

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on January 10, 2024 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Operations Manager
Mark Yahn	SunScape Consulting, Inc. (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Scott Carlson	Landscape Management Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 4:04 p.m. Attendees are listed above.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public were present besides District Staff.

THIRD ORDER OF BUSINESS

Discussion: Landscaping Plans on Rangeland West Extension

The newly negotiated \$327,874.14 LMP Pricing Form for landscaping plans for the Rangeland Boulevard West Extension, which includes SCI's 5% Management Fee, was included for informational purposes.

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*

Mr. Yahn stated that, if the Board decides to proceed with the project, the window to commence the project is now since the weather conditions are favorable. Mr. Yahn, Mr. Mazzoni and Mr. Carlson addressed the following concerns:

- Regarding whether the plants will survive if there is a drought, Staff is confident, as there is a 30-day watering period after installation to establish the plant and another 30-day period for half that amount and, if needed, the CDD can explain the situation to Pasco County and request more time.
- Regarding low water pressure, it will be necessary to run the system during the allotted time period and possibly prioritize zones.
- Regarding if it is possible to use the retention ponds as another water source, Pasco County denied the request for supplemental water sources; the CDD can only do one or the other.

Ms. Comella stated that she supports the project and thinks that it is a beautiful plan at a good price. She agreed that the conditions are favorable to proceed with the project.

Mr. Stalzer asked if additional irrigation is being added because of planting. He asked for clarification about grading and preparation. Mr. Yahn stated that the irrigation locations will not change, zones will need to be powered to operate at the height depending on the shrubs versus turf. Regarding grading, the sod and shrubs along the curb and sidewalk will need to be removed and two herbicide applications will be applied for the rest of the vegetation.

Mr. Szelest asked if the existing irrigation pipes are being reconfigured and if new pipes are being installed and if the pressure issue along Rangeland was rectified. Mr. Carlson replied affirmatively, the same zones will be used and they will continue working with the County on what is available for pressure; using the wrapping allows them to program different types of irrigation runs, which allows them to maximize when they run the irrigation.

Mr. Stalzer asked Mr. Mazzoni to email the data to the Board.

Mr. Stalzer discussed the budget, asked which budget line item will be used for plantings and asked if the intent is to replace the old irrigation throughout the CDD. Mr. Adams stated the plantings will be paid for from surplus fund balance. Mr. Mazzoni discussed weekly visits to help prioritize repairs and voiced his opinion that the irrigation repair budget amount is not

adequate. Mr. Yahn noted that some drip lines were not installed correctly and budgets for irrigation repairs typically range from \$10,000 to \$15,000 on \$500,000 contracts.

Mr. Deenihan stated his opinion that the Board should be fiscally responsible and keep the funds in reserve, in case of a catastrophic storm event. He thinks only \$137,000 should be used to install sod and mulch and repair the irrigation. He believes that decision was made in the workshop three months ago.

A Board Member noted that no residents have complained that the area does not look nice, since there are no homes facing the property.

Discussion ensued regarding some Board Members and residents thinking that the CDD should keep up with the other entrances and Starkey Ranch should remain an upscale development, which has increased home values.

A Board Member felt confident with proceeding and voiced their belief that there are sufficient funds to complete everything and that residents will appreciate it.

Mr. Szelest asked Staff to provide an update on the condition of the irrigation system for the Board to plan budgets accordingly.

Mr. Yahn stated his opinion that, if the CDD stays on top of repairs, this is a good investment in the community.

Any official action will occur at the Regular Meeting, which will commence at 6:00 p.m.

FOURTH ORDER OF BUSINESS

UPCOMING MEETING DATES

- **January 10, 2024 at 6:00 PM**
- **February 14, 2024 at 6:00 PM**
 - **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Szelest asked for the shrubs at the crosswalks to be cut back. Mr. Adams asked him to mention this at the Regular Meeting.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the workshop adjourned at 5:00 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair