

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on March 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Ben Devivo	Resident
Ray Szelest	Resident
Krzysztof Rzymiski	Resident
Matt Bronson	Resident
Georgia Smith	Resident
Karen Vase	Resident
Linda Deenihan	Resident
Matt Frantz	Resident
Darla Smith	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Ben Devivo asked for the status of the Florida Department of Transportation (FDOT) study on the design of the Rangeland wooden bridge, and when it would be completed.

Mr. Adams responded as follows:

- The FDOT was reviewing the design drawings that accompany the inspection application for the wooden bridge.
- All concrete bridges were inspected and passed; only minor deficiencies related to wear and tear were identified.
- D'Angelo Brothers remained as the bridge inspectors reporting to the County; they were not replaced as originally thought.
- A proposal for the study was being pursued from the Engineer who worked on the concrete bridges, as the Engineer who worked on the wooden bridges did not respond.

Mr. Devivo stated that the CDD and Taylor Morrison (TM) installed a fence and signage at Huckleberry Pond to prevent fishing but that pushed the problem to the other side of the lake at Rangeland and Esplanade. He asked the Board to consider working with TM to build a fence and post "No Trespassing" signs to keep vehicles off CDD property. Mr. Adams distributed a map highlighting three areas and suggested starting with signage and stated that, eventually, up to three fences might need to be installed. A Board Member noted that correcting this would involve the HOA, CDD and TM, as the owners of the property.

Resident Linda Deenihan asked the Board to address golf carts speeding on the bike and walking paths, investigate the dirt pond on Mellon Drive and ask TM to clean up the trash and debris behind the silt fence at Wetmore Court. In her opinion, the ponds are not being taken care of. Mrs. Adams stated she would provide to SOLitude Lake Management for review. She and Mr. Adams have made several requests to TM to remove the trash. Mr. Liquori directed Ms. Deenihan to contact the Sherriff about the speeding golf carts.

Resident Matt Frantz asked if TM plans to extend 2½' of wall and missing fence panels before the property is deeded to the CDD. He asked about the plans to maintain it. Mr. Adams stated the missing fence panels would be a punch list item. He believed the HOA or homeowner owns and would maintain the retaining wall. He would research the deed to determine ownership of the Tract B-1 retaining wall and review a similar process with the builder.

Resident Krzysztof Rzymiski asked if the Florida Highway Police (FHP) traffic patrols commenced and, if so, how often they patrol. Mr. Adams stated that it is scheduled for once a week and on Saturday; reports are submitted to him. Mr. Rzymiski asked if patrols could focus on Barbour Trail where several drivers are speeding.

THIRD ORDER OF BUSINESS

Consideration of Resident Proposal to Hunt Wild Hogs

Resident Ray Szelest thanked the Board for engaging the hog trapper to address the recent problem. He asked the Board for permission for his hunting group to hunt the hogs in the preserve. He outlined a process that would involve meeting with the Florida Wildlife Commission (FWC). He stated that his hunting group would not hold the CDD or the community liable.

Mr. Liquori stated he is not in favor of giving hunting rights to residents. Mr. Adams stated that the current contractor has served the CDD for several years and other CDDs that he manages engage only licensed businesses. Discussion ensued regarding liability. Mr. Szelest provided his contact information and stated he would wait on the Board’s decision. He stated that this would supplement the current trapper’s services and be done at no cost to the CDD. Ms. Willson stated she will review the current contractor agreement and discuss the proposal and the best management practices with the CDD’s insurance provider.

Resident Darla Smith was concerned that, if this is approved, it would get out of control, as it did when non-residents were fishing on site.

FOURTH ORDER OF BUSINESS

Consideration of Gulf Coast Air Systems, Inc., Estimate #67760834 for Mini Split Install

Ms. Hlebak presented the estimate for pump installation and running copper lines for the mini split air conditioning system at Homestead Park. She responded to questions regarding the contractor returning the area to its original condition. It was noted that the wiring would now be up to code.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Gulf Coast Air Systems, Inc., Estimate #67760834, to install a Mini Split Air Conditioning System, in a not-to-exceed amount of \$2,870, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office of the TSR Community Development District

Mr. Adams presented Resolution 2022-04. Ms. Willson stated this is the same as the form used with Hopping Green & Sams; the Registered Agent, entity and location are being changed.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Resolution 2022-04, Designating Alyssa Willson of Kutak Rock LLP as Registered Agent and the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301 as Registered Office of the TSR Community Development District, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion: Starkey Ranch Sidewalk Cleaning

Mr. Adams stated he would create a spreadsheet that includes the proposal obtained by Ms. Hlebak and the others he is pursuing and present it at the next meeting. The scope of work was discussed.

SEVENTH ORDER OF BUSINESS

Continued Discussion: District Office

Mr. Adams discussed information collected at the last meeting and stated that Ms. Comella identified the architect to construct the District Office and Mr. Wilkes was obtaining information on the parcels next to Publix. He would go over the information with Ms. Comella, the Office Staff and the architect. Mr. Call stated he was working with Ms. Willson on the scheduled maintenance of those parcels. Ms. Comella discussed the status of the property near Publix and stated the CDD is looking into the options, such as building on the two lots at Cunningham or near Publix or renting a facility.

EIGHTH ORDER OF BUSINESS

Update: DTE Credit

Mr. Adams stated that a counter-proposal was received from Down-To-Earth (DTE) on Monday and it was discussed with Mr. Yahn yesterday because the amount was not close to the CDD's calculations. Mr. Yahn is going over the billing with DTE. Mr. Adams hoped to resolve this by the next meeting. He noted that the landscape contract expires September, 30, 2022 so it will go out to bid this year. Discussion ensued regarding the Request for Proposals (RFP) sealed bid process that would commence in June, RFP criteria and including areas that will be

conveyed to the CDD in the future. The bid specifications would be presented at the May meeting and the bids would be presented at the July meeting.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022. He researched and provided Mr. Liquori with the “Commercial shared costs” schedule, which reflects appropriated Consumer Price Index (CPI) inflation escalators, as outlined in the Agreements. The trash collection assessments are prorated and collected with each closing and, since the amounts were over stated, the proposed Fiscal Year 2023 budget line item will be reduced from \$49,000 to \$10,000 or \$15,000.

In response to a question about financing construction of an office building, Mr. Adams stated that his preferred means to finance construction of an office building would be for the CDD to issue a 10-year bond, via a private financial institution. The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of February 9, 2022 Regular Meeting Minutes**

Mrs. Adams presented the February 9, 2022 Regular Meeting Minutes. She noted that the minutes in the agenda package did not reflect the edits she submitted to Management. The following changes were made:

Line 21: Insert “(via telephone)” after “Gary Hawkins”

Lines 51 and 90: Change “Barber” to Barbour”

Line 54: Change “lake” to “trash”

Line 85: Change “ _____ ” to “Mr. Yahn”

Line 118: Insert “and” after “costs” and delete “and the landscape maintenance agreement”

Line 132: Change “Liquori” to “Call”

Line 147: Change “proposal” to “contract”

Line 190: Change “Lennar” to “Mr. Liquori”

Line 220: Delete “as well”

Line 249: Change “and” to “for”

Line 264: Insert “Pine Lane” after “Lyon” and change “Chapan” to “Chapin”

Line 287: Change "Silber" to "Call"

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the February 9, 2022 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Action & Completed Items

Mrs. Adams distributed and reviewed an updated Action & Completed Items List.

The following Action Items were discussed:

Item 4: Completed. Mr. Silber offered to research other facilities to lease.

Item 15: Mr. Adams to provide the Welcome Center with the CDD's after-hours emergency telephone numbers for irrigation issues to post on its website.

Item 18: The sidewalks repairs at Lyon Pine Lane and Chapin Pass were completed. Ms. Hlebak stated that repairing the junction box issue at Lyon Pine Lane entails building a structure; the vendor proposal was pending.

Items 4, 6, 8, 10, 11, 12, 13, 15, 16, 17 were completed.

Items 1, 2, 3, 5, 7, 9, 14, 18, 19 remained ongoing.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

There was no report.

B. District Engineer: *Heidt Design, LLC*

- **Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue Intersection**

Mr. Adams stated that Mr. Wilkes conferred with the County Representative about the speed limit postings on Night Star Trail but he has not heard anything else from the County.

Mr. Silber asked Mr. Adams to press Mr. Wilkes for an update on his request to remove some parking spaces or turn the Longspur and Fence Post Drive intersection into a four-way stop. Because of his recent experiences and observing other close calls involving pedestrians, he voiced his opinion that the area was poorly designed. Mr. Adams stated he would contact Mr. Wilkes tomorrow morning.

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

- **NEXT MEETING DATE: April 13, 2022 at 5:00 p.m.**
 - **QUORUM CHECK**

The next meeting would be held on April 13, 2022.

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

Ms. Hlebak announced that WTS International (WTS) acquired LifeStart last year and formed Arch Amenities Group. They are in the process of renaming and rebranding, so the monthly reports will look different. She stated that WTS was geared more towards sports and leisure and LifeStart was geared more towards the amenity side.

- **Monthly Summary Report**

Ms. Hlebak reviewed the February 2022 Monthly Summary Report.

Ms. Hlebak presented an Esplanade homeowner's request for benches along the sides of Huckleberry Pond, similar to those around Cannon Lake. Mr. Adams was asked to assign funds in the proposed Fiscal Year 2023 budget for new benches.

Ms. Hlebak reported informing a homeowner that conducting team practice at a pocket park is not allowed. She discussed her concerns about safety and liability. Mr. Silber was concerned about damaging the grass and suggested revising the Rules to state that no organized sports are allowed.

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

There was nothing to report.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Silber asked Mr. Adams to locate a vendor to review the FDOT Bridge Inspection Report and to designate funds in the proposed Fiscal Year 2023 budget for the bridge repairs and to redo the brick pavers on the bridge.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the meeting adjourned at 6:46 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair