

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on September 13, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Greg Best	Resident
Jack Clemons	Resident
Megan Cody	Resident
Sanja Korda	Resident
Bill Shumaker	Resident
Dennis Durney	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 Deenihan, Stalzer and Szelest were present. Supervisor Comella attended via telephone. Supervisor Silber was not present at roll call.

All present recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

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

Resident Greg Best asked about the approval process to install solar panels. Mr. Adams stated that is not a CDD matter; Mr. Best should ask the HOA.

Albritton resident Jack Clemons conveyed online neighborhood discussions titled “Death in our Neighborhood” and spoke about an incident of a resident who threatened and pulled a gun on a neighbor on Night Star Trail, which resulted in calling the police. He asked the Board to become advocates of safety and warned that he and several residents are considering filing a lawsuit against the CDD and its Board Members, the Developers and Pasco County and involving the local news.

Ms. Willson stated that the CDD does not have traffic regulation powers over the speed limit as speed limits are set by the County in consultation with the Florida Department of Transportation (FDOT).

Discussion ensued regarding differing speed limits in the neighborhoods because some roads are CDD roads and some are private, the status of completing the Roadway Turnover Reconciliation Report, instructing residents to contact the Sheriff if threatened and CDD engagement of the Florida Highway Patrol (FHP) to conduct off-duty random traffic patrols due to the Sheriff’s lack of support.

Suggestions about this issue included residents applying pressure on the County as the County controls the speed limits and organizing a large group to go to the Sheriff’s office to voice their concerns or facilitate a meeting and invite the Pasco County Sheriff.

Mr. Clemons asked for a copy of the speed limit and conveyance documents.

Resident Megan Cody thanked Ms. Hlebak and advised that everything is going great at the garden and additional planting is scheduled as the temperatures cool. Given the lake depths, a resident advised that research proved applying dyes in the lakes is more successful to inhibit algae growth than aerators, which he believes are a waste of money. A resident asked who irrigation issues should be reported to. It was noted that Esplanade residents should report issues via the “Landscape Issues” icon on the Welcome Center website and issues outside of Esplanade should be reported to the CDD.

Resident Sanja Korda asked if fishing is allowed and noted that she observed several people fishing with nets and buckets late at night but they left once she passed by. Residents

were advised to contact the Florida Fish and Wildlife Conservation Commission (FWC), as the FWC monitors fishing licenses and enforces the catch and release program.

Asked about the number of fishing tag requests the Welcome Center received, Ms. Hlebak stated that residents are using the app to access the community; she suggested residents have their resident ID card in their possession. She noted instances when, without proof of non-residency, the Sheriff will not ask anyone to leave the premises. She is working with the FWC.

Mr. Szelest stated he plans to meet and extend an olive branch with the Sheriff.

### **THIRD ORDER OF BUSINESS**

#### **Presentation of Roadway Turnover Reconciliation Report**

Mr. Adams presented and highlighted the following outstanding maintenance bond items in the Roadway Turnover Reconciliation Report, which he will email to the Board:

- Parcels B1 and B2: Issued March 2023 and turnover set for March 2026.
- Parcel C1: Issued January 2022 and turnover set for January 2025.
- Parcel C2: Issued February 2022 and turnover set for February 2025.

Mr. Adams and Mr. Mazzoni outlined that the County is responsible for repairing any roadway deficiencies, via the bond, and an Agreement is in place to repair the alleyways.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Sidewalk and Asphalt Repairs**

Mr. Mazzoni presented the following proposals and accompanying Exhibits:

- A. Asphalt & Concrete Parking Lot Maintenance**
- B. DMI Paving & Sealcoating**
- C. Rose Paving, LLC**

Mr. Mazzoni stated that all three vendors are reputable vendors. He prefers awarding the contract to Rose Paving, LLC.

Ms. Willson suggested preparing a short addendum to the Agreement to ensure it includes all the statutorily required items and a warranty.

**On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor, Rose Paving, LLC Proposal No OPP-23-020116 for sidewalk and asphalt repairs, in a not-to-exceed amount of \$13,605.73, and authorizing Ms. Willson to prepare an Addendum to the Agreement to ensure all statutorily required items and a warranty and protection language are included, was approved.**

**FIFTH ORDER OF BUSINESS****Consideration of Swine Solutions Proposal  
for Wild Pig Removal**

Mr. Mazzone presented the Southern Wildlife Removal, LLC contract cancellation notice, effective September 15, 2023. He recalled that the Board rejected the rate increase.

Mr. Mazzone presented the Swine Solutions proposal to provide yearly or monthly services. He noted they were the sole respondent to the four invitations to bid. He discussed a reduction in the hog population since the controlled burns started and the Southwest Florida Water Management District (SWFWMD) future commitment to install fencing bordering the CDD property and the preserve.

Discussion ensued regarding the service area, quantifying the number and types of traps, frequency of setting traps and disposing of wildlife.

This item was deferred while Mr. Mazzone obtains further clarification, continues negotiations and invites the vendor to the next meeting.

**SIXTH ORDER OF BUSINESS****Consideration of LMP Addendum 2 to the  
Landscape Maintenance Agreement  
(Parcel C)**

Mr. Mazzone presented LMP Addendum 2 to the Landscape Maintenance Agreement for Parcel C and accompanying Exhibit. Services already commenced. He must research if Parcel C was part of the original bid and then credited to the CDD, since it was not ready to be conveyed at that time. Board Members voiced their frustration that the proposal is higher than the cost presented in the Workshop and asked for the LMP Representative to attend the next meeting.

The Board agreed to hear public comments.

Mr. Clemons reported about wetland pond areas with construction debris and landscapers leaving a 2' weed line. Mr. Adams stated he will inspect the areas after the meeting to determine if service is needed from the aquatics or the landscaper teams.

**SEVENTH ORDER OF BUSINESS**

**Update: Welcome Center Lease**

Ms. Willson stated that Mr. Liquori's legal team is reviewing the updated Lease Agreement, which includes renting the facility for fitness classes or Kid's Night Out. She advised that Mr. Liquori thinks the October 1, 2023 commencement date might be problematic.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Workshop to Discuss Rangeland and Welcome Center Lease**

Mr. Stalzer asked for a Workshop to be scheduled to discuss the Welcome Center and whether to continue leasing or to purchase or build a facility and making landscaping on Rangeland Boulevard continuous.

The Board agreed to scheduling the Workshop on September 28, 2023 at 12:00 p.m., at the Welcome Center. Mr. Adams reviewed protocols for conducting workshops. The Board agreed that Ms. Willson's attendance will not be necessary.

Resident Bill Schumaker voiced his opinion that more than one workshop will be needed due to the variables about the Welcome Center.

**NINTH ORDER OF BUSINESS**

**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**

Mr. Adams presented Resolution 2023-09. Mr. Stalzer stated that the purpose of the Resolution is to authorize Staff to address CDD issues and disburse funds between meetings.

**On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, 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, was adopted.**

#### **TENTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Reports as of July 31, 2023**

Mr. Adams presented the Unaudited Financial Reports as of July 31, 2023. A requisition from the Developer is expected and, once processed, the District Engineer will certify the project complete and any remaining funds from the bond construction fund will be applied to pre-pay the debt service.

Mr. Stalzer expressed his opinion that District Management should contact vendors to collect on delinquent accounts. Mr. Adams stated there are remedies to pursue collections and noted that District Management is a billing agency, not a collection agency; he will check to see if August’s payment was received.

Mr. Stalzer asked if the Board can expect no major irrigation repairs or exceeding budget. Mr. Mazzoni stated that LMP assessed the system but a controller just failed. The builder is updating the irrigation at Albritton Park.

Resident Dennis Durney stated that he observed mowers in Esplanade and the common area stepping on the lines.

Mr. Deenihan voiced his opinion that vendor representatives should attend CDD meetings. Mr. Mazzoni will advise the vendors.

The financials were accepted.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 53: Change “liable” to “Libel”

Line 195: Change “all in favor” to “Ms. Comella, Mr. Silber, Mr. Deenihan and Ms. Stalzer in favor and Mr. Szelest dissenting”

Line 197: Insert “[Motion passed 4-1]” after “approved.”

Line 337: Change “contract” to “contact”

Mr. Stalzer stated he was notified by a resident that the May 10, 2023 meeting minutes are not posted on the CDD website.

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, August 9, 2023 Public Hearing and Regular Meeting Minutes, as amended to incorporate the edits made and edits submitted to Management, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Action & Completed Items**

Item 11: Mr. Stalzer asked Mr. Adams to send the information.

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

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Engineer: Johnson Engineering, Inc.**

There was no report.

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

- **NEXT MEETING DATE: October 11, 2023 at 6:00 PM**
  - **QUORUM CHECK**

Outlook invitations will be sent for the Workshop on September 28, 2023 at 12:00 p.m. at the Welcome Center. The next CDD meeting will be on October 11, 2023.

**D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

Mr. Stalzer complimented Staff on the preparations for the impending hurricane and outstanding communication efforts.

Ms. Hlebak presented the Monthly Summary Report and responded to questions regarding the status of the gator, engaging Everglades to perform mechanical repairs, hiring an additional park attendant and the air conditioners in the park bathrooms. She noted the new email address in the Report and new signage. She commended the Garden Club Members' upkeep efforts and asked if it is possible to give the Club prepaid gift cards for purchases up to \$150, for convenience purposes and to avoid delays. The Board agreed as long as the expenses can be tracked.

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

Mr. Mazzoni distributed a Fiscal Year 2023/2024 Landscaping Enhancement document.

Mr. Mazzoni presented the newly formatted Monthly Field Operations Report. He highlighted the Second Opinion related to pond testing and benefits of planting to address erosion and nutrient issues. He prefers installing dye in the ponds in November, instead of aerators, and possibly considering installing plantings in Fiscal Year 2025. The Board agreed with Mr. Mazzoni's recommendations; he will present proposals at the next meeting.

Mr. Mazzoni stated that West Bay Homes is amenable to paying repairs due to the turf loss and for irrigation during turnover of parcel, to avoid further damage and delays.

**On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, authorizing Mr. Szelest to work with Mr. Mazzoni to mediate and settle the final outstanding items with West Bay Homes, was approved.**

Board Members commented on landscaping issues at Parcel E, condition of Albritton dog park and residents extending plantings onto CDD Parcel C, of which the MPOA was notified and is responsible for any drainage changes. Mr. Adams stated he will confer with Ms. Willson about the possibility of recovering costs from homeowners for the cost to install French drains.

Mr. Mazzoni reported another incident of a resident installing a pool and redirecting water flow. Ms. Willson suggested the MPOA send an eblast reminding residents it is not allowed and that the CDD will seek reimbursement for damage to CDD property.

Mr. Mazzoni noted SunScape is obtaining additional proposals to commence arbor care in October.



Frontier requested a conference call next week and has no issue reimbursing the CDD for damages.

Regarding the staging area, LMP will be clearing it after the area is staked.

Mr. Mazzone introduced his new associate, Mr. Antonio Shaw, who is assigned to the Orlando area and will be shadowing him for a while.

Mr. Mazzone stated Mr. Yahn advised him that the original design vendor provided rough ideas for Rangeland Boulevard.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

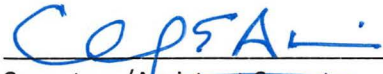
There were no Supervisors' requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the meeting adjourned at 8:17 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

  
Chair/Vice Chair