

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 13, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public were able to participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810.

Present were:

Mike Liquori	Chair
Tim Green	Assistant Secretary
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes (via telephone)	District Engineer
Sidney Manas	WTS Starkey Ranch Lifestyle Director
Katie Chandler	WTS Starkey Ranch Lifestyle Coordinator
Larry Sekely	Resident
Mike Comcogch	Resident
Chris O'Jenski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Liquori, Comella, Silber and Green were present. Supervisor Call was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Larry Sekely stated that he observed several landscaping and pond maintenance improvements and asked about the status of repairing the storm drain in the alleyways, parallel to Night Star Trail, as flooding was getting progressively worse. Mr. Adams stated that he would email Mr. Sekely and the Board regarding the status of the project once he speaks to Mr. Call, who was working with the Builder to remediate these issues.

Resident Mike Comcogch his concerns about safely entering Whitfield Park, as bushes were causing line of sight issues. He suggested illuminating the crossing signs. Mr. Adams would inspect for line of site issues. As the roads were conveyed to the County, he would ask if the County would address those concerns. Mr. Comcogch asked about paving the roads into Whitfield Park, parking spaces and crosswalks. Mr. Adams would inspect, determine which areas are the CDD’s responsibility and coordinate correcting the “Lake Blanche Avenue” sign corrected to “Lake Blanche Drive”.

Resident Chris O’Jenski asked about the requested construction signs, the status of conveying Barbour Trail and for clarification of protocol for public comments on agenda items. Mr. Adams recalled that Mr. O’Jenski requested installation of temporary “No construction” signs at Barbour Trail. In response to Mr. Call’s request, Taylor Morrison installed speed limit signs on posts throughout the neighborhood, until construction is completed. The Board would review the map designating the pocket parks, once finalized, to determine the vision for the parks. Regarding roadway turnovers, Ms. Willson stated that District Staff and Supervisor Call were reviewing the roadway turnovers and associated release of maintenance bonds and was preparing a map regarding the same.

THIRD ORDER OF BUSINESS**Continued Discussion/Consideration: M11-A Washout Repairs**

Mr. Adams stated Staff was obtaining more proposals, identical to the RIPA & Associates (RIPA) specifications, to be presented at the next meeting. This would remain on the agenda.

FOURTH ORDER OF BUSINESS**Continued Discussion: Landscaping Issues**

Mrs. Adams referred to Tab 8E and presented the year-to-date costs for landscape plant replacement approved for Fiscal Year 2021; \$70,000 was budgeted for the year. Management would continue monitoring costs and include in her monthly report.

Mrs. Adams stated that the map of the District’s assets was emailed to several parties to review and to include the landscape overlay that was omitted. Once finalized, it would be distributed.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2020**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020. He was working on having the “Pool repairs & maintenance” expenses recoded and was working with Mr. Wilkes on completing the Engineering Certifications in order to close various Construction Fund accounts. Discussion ensued regarding refinancing bonds, once the 10-year call period expires. The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of December 2, 2020 Regular Meeting Minutes

Mr. Adams presented the December 2, 2020 Regular Meeting Minutes. The following change was made:

Line 31: Change “Silver” to “Silber”

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the December 2, 2020 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Action Items

Mr. Adams presented the Action & Completed Items List distributed during the meeting. Items 6, 7, 8, 9, 10, 12, 13 were completed. The remaining items were ongoing.
Item 2: Revised proposals would be presented at the next meeting.

Item 5: Mrs. Adams was obtaining a revised proposal to repair all damages. She would file an insurance claim to reimburse the CDD for the costs.

Item 10: Mr. Adams would bill the homeowners once the repairs are completed.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

- **Update: Long Spur ROW Conveyance**

Ms. Willson stated that no action from the District was necessary. Pasco County was reviewing a License and Maintenance Agreement with the multi-family owners, which they requested instead of an Easement Agreement, to convey the roadway to Pasco County, with the caveat, the multi-Family owners retain the maintenance obligations for the irrigation and

landscaping within that adjacent sections of right-of-way (ROW). She advised the multi-owners that the best course of action would be to convey the roadway directly to Pasco County, rather than involving the District in the conveyance process.

B. District Engineer: *Heidt Design, LLC*

There being no report, the next item followed.

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

I. Discussion: Reported Incidents Within Community

Mr. Adams stated that District Staff discussed concerns from the Board and residents about an individual in the community exhibiting aggressive behavior towards children playing near his residence. Since the actions were not occurring on District-owned property, Mr. Adams suggested that residents record the incidents and report them to the police. Ms. Comella stated that the police were notified and spoke to the resident and agreed to attend the meeting residents were scheduling to discuss this issue further.

II. NEXT MEETING DATE: February 10, 2021 at 5:00 p.m.

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 10, 2021 meeting.

Mr. Green's first name in the Quorum Check section of the agenda letter would be updated to "Tim".

Proposals for the M11-A Washout Repairs would be included in the next agenda.

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

Ms. Manas reviewed the WTS Monthly Report and responded to questions about the arrival of the trailer for the pressure washer and scheduling outdoor events. The Board commended her on a great job providing virtual community activities.

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

Mrs. Adams reported the following:

- The mulching project throughout the District properties was completed last week.
- The gabions were repaired. Unfortunately, the CDD cannot recover the repair costs for the second incident, as it was not reported to the police.
- Ballenger & Company, Inc., was scheduled to conduct the install testing services on the existing irrigation controller equipment components this week.
- "No thru construction" signage was installed this week at the beginning of Barbour Trail and the intersection of the Rangeland traffic circle.

- Brick paver repairs of the area towards the bridge: A response from the Contractor to schedule the repairs within the next two weeks was pending.
- Sunscape Consulting Report: During inspection of Parcels A and B, several issues were identified and need to be resolved before conveyance can occur.
- The cracked boards on the Rangeland bridge were replaced.

Mr. Adams stated the Contractor would re-inspect the condition of the boards at the east side of the Bridge. Once construction is completed, they could then decide whether to replace all the boards with hardwood planks or concrete boards.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the meeting adjourned at 9:51 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair