

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 14, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

Mary Comella	Chair
Frank Stalzer	Vice Chair
Ray Szelest	Assistant Secretary

Also present:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Bill Conrad	Landscape Management Professionals
Paul Gomez	Landscape Management Professionals
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
William Butler	American Illuminations & Décor (AI&D)
Cobb Wytly	Resident
Stephen Streiker	Resident
Todd Medley	Resident

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 Stalzer, Szelest and Comella were present. Supervisors Silber and Deenihan were not present.

All present recited the Pledge of Allegiance after the Fifth Order of Business.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Todd Medley noted that his is the only home touching State Road 54 that is without a road barrier. He asked for a wooden road barrier to be installed or for the trees that were just removed for safety be replaced because of the recent traffic accident just 20' from his

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

home. Mr. Mazzoni stated that a cluster of pine trees were thinned so the others in the area can grow and thicken.

Discussion ensued regarding reasons for not installing shrubs and the Developer's plan to install a section of sidewalk in that area the first or second quarter of 2024, which is part of the County's major plan to connect the trail systems, and that the original plans involved landscaping but the barrier was installed at the County's suggestion.

Mr. Mazzoni was asked to find out if the Developer will install a 100' fence and report his findings at the next meeting.

AI&D owner William Butler, thanked the Board for the opportunity to serve the CDD during the holiday season. He asked the Board for their feedback. Ms. Hlebak stated that residents liked the lighting at Cunningham and wanted more of the lights. The Board Members' comments were favorable, given the limited budget and the lack of power sources at some entrances.

LMP Branch Manager Bill Conrad introduced Paul Gomez, Starkey Ranch's New Account Manager, who is replacing Mr. Hawkins.

Before LMP representatives and Mr. Soety left the meeting, Mr. Szelest reiterated his discussion prior to the meeting about inspecting and addressing overgrown vegetation at/in the crosswalks, roundabouts and intersections throughout the CDD. Resident Stephen Streiker noted a similar issue at the first roundabout in Stancil Park.

Mr. Streiker discussed his and other residents' frustration with Taylor Morrison (TM) not addressing resident concerns, such as TM not maintaining the common areas in Stancil Park; the type of grass installed, which is now dead; and the uncapped damaged conduits. Mr. Mazzoni stated that TM has not requested a final inspection of the property from the CDD; TM will be required to correct all deficiencies before the property is conveyed to the CDD. Mr. Streiker was asked to email his list of concerns to Mr. Mazzoni.

Mr. Streiker stated that residents are forming an organization titled "Stancil Park Action" due to what they perceive as TM's unresponsiveness. He expects that TM will finish building the final two homes within the next 60 days. He listed issues in the common areas,

such as overgrown vegetation, conduits, sand debris on the road, Stancil Park, recent traffic accidents on Gun Highway and irrigation issues.

THIRD ORDER OF BUSINESS

**Acceptance of Unaudited Financial Reports
as of December 31, 2023**

Mr. Adams presented the Unaudited Financial Reports as of December 31, 2023. He provided updates on actions taken by Staff and the Accounting and Treasury Department in pursuing the delinquent amounts owed to the CDD and determining the amount the CDD owes to the Developer, which is about half, and noted that a process to ensure any delinquencies are addressed quickly was implemented. Mr. Stalzer asked Mr. Adams to provide information about the \$33,494 in “Miscellaneous” Revenues.

The financials were accepted.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. January 10, 2024 Workshop

On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, the January 10, 2024 Workshop Minutes, as presented, were approved.

B. January 10, 2024 Regular Meeting

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the January 10, 2024 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Action & Completed Items

Items 3, 6 and 9 were completed.

Items 2 and 7 are identical and will be combined. Mr. Adams will ask the District Engineer about the status.

Item 9: Mr. Adams will resend the email containing the District's Rules of Procedure related to the policies for public comments and public decorum.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Ms. Willson is working with Mr. Adams and Mr. Mazzoni on ongoing items.

B. District Engineer: Johnson Engineering, Inc.

Mr. Mazzoni listed the items the District Engineer is working on. He stated that the District Engineer inspected the potential landscape maintenance site on Tuesday and observed that work in the wetland buffer area is still ongoing. The District Engineer is obtaining proposals for a survey of the area. The District Engineer sent the Site Masters proposals for the stormwater system maintenance repairs to Mr. Adams and is working with Mr. Mazzoni on a few other erosion areas and some pool concerns, which are reported about Agenda Item 6E.

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

Regarding Action Item 9, Mr. Adams stated that the District's Rules of Procedure outlining the public comments and public decorum policies is posted on the CDD website.

- **NEXT MEETING DATE: March 13, 2024 at 6:00 PM**

- **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the Monthly Summary Report. She is working with Mr. Mazzoni and the District Engineer to correct issues with the wood portions of the Homestead Park slide and the pool deck issues; the pool is closed until the deck is restored.

Ms. Comella asked about the bike park at Cunningham Park. Ms. Hlebak noted ongoing issues of riders using motorized scooters, which are heavier than the pedal bikes originally intended. Mike's solution is to install asphalt; he will send a proposal to Mr. Mazzoni.

Mr. Szelest voiced his opinion that the utility trailer is an eyesore and suggested putting it inside the shed. Ms. Hlebak stated that the trailer is too wide to fit into the shed.

Moving the utility trailer to the new maintenance yard, once it is built, was discussed.

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

Mr. Mazzone presented the Monthly Field Operations Report. He noted the following:

- Homestead Pool Deck Repairs: Key parties are meeting with Davey Tree next week to inspect and determine the best course of action for repairing the pool deck to avoid this same issue in the future, including whether to proceed with UES’ recommendation to install a barrier or whether to remove the palms trees and roots.

Mr. Szelest wants to attend the meeting and asked Mr. Mazzone to inform when they are on site.

- Irrigation Pressure: The irrigation system is functioning at its optimum level when pressure levels are 55.0 pounds per square inch (PSI) or above. Staff is exploring the possibility of obtaining approval from the State to install wells.
- Landscaping Maintenance Area: The former District Engineer advised him that the Developer had the wetland lines flagged on August 28, 2022 but did not do the survey. Staff is obtaining a proposal for a survey so LMP can proceed with clearing the property. The land has not been conveyed to the CDD.
- Ponds and Lakes: Staff will tour the property with Corey, from SOLitude, this month, which will help in preparing the request for proposals (RFP) that will include separate costs for pond dye and plantings. The pond plantings were tabled until Summer 2024, due to low water levels at the time.

SEVENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ request.

- **Public Comments**

This item was an addition to the agenda.

This item will be added to future agendas.

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the meeting adjourned at 7:23 p.m.

COPSA
Secretary/~~Assistant Secretary~~

ME Comella
Chair/~~Vice Chair~~