

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held Public Hearings and a Regular Meeting on August 14, 2024, at 6:00 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
Alyssa Willson	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Renee Hlebak (via telephone)	AAG - Starkey Ranch Lifestyle Director
Bill Levin	Landscape Maintenance Professionals (LMP)

Residents present:

Tracy Lesh	Curtis Culver	Woody Rossbach	Terry Williams	Jennifer Uppercue
Mike Hudak	Bill Epstein	Debbie Kennedy	Gerry Williams	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comments (agenda items) [3 minutes per person]

Resident Curtis Culver asked what items of the CDD assessments are listed on the tax bill.

Mr. Adams referred to Pages 28 and 29 of the proposed Fiscal Year 2025 budget, which has a breakdown of the Operations and Maintenance (O&M) assessments versus the Debt Service assessments; the last column is the total combined assessment amount that is on the property tax bill.

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

Mr. Culver discussed actions taken to get Taylor Morrison to address overgrown weeds and damaged sod in the common area, from Bonfire Drive and Barbour Trail. In his opinion that the area has been in very poor condition for the last year, he asked for the Board's help to ensure the landscapers will take over that area so that it looks like the rest of the community. Mr. Mazzoni explained that different sections of the community were built by different builders and common areas are only conveyed to the CDD once they meet the CDD's criteria for landscaping, irrigation, etc.; before that, the builders are responsible for upkeep. CDD Staff is working with the builder to address all deficiencies so that the property can be conveyed to the CDD.

Resident Tracy Lesh reported similar landscaping issues in Stancil Park and asked how long it takes for builders to complete all the criteria to have it conveyed to the CDD. Mr. Mazzoni stated that Whitfield Park took four years, which was the longest time; the goal of the builder and CDD is to turn over the last four properties at the same time, as it is easier for the CDD's landscaping team to maintain the areas to CDD standards. Regarding the ponds, residents should see a vast improvement within the next three to six months.

Resident Mike Hudak stated that he observed the Davey landscaping crew break the drain while driving down Lyon Pine Lane and Chapin Pass. He thinks the area where two sewer drains had depressions needs to be repaired again and noted that the pavement is cracking. Mr. Mazzoni stated that he will inspect the area and determine course of action.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated that the proposed Fiscal Year 2025 budget is the same as the version approving a 3% assessment increase at the last meeting. The final proposed Annual O&M Assessment amount is \$1,836.84; overall, it is an increase of about \$135 per unit compared to Fiscal Year 2024, but it is less than the \$1,891.95 amount in the Mailed Notice that was used for the purposes of setting the Public Hearing. The trash collection amount remains unchanged and the Debt Service Fund will not change until the debt is paid off.

Mr. Adams reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Stalzer stated that he is proud of the Board's work on the budget, given the routine increases in materials and service costs each year, the CDD paying for the streetlights which accounts for about 8% of the total budget and taking on additional maintenance areas. The assessment increase equates to about \$11 a month per unit. He agreed with Ms. Comella's point about trying to get the property owners to understand that about 40% to 45% of the total CDD assessment is to pay down bond debt, which was used to construct CDD infrastructure, and the O&M assessment portion of the budget is about 55%, which pays the CDD's expenditures.

Regarding the efforts to bid CDD contracts to receive multiple bids, Mr. Mazzoni stated that seven contractors submitted bids for the pond maintenance contract and eight submitted bids for landscape services.

On MOTION by Ms. Anderson and seconded by Mr. Deenihan, with all in favor, the Public Hearing was opened.

Mr. Hudak asked what the Board can do to combat assessment increases. He noted that his assessments went from \$2,500 in 2017 to \$3,500. It was noted that the Board transitioned from a Developer Board to a resident Board over the past two years but, since then, any assessment increase was nominal despite incurring costs to repair property due to vandalism and adding services for conveyed property.

Mr. Hudak asked about the wooden bridge. It was noted that the County does not want to accept the bridge and, as noted at prior meetings, the cost to replace the bridge is \$2.5 million.

Mr. Mazzoni encouraged residents to view the budgets on the CDD website, which show that the CDD issued bond debt in 2018 and 2019 to continue building the community.

Mr. Hudak asked why the CDD is responsible for the light poles. It was noted that the CDD engaged in a lease/power maintenance program, the CDD leases the pole and lights and charged for power consumption. Purchasing the lights would cost \$15 million to \$20 million.

Resident Woody Rossbach asked if the lights are the most efficient available. Mr. Adams replied affirmatively; they are LED lights. He stated the CDD pays the same amount whether the

lights are on all day. Residents should call the number on the side of the light poles to report lighting issues.

Resident Bill Epstein voiced concern about accountability and asked if it is possible to renew the landscape maintenance contract quarterly. Mr. Mazzoni explained SunScape Consulting's responsibility to supervise the landscaper to ensure it is maintaining CDD landscape according to the contract. He discussed the upcoming landscape proposals where the consultant is incurring certain costs. Board Members and Staff tour the community with the landscapers.

Mr. Hudak asked if the Board considered hiring a security company to combat vandalism. It was noted that the cost would be about \$300,000; typically, the police are contacted but do not respond for some time.

Discussion ensued regarding law enforcement's inability to enforce rules due to statutory restrictions.

Mr. Culver asked if CDD documents prohibit commercial lawn services from providing services on a Sunday. He was directed to check with the Master Property Owner Association (MPOA) and County ordinances.

Resident Terry Williams commended the Board and Staff on how the CDD meeting is being conducted and the Board for taming the budget. In his opinion, security guards do not prevent vandalism.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Public Hearing was closed.

Mr. Stalzer noted the Board and Staff's effort to build up surplus fund balance over the last four years, which will be needed in the event of a hurricane or unforeseen expenses.

On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

**Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2024/2025, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2024-09, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-09.

On MOTION by Ms. Anderson and seconded by Mr. Deenihan, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, Resolution 2024-09, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Professionals, Inc. Estimate #90758 Zoysia
Sod Drought Replacement (\$12,500.00)**

Mr. Mazzoni presented Landscape Maintenance Professionals, Inc. (LMP) Estimate #90758 to replace drought-damaged sod. This project will be scheduled in October 2024, in

conjunction with the project covering warranty work, to ensure the sod farms have dried out and the CDD receives healthy sod. Mr. Soety stated that the pricing follows the contract.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Landscape Maintenance Professionals, Inc. Estimate #90758 for Zoysia Sod Drought Replacement, in the amount of \$12,500, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Cunningham Park Vine Removal and Trimming

Mr. Mazzoni recalled the Developer's intention for Cunningham Park to be a natural area for vegetation to grow on purpose. He, Mr. Soety and LMP completed a walkthrough and clarified the project scope to ensure improved viewpoints on all sides. Mr. Mazzoni presented the following:

- A. Landscape Maintenance Professionals, Inc. Estimate #91013 (\$13,925)**
- B. The Davey Tree Expert Company Proposal #20004068-1722508960 (\$11,700)**

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, Landscape Maintenance Professionals, Inc. Estimate #9113 for Cunningham Park Vine Removal and Trimming, in the amount of \$13,925, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish and report annual goals and objectives and develop performance measures and standards to assess the achievement of the goals and objectives. District Management and District Counsel collaborated on developing general performance measures, identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each. Ms. Willson recommended approval and stated that the goals and objectives that were developed are achievable.

On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Reports
as of June 30, 2024**

Mr. Adams stated that he will check with the Controller and Mr. Liquori on the status of the outstanding items from the last meeting.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of July 10, 2024 Regular Meeting
Minutes**

The following change was made:

Line 220: Change "Saltzer" to "Stalzer"

On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the July 10, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Action & Completed Items**

Items 1, 6, 7, 8, 14 and 15 were completed.

Item 3: Mr. Mazzoni stated that the District Engineer told him the Developer submitted the request to reduce the speed limit on Night Star Trail and the County requested all new plans, which is being worked on. Mr. Mazzoni was advised to speak to Mr. Venkat Vattikuti, at the Starkey meeting on September 25, 2024, and invite the District Engineer to the meeting.

Item 5: Regarding the ability of the Lifestyle Team to communicate information to all residents, Mr. Mazzoni stated that Ms. Hlebak is working on populating the app to include resident addresses instead of owners, as there is confusion about whether the Developer is shutting down the Starkey Ranch website or if the MPOA will take it over.

Item 14: Mr. Mazzoni will inspect all the ponds with the Premier Lakes team and will forward proposals to repair erosion at Ponds 5-2, 15-2 and 17-3 to District Counsel to send demand letters to each homeowner, if necessary or warranted.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated that she is working with Mr. Mazzoni on Taylor Morrison turnover items. They hope to have the punch list items next month so Mr. Mazzoni can obtain maintenance proposals for when the property is conveyed to the CDD; it might be helpful to preview a letter agreement, similar to what was done with Homes By West Bay. Mr. Mazzoni stated they received the plans, observed a lot of movement in repairs going on and are working towards having all the CDD common areas under the CDD by the end of the year.

Ms. Willson reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. She suggested emailing Mr. Adams the dates they complete the courses, since completion of the requirement will be reported when filing Form 1 in 2025.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 11, 2024 at 6:00 PM**
 - **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the Monthly Summary Report.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He noted the following:

- Tropical Storm Debbie resulted in LMP's team re-staking a few downed trees. Staff spent \$4,800 to replace the meter, irrigation clock and surrounding equipment, due to a lightning strike at the end of Rangeland Boulevard.
- Taylor Morrison was notified of a depression in Stancil Park on the surface road; a crew is inspecting the area today and will be included as a punch list item.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Anderson asked for the December meeting to be cancelled.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, authorizing Staff to cancel the December 11, 2024 meeting, was approved.

Ms. Comella suggested Board Members start thinking about the CDD potentially purchasing the Welcome Center and how to finance it.

Mr. Stalzer suggested thinking about scheduling a Landscape Workshop in the early part of Fiscal Year 2025. Mr. Adams suggested finalizing a date at the next meeting.

THIRTEENTH ORDER OF BUSINESS

Public Comments (non-agenda items) [3 minutes per person]

Resident Debbie Kennedy noted actions taken to address drainage issues between 13530 and 13558 Stansil Avenue, in which standing water is causing slippery sidewalks. She asked the Board for help resolving these issues. Mr. Mazzoni stated he is aware of this and noted that the builder sold its last home and crews started working on the deficiencies on Tuesday.

Discussion ensued regarding whether the builder needs to install French drains.

Mr. Culver asked why the assessment amount in the budget and the Mailed Notice is different. Mr. Adams stated the amount is 3% higher in the Mailed Notice to set the maximum assessment levels, while still working on the proposed budget.

Ms. Lesh asked if the fence along the access road will remain as is. Mr. Mazzoni stated the trails were developed according to the CDD, anything further is part of Pasco County's long-term plans.

Resident Jennifer Uppercue thanked the Board and Staff and the landscaper for everything they do. She reported missing shutters at the Welcome Center and voiced her opinion that kids were using atrocious language. Mr. Mazzoni stated that Ms. Hlebak is working with the Developer to address external maintenance issues.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 8:16 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair