check	11356	07/12/2023	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	070123	07/11/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11357	07/12/2023	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,000.00
Bill	INV00004	07/11/2023		572.301 · Janitorial Service	-2,000.00	2,000.00
TOTAL					-2,000.00	2,000.00
Bill Pmt -Check	11358	07/12/2023	FLORIDA NATIVES NURSER...	101.002 · Suntrust #570803-O...		-9,950.00
Bill	19163	07/11/2023		538.616 · Wetland Mitigation re...	-9,950.00	9,950.00
TOTAL					-9,950.00	9,950.00
Bill Pmt -Check	11359	07/12/2023	J.B. EDWARDS	101.002 · Suntrust #570803-O...		-1,752.91
Bill	611918	07/11/2023		538.121 · Amenity Management	-1,752.91	1,752.91
TOTAL					-1,752.91	1,752.91
Bill Pmt -Check	11360	07/12/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	062623	07/11/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

TSR CDD
Check Detail
 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11361	07/12/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	060823	07/11/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	061323	07/11/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11362	07/12/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-2,534.69
Bill	3239867	07/11/2023		514.007 · District Counsel	-2,534.69	2,534.69
TOTAL					-2,534.69	2,534.69
Bill Pmt -Check	11363	07/12/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-4,402.30
Bill	176661	07/11/2023		538.609 · Irrigation Repairs & ...	-956.96	956.96
Bill	177135	07/11/2023		538.651 · Replace Plants, Shru...	-140.00	140.00
Bill	177037	07/11/2023		538.609 · Irrigation Repairs & ...	-264.06	264.06
Bill	177058	07/11/2023		538.609 · Irrigation Repairs & ...	-294.13	294.13
Bill	177059	07/11/2023		538.609 · Irrigation Repairs & ...	-553.18	553.18
Bill	177046	07/11/2023		538.609 · Irrigation Repairs & ...	-350.63	350.63
Bill	177048	07/11/2023		538.609 · Irrigation Repairs & ...	-103.73	103.73
Bill	177053	07/11/2023		538.609 · Irrigation Repairs & ...	-1,117.28	1,117.28
Bill	177036	07/11/2023		538.609 · Irrigation Repairs & ...	-349.63	349.63
Bill	177035	07/11/2023		538.609 · Irrigation Repairs & ...	-272.70	272.70
TOTAL					-4,402.30	4,402.30
Bill Pmt -Check	11364	07/12/2023	PALM PAPER SUPPLY	101.002 · Suntrust #570803-O...		-354.60
Bill	215578	07/11/2023		538.618 · Operating Supplies	-354.60	354.60
TOTAL					-354.60	354.60
Bill Pmt -Check	11365	07/12/2023	PASCO WINDOW & DOOR	101.002 · Suntrust #570803-O...		-1,734.83
Bill	422447	07/11/2023		572.714 · Pool Repairs & Maint...	-1,734.83	1,734.83
TOTAL					-1,734.83	1,734.83

TSR CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11366	07/12/2023	RIPTIDE PRESSURE WASHI...	101.002 · Suntrust #570803-O...		-68,578.75
Bill	061623	07/11/2023		538.622 · Pressure Washing	-68,578.75	68,578.75
TOTAL					-68,578.75	68,578.75
Bill Pmt -Check	11367	07/12/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-81041	07/11/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11368	07/12/2023	SOUTHERN WILDLIFE REM...	101.002 · Suntrust #570803-O...		-1,350.00
Bill	23-MAY	07/11/2023		579.000 · Contingency	-1,350.00	1,350.00
TOTAL					-1,350.00	1,350.00
Bill Pmt -Check	11369	07/12/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-3,560.00
Bill	9392	07/11/2023		572.712 · Pool Cleaning	-1,520.00	1,520.00
Bill	9406	07/11/2023		572.712 · Pool Cleaning	-845.00	845.00
Bill	9407	07/11/2023		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-3,560.00	3,560.00
Bill Pmt -Check	11370	07/12/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-17,180.16
Bill	2021-4084	07/11/2023		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
Bill	12370520	07/11/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12371322	07/11/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12374129	07/11/2023		538.121 · Amenity Management	-2,599.79	2,599.79
Bill	12374381	07/11/2023		538.121 · Amenity Management	-154.95	154.95
TOTAL					-17,180.16	17,180.16

TSR CDD
Check Detail
July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11371	07/13/2023	David Deenihan	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	11372	07/13/2023	Frank Stalzer	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	11373	07/13/2023	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
Check	11374	07/14/2023	PASCO COUNTY PROPERTY...	101.002 · Suntrust #570803-O...		-150.00
				513.314 · Property Appraiser	-150.00	150.00
TOTAL					-150.00	150.00

TSR CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11375	07/19/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-550.00
Bill	070623	07/18/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	071323	07/18/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11376	07/19/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-3,716.07
Bill	177067	07/18/2023		538.609 · Irrigation Repairs & ...	-404.67	404.67
Bill	177091	07/18/2023		538.609 · Irrigation Repairs & ...	-255.00	255.00
Bill	177221	07/18/2023		538.609 · Irrigation Repairs & ...	-278.71	278.71
Bill	177222	07/18/2023		538.609 · Irrigation Repairs & ...	-213.54	213.54
Bill	1777223	07/18/2023		538.609 · Irrigation Repairs & ...	-48.01	48.01
Bill	177224	07/18/2023		538.609 · Irrigation Repairs & ...	-610.06	610.06
Bill	177225	07/18/2023		538.609 · Irrigation Repairs & ...	-162.47	162.47
Bill	177226	07/18/2023		538.609 · Irrigation Repairs & ...	-103.73	103.73
Bill	177227	07/18/2023		538.609 · Irrigation Repairs & ...	-457.80	457.80
Bill	177228	07/18/2023		538.609 · Irrigation Repairs & ...	-487.84	487.84
Bill	177229	07/18/2023		538.609 · Irrigation Repairs & ...	-242.94	242.94
Bill	177230	07/18/2023		538.609 · Irrigation Repairs & ...	-451.30	451.30
TOTAL					-3,716.07	3,716.07
Bill Pmt -Check	11377	07/19/2023	LEISURE CREATIONS	101.002 · Suntrust #570803-O...		-13,004.26
Bill	00080561	07/18/2023		572.414 · Amenity Repair & Ma...	-13,004.26	13,004.26
TOTAL					-13,004.26	13,004.26
Bill Pmt -Check	11378	07/19/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-11,868.92
Bill	18697413	07/18/2023		536.301 · Irrigation - Reclaimed...	-20.55	20.55
Bill	18697109	07/18/2023		536.301 · Irrigation - Reclaimed...	-274.14	274.14
Bill	18697115	07/18/2023		536.301 · Irrigation - Reclaimed...	-462.06	462.06
Bill	18697127	07/18/2023		536.301 · Irrigation - Reclaimed...	-451.22	451.22
Bill	18697130	07/18/2023		536.301 · Irrigation - Reclaimed...	-373.48	373.48
Bill	18697133	07/18/2023		536.301 · Irrigation - Reclaimed...	-64.88	64.88
Bill	18697135	07/18/2023		536.301 · Irrigation - Reclaimed...	-118.64	118.64
Bill	18697139	07/18/2023		536.301 · Irrigation - Reclaimed...	-407.85	407.85
Bill	18697142	07/18/2023		536.301 · Irrigation - Reclaimed...	-147.88	147.88
Bill	18697247	07/18/2023		536.301 · Irrigation - Reclaimed...	-626.25	626.25
Bill	18697248	07/18/2023		536.301 · Irrigation - Reclaimed...	-378.65	378.65
Bill	18697310	07/18/2023		536.301 · Irrigation - Reclaimed...	-486.26	486.26
Bill	18697311	07/18/2023		536.301 · Irrigation - Reclaimed...	-186.25	186.25
Bill	18697312	07/18/2023		536.301 · Irrigation - Reclaimed...	-11.32	11.32

TSR CDD
Check Detail
July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	18697317	07/18/2023		536.321 · Utility service - Pool	-841.09	841.09
Bill	18697397	07/18/2023		536.301 · Irrigation - Reclaimed...	-121.93	121.93
Bill	18697410	07/18/2023		536.301 · Irrigation - Reclaimed...	-42.39	42.39
Bill	18697790	07/18/2023		536.301 · Irrigation - Reclaimed...	-246.39	246.39
Bill	18697870	07/18/2023		536.321 · Utility service - Pool	-1,628.38	1,628.38
Bill	18697876	07/18/2023		536.301 · Irrigation - Reclaimed...	-293.12	293.12
Bill	18697896	07/18/2023		536.301 · Irrigation - Reclaimed...	-656.70	656.70
Bill	18697901	07/18/2023		536.301 · Irrigation - Reclaimed...	-83.91	83.91
Bill	18697902	07/18/2023		536.301 · Irrigation - Reclaimed...	-49.65	49.65
Bill	18697903	07/18/2023		536.301 · Irrigation - Reclaimed...	-433.56	433.56
Bill	18698151	07/18/2023		536.301 · Irrigation - Reclaimed...	-43.13	43.13
Bill	18699335	07/18/2023		536.301 · Irrigation - Reclaimed...	-373.02	373.02
Bill	18699339	07/18/2023		536.301 · Irrigation - Reclaimed...	-580.95	580.95
Bill	18700378	07/18/2023		536.301 · Irrigation - Reclaimed...	-138.04	138.04
Bill	18701226	07/18/2023		536.301 · Irrigation - Reclaimed...	-31.68	31.68
Bill	18703822	07/18/2023		536.301 · Irrigation - Reclaimed...	-261.75	261.75
Bill	18703824	07/18/2023		536.301 · Irrigation - Reclaimed...	-62.25	62.25
Bill	18705757	07/18/2023		536.301 · Irrigation - Reclaimed...	-70.58	70.58
Bill	18705762	07/18/2023		536.301 · Irrigation - Reclaimed...	-309.75	309.75
Bill	18705764	07/18/2023		536.301 · Irrigation - Reclaimed...	-21.00	21.00
Bill	18711452	07/18/2023		536.301 · Irrigation - Reclaimed...	-1,195.64	1,195.64
Bill	18697890	07/18/2023		536.301 · Irrigation - Reclaimed...	-346.08	346.08
Bill	18705768	07/18/2023		536.301 · Irrigation - Reclaimed...	-28.50	28.50
TOTAL					-11,868.92	11,868.92
Bill Pmt -Check	11379	07/19/2023	REEL GRAPHIX, LLC	101.002 · Suntrust #570803-O...		-1,110.00
Bill	23-0710	07/18/2023		538.614 · Common Area Signage	-1,110.00	1,110.00
TOTAL					-1,110.00	1,110.00
Bill Pmt -Check	11380	07/26/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-28,096.81
Bill	12367820	07/25/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12370520	07/25/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12371322	07/25/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12376292	07/25/2023		538.121 · Amenity Management	-12,810.81	12,810.81
Bill	12376420	07/25/2023		538.122 · Program Incentives	-4,481.00	4,481.00
TOTAL					-28,096.81	28,096.81

TSR CDD Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11381	07/26/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-99,727.66
Bill	176182	07/25/2023		538.604 · Landscape Maintena...	-95,390.25	95,390.25
Bill	176391	07/25/2023		538.609 · Irrigation Repairs & ...	-411.60	411.60
Bill	176392	07/25/2023		538.609 · Irrigation Repairs & ...	-297.76	297.76
Bill	176393	07/25/2023		538.609 · Irrigation Repairs & ...	-419.66	419.66
Bill	176394	07/25/2023		538.609 · Irrigation Repairs & ...	-184.04	184.04
Bill	176445	07/25/2023		538.609 · Irrigation Repairs & ...	-282.29	282.29
Bill	176466	07/25/2023		538.609 · Irrigation Repairs & ...	-122.48	122.48
Bill	176467	07/25/2023		538.609 · Irrigation Repairs & ...	-51.29	51.29
Bill	176468	07/25/2023		538.609 · Irrigation Repairs & ...	-279.05	279.05
Bill	176469	07/25/2023		538.609 · Irrigation Repairs & ...	-177.70	177.70
Bill	176471	07/25/2023		538.609 · Irrigation Repairs & ...	-102.01	102.01
Bill	176472	07/25/2023		538.609 · Irrigation Repairs & ...	-126.95	126.95
Bill	176473	07/25/2023		538.609 · Irrigation Repairs & ...	-94.23	94.23
Bill	176474	07/25/2023		538.609 · Irrigation Repairs & ...	-314.45	314.45
Bill	176475	07/25/2023		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	176477	07/25/2023		538.609 · Irrigation Repairs & ...	-27.89	27.89
Bill	177287	07/25/2023		538.320 · Landscape Arbor Care	-700.00	700.00
Bill	177288	07/25/2023		538.320 · Landscape Arbor Care	-700.00	700.00
TOTAL					-99,727.66	99,727.66
Liability Check	11382	07/26/2023	UNITED STATES TREASURY	101.002 · Suntrust #570803-O...		-336.60
				215.000 · Accrued Taxes Paya...	-31.90	31.90
				215.000 · Accrued Taxes Paya...	-31.90	31.90
				215.000 · Accrued Taxes Paya...	-136.40	136.40
				215.000 · Accrued Taxes Paya...	-136.40	136.40
TOTAL					-336.60	336.60

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Public Hearing and Regular Meeting on August 9, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Jason Silber	Chair
Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Jason Jaszak (via telephone)	SOLitude Lake Management (SOLitude)
Will Butler	American Illuminations & Décor
Matt Mohr	Resident
Megan Cody	Resident
Karen Anderson	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Comella, Deenihan, Stalzer and Silber were present. Supervisor Szelest attended via telephone.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Matt Mohr commented on insurance coverage and homeowner requests for this to be a golf cart community; he referred to the Florida Statutes related to golf carts. He voiced his belief that Mr. Silber's golf cart is not licensed, thereby it is not registered or insured.

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.*

42 He asked for a 30-day notice to be issued to Mr. Silber to avoid potential liability to the
43 homeowners and the CDD.

44 Mr. Mohr referred to the CDD's Rules of Procedures #116 and voiced his opinion that
45 Mr. Stalzer voting on matters that specifically benefit him and nearby residents is a conflict of
46 interest and that he should abstain from voting on such matters. Mr. Stalzer expressed his
47 opinion that Mr. Mohr has a habit of spreading falsehood throughout the community. In his
48 opinion, if he should abstain from voting on Esplanade matters, then the same should hold true
49 for the other Board Members outside of Esplanade. He agreed with the comment about
50 unregistered golf carts and noted that he observed too many teenaged drivers.

51 Mr. Silber urged Mr. Mohr to cease with his accusations, including his posts on
52 Facebook alleging that CDD Board Members took handouts or compensation from the Starkey
53 family, which is liable, and Mr. Mohr encouraging people to jump in front of his golf cart. Mr.
54 Silber noted that his golf cart is insured and stated, if this does not stop, he will involve the
55 police and lawyers. Regarding liability, Ms. Willson stated that it is the Sheriff's Department,
56 not the CDD's responsibility to enforce golf cart laws. She suggested e-blasting residents an
57 update about golf cart usage.

58 Discussion/interactions became confrontational.

59 Resident Megan Cody voiced her opinion that, if people were more pleasant, meeting
60 attendance would increase.

61

62 **THIRD ORDER OF BUSINESS**

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

63

64

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

66 **B. Construction of Resolution 2023-07, Relating to the Annual Appropriations and** 67 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending** 68 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective** 69 **Date**

70 Mr. Adams stated that the proposed Fiscal Year 2024 budget is the same version
71 presented at the last meeting. He recalled that the strategy was for assessment levels to remain
72 unchanged and assign \$55,000 to the "Contingency" line item.

73 Mr. Stalzer asked if the proposed Fiscal Year 2024 budget needs to be changed, given
74 the new information about the Welcome Center Lease, which did not include taxes, and the
75 hog removal services. Mr. Adams stated contingency funds can be used for those expenses
76 and for some of the other expenses to be presented later in the agenda.

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

78 No members of the public spoke.

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

80

81 **On MOTION by Mr. Deenihan and seconded by Mr. Szelest, with all in favor,**
82 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**
83 **Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September**
84 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
85 **was adopted.**

86

87

88 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

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100 There were no comments from members of the public regarding this item.

101

102 **On MOTION by Mr. Stalzer and seconded by Mr. Silber, with all in favor,**
103 **Resolution 2023-08, Making a Determination of Benefit and Imposing Special**
104 **Assessments for Fiscal Year 2023/2024; Providing for the Collection and**
105 **Enforcement of Special Assessments, Including but Not Limited to Penalties**
106 **and Interest Thereon; Certifying an Assessment Roll; Providing for**
107 **Amendments to the Assessment Roll; Providing a Severability Clause; and**
108 **Providing an Effective Date, was adopted.**

109

110

111 **FIFTH ORDER OF BUSINESS**

Update/Consideration of Welcome Center Lease Agreement (under separate cover)

112

113

114 Mr. Adams distributed a redline version of the Lease Agreement, which differed from
115 the one previously emailed. Ms. Willson stated the Developer agreed to most of the CDD's
116 previously submitted redline changes and will provide the CDD with an updated Exhibit A,
117 Description of Land, as the grass area being used for parking was excluded from the lease.

118 Regarding the clause prohibiting live entertainment and if it excludes renting the facility
119 for fitness classes or Kid's Night Out, Ms. Willson will confirm with the Developer and, if so, she
120 will add language to the lease carving out the activities specifically authorized.

121 Regarding the April 2023 lease date, Ms. Willson stated, per Mr. Silber's suggestion, the
122 13-month term was changed back to the original 18-month first term lease, to commence
123 September 1, 2023, and is outlined in the redline version, which Mr. Szelest did not have.

124 Regarding if the Developer can sell the property during the option period if the CDD
125 exercises the option following expiration of the initial 18-month term, and, if so, whether the
126 CDD's lease will transfer to the new owner, Ms. Willson replied yes, to both questions.

127

128 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, the**
129 **Welcome Center Lease Agreement, in substantial form, allowing Mr. Silber to**
130 **work with Ms. Willson on defining entertainment and finalizing the Lease, and**
131 **authorizing execution prior to September 1, 2023, was approved.**

132

133

134 **SIXTH ORDER OF BUSINESS**

**Update: SOLitude Lake Management, LLC,
Enhanced Waterbody Assessment**

135

136

137 **A. Consideration of Services Contracts for Treatment Recommendations**

138 **I. Aeration Systems – Ponds 4A, 4B and 5A**

139 **II. ESP-1A and ESP-1B Surface Aeration Systems**

140 **III. Nutrient Abatement Treatment**

141 Mr. Mazzoni stated that SOLitude is recommending aeration and nutrient abatement
142 treatment, as the water quality testing results showed low oxygen levels and high phosphorous
143 levels in Ponds 4A, 4B, 5A, ESP-1A and ESP-1B. Ms. Comella asked if something is affecting these
144 ponds more than the others and if the other ponds are okay. Mr. Mazzoni recalled that the
145 Board approved testing these ponds in response to homeowners' requests because, after
146 treatment, those ponds still have algae more often than the other ponds. Other ponds with

147 similar issues will require the same process. Mr. Stalzer clarified that homeowners complained
148 about the algae and SOLitude asked to test the ponds.

149 Mr. Jaszak stated that the ponds were tested to determine what is causing excessive
150 algae blooms directly and if it was due to high nutrient or high phosphorus levels or a
151 stratification or a conjunction of both. He reviewed the results and noted low dissolved oxygen
152 levels can cause fish kills because it does not allow organic matter in the lake to break down or
153 allow certain fish to make it to the bottom to feed on larvae, which will become a nuisance.
154 Aeration is the only way to de-stratify the ponds.

155 Mr. Jaszak stated that the first two proposals are for standard and surface aeration
156 systems. He expects it will take six to eight months before results are seen. He responded to
157 questions about the two systems, suggesting implementing a quarterly maintenance program
158 to prolong the life expectancy; the root causes can be due to water levels, phosphorus levels
159 due to natural and human causes, etc. Due to the size of the community, he recommended
160 testing about five or ten ponds every year until all the ponds are tested, which will determine if
161 aeration or nutrient abatement or a conjunction of both is needed.

162 Mr. Silber voiced his opinion that residents will complain if there is really a problem;
163 therefore, he did not think additional testing was needed since this could naturally resolve itself
164 most of the time. Asked what will happen if the CDD does nothing, Mr. Jaszak stated the
165 stratification will get worse and eventually result in fish kills or gasses will build up and emit a
166 foul odor; while the conditions might minimize in the winter they will return in the spring and
167 summer. Aeration is the only way to stratify the pond, which will substantially reduce algae
168 blooms, but a nutrient abatement treatment might also be needed.

169 Discussion ensued about other ponds possibly needing other solutions, testing budget,
170 equipment, quarterly maintenance, littoral plants easing pond erosion, conducting additional
171 testing to compare results and Mr. Mazzoni researching files and identifying those ponds as the
172 ones treated more frequently, to avoid any appearance of favoring certain neighborhoods,

173 Mr. Silber asked Mr. Mazzoni to obtain opinions from other vendors.
174

175 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**
176 **proceeding with additional water testing of four to five ponds selected by Mr.**
177 **Mazzoni, in a not-to-exceed amount of \$8,500, was approved.**

178

179
180 Resident Karen Anderson asked if the aquatic plantings will help with the separation of
181 cold and warm water since Mr. Jaszczak stated that only aeration will help. Mr. Adams stated
182 aquatic plants will not de-stratify the ponds.

183

184 **SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals/Estimates/
Quotes**

185

186

187 **A. Reel Graphix Printing, No Trespassing/No Watercraft Signage**

188 Mr. Mazzoni showed a photograph of an egress the public is using as a boat ramp into
189 the Lake Blanche pond or for fishing. He suggested adding “No Watercraft” language to the
190 sign. Ms. Willson advised of the CDD’s liability if the Board decided not to install signs for
191 aesthetic reasons. Mr. Silber made suggestions to reduce signage costs. It was noted that the
192 Blueberry Farm is rumored to be for sale and plans are to develop apartments.

193 Ms. Stalzer motioned but then withdrew his motion to install three signs.

194

195 **On MOTION by Ms. Comella and seconded by Mr. Silber, with all in favor, the**
196 **Reel Graphix Printing quote, dated June 28, 2023, for two No Trespassing/No**
197 **Watercraft Signage, in the amount of \$998, was approved.**

198

199

200 **B. Southern Wildlife Removal, LLC, Hog Removal**

201 Mr. Mazzoni presented a new proposal from Southern Wildlife Removal, LLC for hog and
202 other wildlife removal, which exceeds the \$1,350 per month the Board agreed to. He noted a
203 decline in resident complaints since the controlled burns started. He was unable to obtain other
204 proposals due to other pressing CDD matters.

205 Discussion ensued about the vendor not advising Staff of their schedule and only
206 submitting one report, a suggestion to delay payment until the vendor submits the report, and
207 the contract being a one-year contract with a 30-day Notice of Termination provision.

208 Mr. Silber suggested rejecting the increase, with the understanding they might exercise
209 the 30-day right to cancel and, while in the next 30-days, the CDD expects the vendor to
210 perform against the contract. He does not want the CDD to terminate the contract until Staff
211 obtains other vendor proposals for the next meeting.

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On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor, rejecting the Southern Wildlife Removal, LLC request for an increase and instructing Staff to seek other proposals for hog removal, was approved.

C. Everglades Equipment Group, Gator Cart for Field Staff

Ms. Hlebak presented the proposal to purchase a gator cart. She noted mechanical issues with the existing gator resulted in personnel using their personal vehicles to pick up and haul trash to the dumpster. Mr. Silber voiced his opinion that the existing gator should be maintained and, with the opening of Albritton Park, two others should be purchased.

Mr. Stalzer stated he would rather have a mechanic perform the maintenance on the gators so that Steve can work on other matters.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, Everglades Equipment Group Quote ID #29332074 for a 2023 John Deere Gator HPX615E, in a not-to-exceed amount of \$15,500, was approved.

D. Gulf Coast Air Systems, Inc., Repairs and Surge Protectors

Items 7D and 7E are referenced in the Lifestyle Director & Amenity Manager Report.

Ms. Hlebak stated that the mini-split units in the Cunningham Park and Homestead Park restrooms need to be repaired. Power surge issues at these locations were discovered. She proposed adding surge protectors at all the parks. Mr. Silber suggested installing surge protectors on CDD equipment, as well. Ms. Comella feels that whether insurance will cover claims should be confirmed before incurring costs. Mr. Silber wants a mechanism in place so these types of matters can be addressed in between meetings and to avoid delays. Mr. Adams noted a mechanism is already in place and the District Manager has a \$10,000 spending cap.

On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor, Gulf Coast Air Systems, Inc., Estimate Nos. 90244379 and 90286263 to repair the mini-split units and install surge protectors at Cunningham Park and Homestead Park and to install surge protectors, including grounding review at all CDD facilities and equipment, in an overall not-to-exceed amount of \$15,000, was approved.

249 **EIGHTH ORDER OF BUSINESS****Consideration of Amenity Holiday Lighting
Quotes**250
251

252 Ms. Hlebak stated the first three proposals provide traditional holiday lighting options
253 and the fourth proposal is an alternative for year-round lighting, in lieu of holiday lighting.

254 **A. American Illuminations & Décor**

255 Owner Mr. Will Butler, the CDD's existing vendor, presented three lighting proposal
256 packages, outlined the scope of services for each and responded to questions.

257 **B. Decoration Elves**258 **C. Everything Outdoors, LLC**

259 Ms. Hlebak stated that Decoration Elves, the CDD's original provider for over seven
260 years, was unable to attend the meeting. The Everything Outdoors, LLC representative was not
261 present and one other vendor chose not to submit a bid.

262 Mr. Silber preferred to reassign the holiday lighting funds to bridge repairs. Mr.
263 Deenihan agreed as he thinks the lighting by the residents was sufficient.

264 Discussion ensued regarding remaining within budget, initiating a two-year instead of a
265 three-year multi-year contract, reassigning funds for lighting the pool and restrooms to the
266 entrances and Cunningham Park, the proposal not including the Welcome Center, making sure
267 the decorations are consistent for each neighborhood and adding the main entrance at State
268 Road 54 and Heart Pine Avenue, which might require installing additional power sources and
269 the Welcome Center to the scope of work.

270 The Board agreed to change the holiday lighting scope to focus solely on lighting the
271 entrances and the Welcome Center. Ms. Hlebak will email Mr. Butlers' new scope to the Board,
272 upon receipt. Ms. Willson reminded everyone that the services are for general holiday lighting
273 and not specific to any particular religion.

274

275 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**
276 **authorizing Ms. Hlebak to work with Mr. Butler, of American Illuminations &**
277 **Décor, to finalize the holiday lighting scope of services and execute a two-year**
278 **service contract to light all entrances and the Welcome Center, including**
279 **grounding review, in a not-to-exceed amount of \$8,300, was approved.**

280
281282 **D. Nebula LED Lighting Systems Alternative**

283 The proposal from Nebula LED Lighting Systems Alternative was included for
284 informational purposes.

285

286 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
as of June 30, 2023**

287

288

289 Mr. Stalzer asked for Management to enforce the penalty clause next year on any
290 commercial shared cost past due amounts owed to the CDD. Regarding how much reclaimed
291 water was trucked in, Mr. Mazzoni recalled only one truck but was not certain of the number.
292 He stated that the \$900 irrigation device they installed is already providing dividends; he
293 expects to have data within the next month to show the County the actual numbers.

294 The financials were accepted.

295 **Ms. Comella left the meeting at 8:19 p.m.**

296

297 **TENTH ORDER OF BUSINESS**

**Approval of July 12, 2023 Regular Meeting
Minutes**

298

299

300 The following changes were made:

301 Line 29 and throughout: Change "David Shumaker" to "Bill Schumacher"

302 Line 80: Change "LMP" to "WST-TSR"

303 Mr. Stalzer expressed his understanding that these are summary minutes but he thinks
304 those that do not attend the meeting will not understand what is going on. He submitted his
305 edits to Lines 115, 141, 173, 181 and 260 to Management to incorporate into the minutes.

306 Line 222: Change "CDD" to "Developer"

307

308 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor, July**
309 **12, 2023 Regular Meeting Minutes, as amended to incorporate the edits made**
310 **and edits submitted to Management, were approved.**

311

312

313 **ELEVENTH ORDER OF BUSINESS**

Action & Completed Items

314

315 Mr. Adams will update the Action & Completed Items list after the meeting.

316

317 **TWELFTH ORDER OF BUSINESS**

Staff Reports

318

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

320 There was no report.

321 **B. District Engineer: Johnson Engineering, Inc.**322 Mr. Adams stated that the District Engineer is still trying to work with the County on the
323 Roadway Turnover Reconciliation Report but the County has been non-responsive.324 Now that Long Spur and Fence Post is becoming a four-way stop, Mr. Silber stated that
325 he asked Gary to address the line-of-sight issues.326 **C. District Manager: Wrathell, Hunt and Associates, LLC**327 Mr. Adams discussed the notice from Attorney Stephen Streiker regarding Taylor
328 Morrison's contractors knocking down the stop sign at the intersection of Stevenson Land and
329 the Service Road and causing potential harm; Taylor Morrison addressed the matter. He noted
330 that the final lift of asphalt has not been laid and the area has not been conveyed to the CDD.
331 Ms. Willson asked Mr. Adams to reply with a letter and photograph closing the matter.332 Mr. Deenihan stated he received third-party information that a Board Member was
333 threatened because of what occurred in a meeting, although he does not know this to be fact.334 Mr. Silber stated he spoke with District Counsel about Mr. Mohr's threats and has proof
335 of Facebook allegations that he and Mr. Stalzer received kickbacks from Starkey Market for
336 canceling the fireworks event. District Counsel advised that he can open an investigation with
337 the State. For the record, Mr. Silber stated that he has never been in contract with any member
338 of the Starkey family, he has never received any form of compensation, monetary or otherwise
339 from any member of the Starkey family or from any entities associated with Starkey Market. He
340 reiterated his earlier comment about having video evidence of Mr. Mohr, from Facebook live,
341 talking and encouraging people to jump in front on his golf cart and sue him because Mr. Mohr
342 thinks his golf cart is uninsured. Mr. Silber stated that his golf cart is insured through State
343 Farm. He noted that he has tried to be gracious about this and leave it alone but, if Mr. Mohr
344 wants to continue the harassment, he will consider involving the police or legal entities.345 • **NEXT MEETING DATE: September 13, 2023 at 6:00 PM**346 ○ **QUORUM CHECK**347 **D. Lifestyle Director & Amenity Manager: WTS International**

348 The Monthly Summary Report was included for informational purposes.

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

350 Mr. Mazzoni presented the Monthly Field Operations Report.

351 Mr. Mazzoni stated that the final cost of the Frontier damage is \$15,681.90.

352

353 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor,**
354 **authorizing Ms. Willson to send a demand letter to Frontier to reimburse the**
355 **CDD for damages to CDD property, was approved.**

356

357

358 Mr. Mazzoni stated that the walkthrough for Parcel C landscaping is completed and it is

359 ready for turnover to the CDD. Mr. Silber stated he does not know where Parcel C is located

360 and requested another walkthrough. Mr. Szelest stated he completed a walkthrough and

361 identified only minor issues; he is comfortable with completing the turnover process.

362

363 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor,**
364 **acceptance of Parcel C landscaping maintenance, in substantial form, subject to**
365 **Ms. Willson providing proper documentation to the Chair to review and**
366 **execute, was approved.**

367

368

369 Mr. Mazzoni reported that the lake bank repairs total is about \$11,000. Proposals to

370 repair two more lake banks are pending. He sent letters to 20 homeowners regarding run off

371 issues. Mr. Silber asked Mr. Mazzoni to contact the HOA to discuss the approval process for

372 installing pools or other improvements, to ensure no runoff flows onto CDD property. Ms.

373 Willson stated that is not an uncommon issue in CDDs. She thinks communication between the

374 two entities would be prudent.

375

376 THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

377

378 Mr. Stalzer asked for "Consideration to Conduct a Workshop" to be included on the next

379 agenda. Workshop discussion topics would include Rangeland and long-term plans for the

380 Welcome Center. Mr. Silber suggested considering top seeding Rangeland in lieu of sodding it.

381

382 FOURTEENTH ORDER OF BUSINESS

Adjournment

383

384 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor, the**
385 **meeting adjourned at 8:50 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
08.09.23 FOR 09.13.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.10.22	ACTION	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining. 07.12.23 Mr. Mazzone: Check with Mr. Chang on status	X			
2	03.08.23	ACTION/ AGENDA	Ms. Willson: Proceed with finalizing the Welcome Center lease as per the terms outlined today and present in final form for approval at next mtg. 08.09.23 Mr. Silber/Ms. Wilson: Work together to define live entertainment needed to incorporate in the lease. Obtain updated Land Description from the Developer, defined as Exhibit A to the Lease.	X	X		
3	03.08.23	ACTION/ AGENDA	Mr. Call/Mr. Mazzone/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to County. 06.14.23 Mr. Mazzone: Check w/ Mr. Chang. 07.12.23 Mr. Chang: Present Roadway Turnover Reconciliation Report at next meeting.	X			
4	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.	X			
5	06.14.23	ACTION	Mr. Adams: Send wetland monitoring schedule to the Esplanade Board.	X			
6	06.14.23	ACTION	Mr. Adams: Verify the Homes by West Bay 2021 payment offsets the amount due from the Estate Homes. Review the commercial shared costs July 31, 2022 balance sheet.	X			
7	06.14.23	ACTION	Mr. Mazzone: Prepare Notice letter to the builders incorporating Mr. Silber's verbiages on addressing landscape/irrigation plan deficiencies, have Mr. Yahn and Mr. Soety identify the parcels and deficiencies and prepare a map identifying parcels that have not been conveyed to the CDD for the next meeting. 07.12.23 Mr. Soety: Send MI Homes Plan C in Albritton project schedule to repair broken concrete upon receipt.			X After 08.09.23 mtg	
8	07.12.23	ACTION	Mr. Soety: Provide update on vendor finalizing the Dog Park Sod Replacement project at the next meeting.			X After 08.09.23 mtg	
9	07.12.23	ACTION	Mr. Soety: Issue LMP 30-day notice to complete the irrigation project at Albritton Park.			X After 08.09.23 mtg	
10	07.12.23	ACTION	Mr. Adams: Send Trustee materials to Mr. Stalzer.	X			
11	07.12.23	ACTION	Mr. Adams: Send Mr. Stalzer backup materials for the Trustee Charges.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
08.09.23 FOR 09.13.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23
2	01.11.23	BOTH	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
3	01.11.23	BOTH	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. 02.08.23 Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
4	01.11.23	ACTION	Mr. Adams: Research Financials items-report findings at nxt mtg. 02.08.23 Email findings to the Board.			X	03.08.23
5	01.11.23	ACTION	Mr. Adams: Ensure Oct minutes are posted on CDD website. 02.08.23 Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
6	01.11.23	BOTH	Mr. Deenihan: Present info on process to transition to in-house pressure washing. 02.08.23 Mr. Mazzoni: Work w/ Riptide to confirm contract includes all CDD property in common areas & trails, curbs and gutters.			X	03.08.23
7	01.11.23	ACTION	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Boards liability concerns. Give update at next meeting. 02.08.23 Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
8	01.11.23	BOTH	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. 02.08.23 LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
9	02.08.23	ACTION	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
10	02.08.23	ACTION	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
11	02.08.23	ACTION	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
12	02.08.23	ACTION	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23
13	03.08.23	ACTION	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	04.12.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
08.09.23 FOR 09.13.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
14	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
15	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23
16	01.11.23	ACTION	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. 02.08.23 Mr. Mazzoni: Work with vendor to reduce costs.			X	05.10.23
17	03.08.23	ACTION	Mr. Adams: Email sidewalk/driveway apron parking legal opinion Ms. Comella.			X	05.10.23
18	03.08.23	ACTION	Ms. Willson: Incorporate Mr. Silber's revisions before sending letter to Mr. Mohr advising that CDD prohibits fireworks activity on CDD property and that it is the CDD Amenity Policy.			X	05.10.23
19	04.12.23	ACTION	Mr. Hawkins/LMP: Inspect pond behind Ranchers Gap Dr. re: grass being cut too short and generating dust.			X	05.10.23
20	04.12.23	ACTION	Mr. Stalzer: Consult other major communities re: joint letter to County about solutions to drought issues.			X	05.10.23
21	04.12.23	ACTION	Mr. Mazzoni: Find out water testing dates at 4A, 4B, 5A, ESP1A & ESP1B.			X	05.10.23
22	03.08.23	ACTION/ AGENDA	Mr. Adams: Check on outstanding commercial shared costs items, confirm if able to collect interest on unpaid costs & collection expenses and proceed accordingly. Email info on WestBay next week and ask Accounting to clear up "Due from Developer C" budget line item. 05.10.23 Email schedules to Board and add to the upcoming agenda.			X	06.14.23
23	04.12.23	ACTION	Mr. Adams: Provide reconciliation of amounts due from developers.			X	06.14.23
24	04.12.23	ACTION	Mr. Adams: Open a Cash Sweep account with FineMark Bank.			X	06.14.23
25	04.12.23	ACTION	Mr. Adams: Obtain proposals for Reserve Study.			X	06.14.23
26	05.10.23	ACTION	Mr. Mazzoni/Ms. Willson: Provide proposal to repair damaged CDD property to Mr. Willson to prep letter to 3898 Barbour Trail homeowner.			X	06.14.23
27	05.10.23	ACTION	Mr. Adams: Schedule Budget Workshop on June 14 at 4:00 p.m.			X	06.14.23
28	05.10.23	ACTION	Mr. Adams: For proposed FY 2024 Budget, split assigned working capital & unassigned fund balance, correct data on definition page & create new playground equipment replacement line item.			X	06.14.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
08.09.23 FOR 09.13.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
29	05.10.23	ACTION	Mr. Mazzone: Schedule a Landscape Workshop for June 6 at 4:00 p.m.			X	06.14.23
30	03.08.23	ACTION	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.			X	07.12.23
31	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.			X	07.12.23
32	04.12.23	ACTION	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events. 05.10.23 Garden Club to submit budget to Ms. Hlebak by June.			X	07.12.23
33	04.12.23	ACTION	Ms. Hlebak: Assist with Community Cleanup Day.			X	07.12.23
34	04.12.23	ACTION	Ms. Hlebak: Prep proposed park usage guidelines for organized groups. Not possible as she cannot stick to Policies/Guidelines.			X	07.12.23
35	05.10.23	ACTION	Ms. Willson: Include Mr. Szelest on beginning conversations w/ County and SWFWMD on CDD requesting they install hog wire fence.			X	07.12.23
36	05.10.23	ACTION	Ms. Willson: Regarding the Wilderness Park Footbridge and Access Agreement; to negotiate terms that the CDD's access points are not published in informational maps or brochures.			X	07.12.23
37	06.14.23	ACTION	Mr. Mazzone: Research entity who maintains Creative World property on Long Spur, which Mr. Stalzer provided photographs of its condition.			X	07.12.23
38	06.14.23	ACTION	Mr. Adams: Email Kimley Horn's analysis of the bridge to Mr. Stalzer.			X	07.12.23
39	06.14.23	ACTION	Ms. Hlebak: Check Health Department permit to determine if there are sufficient chairs at the pool, if not, obtain proposals.			X	07.12.23
40	06.14.23	ACTION	Mr. Mazzone: Include in his notes for the July meeting update on Whitfield Park and the Monroe Commons drain.			X	07.12.23
41	06.14.23	ACTION	Mr. Adams: FY 2024 use fund balance to offset assessment increase.			X	07.12.23
42	06.14.23	ACTION/ AGENDA	Mr. Adams: Ensure agenda posted on website 7 days prior to meeting. Add pledge of allegiance as an ongoing agenda item.			X	07.12.23
43	06.14.23	ACTION	Ms. Willson: Research with the CDD's insurance carrier how defibrillators at Cunningham and the pool will affect the CDD's liability.			X	07.12.23
44	05.10.23	ACTION	Ms. Hlebak/Mr. Adams: Determine projected costs for new playground equipment replacement FY2024 budget line item.			X	08.09.23
45	06.14.23	ACTION	Ms. Hlebak: Email WTS' Club guidelines to the Garden Club.			X	08.09.23

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COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023	Regular Meeting	6:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774				373,974
Allowable discounts (4%)	(191,922)				(191,571)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	4,765,085	4,723,346	74,075	4,797,421	4,774,865
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	35,000
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	95,786
Total professional & administrative	275,418	191,692	82,746	274,438	279,693

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	1,100	-	1,100	1,100	-
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,223,392</u>	<u>3,824,500</u>	<u>4,495,176</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,306,138</u>	<u>4,098,938</u>	<u>4,774,869</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

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COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
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Monthly Summary Report

August, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Iliana Santiago, Starkey Ranch Lifestyle Coordinator

Alex Murphy, Operations Director

AUGUST PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Vaxonsite	Health/Educational
Back to School Bash	Family Social
Little Mini Wednesday	Kids Social
3D Mobile Mamography	Health/Educational
AAA: Senior Defensive Driving Course	Adult Educational
Gift Card Bingo	Family Social
Breakfast in the Park	Family Social
Food Truck Pop Up	Family Social
Mental Enrichment for Your Dogs	Family/Pet Educational
Drink This, Make That	Adult Social
Food Truck Fridays	Family Social
Yoga	Fitness
Kid's Night Out	Kids Social
How Training Can Be Fun	Cancelled due to Idalia
CPR	Health/Educational
Swim Lessons	Aquatics
Starkey Ranch Cook Book - Gathering Recipes	Health/Educational

Kid's Night Out
AUGUST 4TH | 5:30 - 9:30 PM
CUNNINGHAM HALL

Calling all kids ages 5-12 years old! Come hang out with the Lifestyle Team to enjoy pizza, games & a movie!

Kids Night Out is based on a lottery system.

LOTTERY OPEN:
Friday, July 28th, 2023 AT 8 PM

LOTTERY CLOSE:
Tuesday, August 1st, 2023 AT 1 PM

ONLY 25 spots available.

There will be a waitlist for those who were not picked for the lottery

\$20 PER CHILD

RSVP REQUIRED: FUN@STARKEYRANCH.COM

CPR CLASS

BLS Provider Babysitting Level Citizen Le

KREWE DE FORTI



FEE: \$50 Per Person

Certificates available are BLS PROVIDER, BABYSITTING LEVEL, or CITIZEN LEVEL.

All Taught That Night TOGETHER!

August 31st | 6 - 9 PM | Cunningham Hall




FOOD TRUCK (Pop-up)

August 22nd | 6 - 8 PM | Whitfield Park

AUGUST AMENITY RENTALS

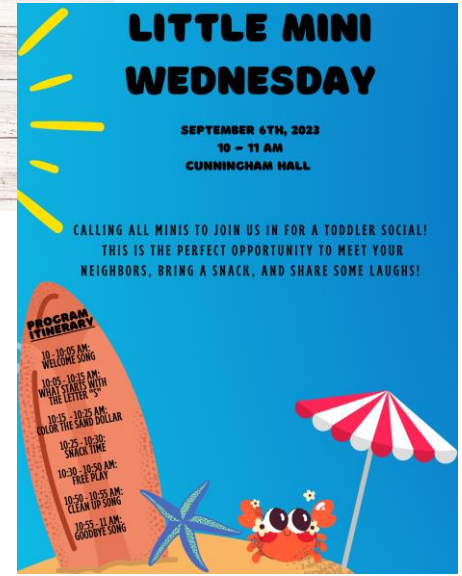
AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	7 Days /32 Hours	\$1600
Whitfield Park Pavilion	1 Days/4 Hours	\$60
Homestead Park Pavilion	0 Days/0 Hours	\$0
Albritton Park Pavilion	2 Days/8 Hours	\$120
Rentals usually take place Friday - Sunday, pending Lifestyle Programs and needed access to the 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.		

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead and Cunningham Bathroom A/Cs	In Progress	Waiting on Parts.
Splash Pad Repairs	Complete	During storm closure.
Dog Parks	In Progress	A few signs need replaced and new dog toys added.
Splash Pad Timer	In Progress	New Timer has been ordered and needs installed.
Garden Club Supplies	In Progress	Waiting on Seeds. Club is requesting more control over the funds. Compromise proposed: Gift Card Options
Relocating Trash Cans	In Progress	Working on a new map and relocating problem/complaint cans that neighbors keep filling up with landscaping and personal trash from their homes.
Idalia Prep and Clean up	Complete	Preparing all the parks for a storm/hurricane takes time & man power to allow as little closure time as possible. We also takes the time to address/plan any further repairs/projects that might need completed.
Gator Cart Roof	Complete	Roof structure rusted out and needed to be resecured.
Electrical & Internet Issue at Cunningham Park	Complete	Lighten strike cause a slight short which was repaired along with a Spectrum Modem needing replaced.
Pool Equipment Maintenance	In Progress	Having issues with two chemical feeders, replaced hinges on equipment boxes, update broken safety poles.
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.

SEPTEMBER PROGRAM FORECAST

PROGRAM	DATE
Boats & Floats	Sept 4 th
Vaxonsite	Sept 6 th
Brudders Book Kids Painting Class	Sept 9 th
Yoga in the Park	Sept 10 th
How Training Can be Fun	Sept 20 th
Crafty Kids	Sept 23 rd
Pop Up Food Truck	Sept 23 rd
1 st Annual Taste of Starkey	Sept 24 th
Drink This, Make That	Sept 27 th
Kid's Night Out	Sept 29 th
Environmental Day	Sept 30 th
Little Mini Wednesday	Sept 6 th & 20 th
Food Truck Friday	Every Friday
Yoga	Sept 4 th & 11 th
Peak Personal Training	Based on Resident Request
ISR, Group & Private Swim Lessons	All Month/Any Day or Time Pools are Open



LIFESTYLE

New Contact Information

NEW EMAILS:

Renee Hlebak

Lifestyle Director/Amenity Manager
rhlebak@ourstarkeyranch.com

Iliana Santiago

Lifestyle Coordinator
isantiago@ourstarkeyranch.com

Rentals:

rentals@ourstarkeyranch.com

Activities:

fun@ourstarkeyranch.com

FOR MORE INFORMATION CONTACT THE
WELCOME CENTER: (813) 925-9777



THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
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TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 1, 2023
SUBJECT: Status Report – Field Operations

FOLLOW-UPS FROM LAST MEETING

Long Spur Fence Post Tree Trimming Removal: *Approved proposal from LMP to remove and grind stumps for four (4) Live Oaks in the right of way of the intersection of Fencepost and Long Spur. Proposal \$1,260.00.*

Southern Wildlife Removal / Hog Hunt Proposals: *Communicated with vendor regarding the decision to decline revised agreement. The vendor stated they are not able to continue under the existing agreement. Reminded vendor of notice requirement and process. Vendor notified District of intent to cancel as of September 15th.*

We sent inquiries out to 4 different vendors to obtain hog trapping services. After a few responses and questions, we were able to obtain 1 proposal with a vendor who has worked with Community Development Districts in the South Florida area. That proposal is included on the agenda for the Board's consideration.

Additional Pond Testing: *At the Board's direction, Operation Manager selected ponds in the community for additional water testing. The selection criteria were based on service history. Ponds selected were Ponds 3-1 / 3-2 (Riders Pass), Pond B-3 (Cunningham Park -Cannon Lake), Pond 16-4 (Tallfield), Pond 15-2 (Gavin Lane), and Pond 10-1 (Wetmore). The total for the test project was \$5,400.00 and the testing was performed on 8/28. Results will be provided as soon as they are available.*

Pond Testing – 2nd Opinion: *Consulted with the President of Sitex Aquatics for a second opinion on the water testing. They made an onsite visit and provided a second opinion based on the findings of the reports. The opinion will be provided under separate cover to the Board of Supervisors.*

Albritton Dog Park: *Sod scheduled to be installed on 8/28. The new installation will require the closure of the dog park for 30 days to allow the sod to root. A thank you to the Lifestyle team for notifying residents of the project and the closure requirements.*

Drainage Discussion: *Thanks to Renee and our MPOA partners for the following information regarding how drainage is addressed during the architectural review process.*

MPOA Note:

Typically, when the Starkey Ranch ARB Committee returns an owner's ARB application with their results and some comments are applied. Drainage is covered in the MPOA guidelines below.

If an owner is draining their swimming pool water or connecting gutters to the ponds other owners usually contact the office and a violation is sent out.

(s) **Drainage.** Unless first approved by the ARB, the CDD and the District in writing, no Owner other than the Declarant (and then only to the extent first approved by the District in writing) may obstruct, alter, change, redirect or in any way modify the method and/or structures of drainage utilized and/or installed by Declarant, the CDD and/or the Association from, on or across any Lot, Common Area, CDD property and/or easement area; nor shall any structure or material be erected, placed and/or maintained which shall in any way obstruct such drainage devices or facilities, including buffer areas or swales, or impede their efficient operation. No elevation changes shall be permitted on any Lot which materially adversely affects the drainage of or to any neighboring Lot, portion of the Property and/or portion of the Common Area.

An Owner of a Lot within which any easement for drainage or retention lines are located shall be responsible for the maintenance of such areas to permit the flow and retention of water in accordance with the drainage and retention system plan required and approved by the applicable governmental agencies. If any Owner fails and/or refuses to comply with any part or all of the restrictions contained in this Section 12.6(s), the Association shall notify that Owner in writing, have the right to correct such failure and/or refusal, assess and collect the costs thereof as an Individual Assessment and the Association shall have a lien upon the Lot upon which the work was performed.

BRIDGES/ ROADWAYS/ SIDEWALKS:

- **French Drains Monroe Commons/ Whitfield:** Requesting a schedule update on this item and other open project from LMP. Will provide a further update at the meeting.
- **Crosswalk & Road Restriping by School:** This project was completed the week of August 25th.
- **Sidewalk Repairs:** Proposal requests went out on August 14th to four (4) firms. Proposals received will be added to the September agenda for the Board's consideration.
- **Heart Pine Avenue / Long Spur Ave Paver Sections:** Following completion of the bridge work, Operations has moved to review other areas of concern. The Long Spur Ave. paver section has more of a need for repair and replacement of the pavers than the cross section of Heart Pine Ave. Measurements of both areas have been taken along with photographs. Proposal requests are going out for fixing the pavers, as well as to asphalt companies to replace the pavers with asphalt.
- **Lake Balance Pond Signs:** The two (2) signs approved by the Board have been requested and are expected to be installed the weekend beginning September 1st.
- **Rangeland Bridge Project:** The vendor has installed replacement boards for the catch-up work project and the quarterly work.

LANDSCAPING:

- **Fall Tree Trimming:** Unless the Board has an objection or wishes to review the project further, Sunscape will be initiating the District's Fall Tree work beginning in October. Information on the areas to be trimmed and pricing proposals were presented to the Board at the June meeting.
- **Parcel Turnover Updates:**
 - **Parcel B: (West Bay Homes)** - LMP is working on a proposal to complete any areas that Sunscape Consulting has deemed insufficient to accept for maintenance. Once prepared, it will be presented to the builder to see if they would like to pay to have the District complete the remaining items and transfer maintenance responsibilities over to the District. Operations is trying to address the sod damage in conjunction with the turnover.
 - **Parcel C: (MI Homes)** – LMP was ready to begin maintaining Parcel C and has begun service. Sunscape and LMP are working on the addendum for this area. Operations and accounting are transferring the respective utility accounts.
 - **Albritton Park:** LMP is preparing a proposal for reconfiguring the drip irrigation lines to be shared with the Developer for consideration.
- **Pond Bank Repairs:** Erosion repairs are currently underway on the ponds located behind or adjacent to 13407 Payton Street; 3965 Bonfire Drive; 4204 Woods Rider Loop; 4240 Woods Rider Loop; 13478 Batten Lane. Awaiting final work and sod installations.

MISC. FIELD OPERATION UPDATES

- **Hurricane Idalia:** The district did not incur any significant damage because of the storm. There was some minor tree damage and a few signs that were down. LMP and operations will monitor the tree roots for oversaturation. Solitude - Weirs checked for obstructions after storm. Algae couldn't be treated after heavy rain due to the potential of an oxygen crash. Sites treated for shoreline weeds.
- **Landscaping Maintenance Area:** the district is currently awaiting notification that flagging of the wetland areas has been completed. We'll provide a further update at the meeting if one becomes available.
- **Frontier Project:** All documentation has been provided to the District Counsel to write a demand letter to Frontier.
- **Creative World Landscaping Concerns:** Photos of landscaping concerns along Long Spur Ave were sent to the point of contact for Creative World. They are looking for contractors to clean up and update their landscaping.