

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on June 12, 2024 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

Mary Comella	Chair
Frank Stalzer	Vice Chair
David Deenihan	Assistant Secretary
Karen Anderson	Assistant Secretary
Matt Bruno	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Operations Manager
Alex Murphy	Arch Amenities Group (AAG) - Ops Director
Rene Hlebak	AAG Starkey Ranch Lifestyle Director

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 4:00 p.m. Supervisors Comella, Stalzer and Deenihan were present. Supervisors Anderson and Bruno were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Aside from CDD Staff, no other members of the public were present.

THIRD ORDER OF BUSINESS

Discussion: Fiscal Year 2024/2025 Proposed Budget

Ms. Comella pointed out that most of the CDD revenue is assigned to pay debt. She thinks the likeliness of changing high-cost budget items is low, since the \$1.7 million designated to streetlights and landscape projects were properly bid.

Supervisors Bruno and Anderson joined the workshop at 4:01 p.m.

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

Ms. Comella voiced her opinion that the projects Mr. Mazzoni outlined are creditable and suggested the Board wait to prioritize these projects until the drought is over and take into consideration the upkeep that will be needed as the CDD ages. Mr. Mazzoni stated that, since these projects are recommendations, Staff will work with whatever funds are available to prioritize these projects.

Mr. Stalzer noted that assessments are comprised of 44% towards debt service and 56% towards the Operations and Maintenance (O&M) costs, of which he thinks there is room to refine.

Mr. Adams reviewed the individual proposed Fiscal Year 2025 budget line items in detail. After receiving feedback mostly on the Field Operations portion of the budget, Mr. Adams made the following changes, which will be presented along with the final assessment figures, for consideration at the Regular Meeting at 6:00 p.m. today, since official action cannot be taken at a workshop:

Page 2, Contract Services line items:

- Landscape maintenance: Add Stancil Park and Whitfield Park costs and increase overall amount by 3%;
- Wetland maintenance/Wetland mitigation reporting: Combine budgets;
- Lake maintenance: Increase amount based on Request for Proposals (RFP) responses due June 29, 2024; contractors will present their proposals at the July meeting;
- Community trash hauling: Mr. Adams will review the contract and adjust if necessary;
- Off-duty traffic patrols: Change "\$20,000" to "\$15,000";
- Wild hog removal: Mr. Mazzoni will speak to the contractor about transitioning services to peak times only and adjust the amount accordingly.

Page 2, Repairs & Maintenance line items:

- Plant Replacement: Change "\$100,000" to "\$120,000";
- Sod: Delete and transfer to new budget line item "Capital Projects";
- Mulch/Playground mulch: Combine budgets and increase amount to \$150,000.

Page 3, Recreation Facilities line items:

- Pool operations: Mr. Adams will review contract before increasing amount by 3%;
- Holiday decorations: Change "10,000" to "15,000".

Page 3, Other line item:

- Contingency: Change “25,000” to “\$20,000”

FOURTH ORDER OF BUSINESS

UPCOMING MEETING DATES

- June 12, 2024 at 6:00 PM
- July 10, 2024 at 6:00 PM
 - QUORUM CHECK

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the workshop adjourned at 5:35 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair