

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on November 13, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present were:

Mary Comella
Frank Stalzer
David Deenihan
Matt Bruno
Karen Anderson

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Alyssa Willson (via Zoom)
Barry Mazzoni
Peter Soety (via Zoom)
Renee Hlebak
Alex Kurth
Jarrod Rino
Paul Gomez
Bill Conrad
Lance Marries
Other Residents

District Manager
District Counsel
Operations Manager
SunScape Consulting, Inc., (SCI)
AAG - Starkey Ranch Lifestyle Director
Premier Lakes, Inc.
ShoreSox® Erosion Solutions
Landscape Maintenance Professionals (LMP)
Landscape Maintenance Professionals (LMP)
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 6:01 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 Lance Marries asked about the status of restoring the area damaged by the hurricane. Mr. Mazzoni stated that proposals are being obtained to restore Lake M10-C.

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

THIRD ORDER OF BUSINESS**Waterways Update from Aquatics Vendor –
Alex Kurth (Premier Lakes)**

Mr. Kurth stated that he is happy with the progress made by the crews; 75% of the lakes showed significant improvement, the conditions of the other 25% of the lakes improved but treatments were delayed as crews waited until the water flow slowed before applying the last herbicide treatment, which occurred this week.

FOURTH ORDER OF BUSINESS**Consideration of Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration**

Mr. Kurth stated that he and Mr. Mazzoni discussed doing a thorough examination of all the shorelines. He observed significant erosion on the south end of the Huckleberry shoreline.

Discussion ensued regarding causes of lake bank erosion and taking preventative steps, such as installing vegetation or sod.

Mr. Kurth introduced Mr. Jarrod Rino, of ShoreSox® Erosion Solutions (ShoreSox®). Mr. Kurth believes this process is the best solution on the market and, if approved, Premier Lakes will include a lifetime warranty on labor and materials.

Asked if most of the erosion damage is due to the storm, Mr. Rino replied no; he and Mr. Kurth identified major damage prior to Hurricane Milton; however, the hurricane did not help the situation. He distributed and presented the ShoreSox® proposal package, which includes a five-year manufacturer warranty. He responded to questions regarding the company and product background and the end result. Mr. Kurth stated he can provide HOA reference letters, if needed.

Of the three Work Order options, Mr. Rino recommended proceeding with Item 4A, due to significant area washouts. He discussed the vegetation Sandestin Resort used.

Discussion ensued regarding budget, deeming ShoreSox® erosion control systems and cost an overall long-term solution versus sporadic repairs, prioritizing projects, informing homeowners erosion repairs due to water run-off are causing assessment increases, reschedule the December meeting and ensuring French drains are properly installed to avoid future lake bank erosion.

A. 17-3 – 500' of Shoreline

B. 15-2 – 600' of Shoreline

C. 5-2 – 400' of Shoreline

The Board consensus was to hold the December 11, 2024 meeting at noon and to defer the Premier Lakes One-Time Work Order Agreement for 17-3-500' of Shoreline restoration utilizing ShoreSox® erosion control systems, in a not-to-exceed amount of \$55,000, until the ShoreSox® proposal is presented at the next meeting.

Requests were made to provide everyone with a map of the lake access points and a proposal to repair 100' of shoreline at Gavin Lane,

On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, authorizing Staff to advertise a meeting on December 11, 2024 at noon, was approved.

FIFTH ORDER OF BUSINESS**Discussion/Consideration: Coastal Waste & Recycling Service Agreements**

Mr. Mazzoni presented the following:

- A. Contract Renewal \$15/unit [\$38,835 Monthly Base Rate]**
- B. Contract Renewal \$16/unit with 64g Recycle Containers [\$41,424 Monthly Base Rate]**

Mr. Adams stated that the contract renewal options include the consumer price index (CPI) escalator that was included in the CDD's addendum to the original agreement with the County Sanitation Department, which they never billed the CDD for.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the Coastal Waste & Recycling Service Agreement Contract Renewal for waste and recycling services, in the amount of \$15 per unit-\$38,835 Monthly Base Rate, was approved.

SIXTH ORDER OF BUSINESS**Hurricane Helene and Milton Cleanup Operations Update/Budget Consideration for Tree Replacements**

Mr. Mazzoni presented the hurricane-related updates outlined in his Operations Report that are related to saving and removing trees, street signs and fencing.

Discussion ensued regarding the budget, District Staff's recommendation to defer tree replacement at Rangeland until the January Workshop and include it on the January agenda, areas considered to be overplanted and the CDD adhering to the Developer's site plan.

This item was tabled.

SEVENTH ORDER OF BUSINESS**Consideration of Homestead Park Tree Removal Estimate/Proposal**

Mr. Mazzoni presented the following:

- A. Landscape Maintenance Professionals, Inc. Estimate #91922 [\$8,150]**
- B. The Davey Tree Expert Company Proposal #20004068 [\$5,400]**

Regarding flush cutting versus stump grinding, Ms. Willson stated that, as long as the flush cut does not seem to create an inherently dangerous or hidden stump, it will not pose a liability concern for the CDD; however, if someone is injured, it will fall under the CDD's general liability insurance policy.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, The Davey Tree Expert Company Proposal #20004068-1727707291 for tree removal at Homestead Park, in the amount of \$5,400, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Landscape Maintenance Professionals, Inc. Estimates #89256/#91774 for Rangeland East Sod Project and Maintenance Addendum 6 [\$224,228.40/\$18,685.70]**

This item was discussed during the Sixth Order of Business.

This item tabled.

NINTH ORDER OF BUSINESS**Consideration of Rove Paving, LLC Proposal #OPP-24-026614 for Catch Basin Sidewalk Work [\$12,097.72]**

On MOTION by Mr. Deenihan and seconded by Ms. Anderson, with all in favor, Rove Paving, LLC Proposal #OPP-24-026614 for Catch Basin Sidewalk Work, in the amount of \$12,097.72, was approved.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2024.

Discussion ensued regarding street light expenses; the status of sending demand letters to the property owners for outstanding commercial shared costs; a request to convey the stormwater systems to the CDD, which was always anticipated but will not occur until payment is received; the Accounting Department writing off the \$53,000 in the Audit as liability.

Mr. Mazzoni stated that a “Hurricane Recovery” General Ledger budget line item was created to capture all expenses. Mr. Adams suggested also creating a “Lake Bank Repair” unfunded budget line item.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of September 11, 2024 Regular Meeting Minutes**

On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the September 11, 2024 Regular Meeting Minutes, as presented, were approved.

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

Items 4, 5, 6, 7, 9, 10 and 13 were completed.

Item 1: Remove from future lists as the County has not responded to the District Engineer.

Item 4: Ms. Hlebak stated that the vendor is on site setting up the holiday lights and is placing the extra tree at the entrance of Gunn Highway.

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

Ms. Willson presented the following:

- **Memorandum: Refresher on Sunshine law and Public Records Law**

Ms. Willson stated that she and Mr. Mazzoni are working on a public records request related to various CDD policies.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: January 8, 2025 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the next meeting, which will be scheduled for December 11, 2025 at noon.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the combined September and October Monthly Summary Report.

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

Mr. Mazzoni presented the Monthly Field Operations Report.

Mr. Mazzoni stated that Whitfield Phase 2 is ready to be conveyed to the CDD, which will add \$33,278 to the landscape maintenance expenses plus a 3% increase on January 1, 2025.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, acceptance of Whitfield Phase 2 Parcel from Taylor Morrison, was approved.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, authorizing the District Manager to proceed with executing the LMP Addendum for Landscape Maintenance Services Agreement for Whitfield Phase 2, was approved.

Mr. Mazzoni stated that he expects to provide proposals to address all deficiencies at Stansil Park so the Board can consider accepting conveyance at the next meeting, subject to Taylor Morrison finalizing documents and submitting payment to cover those costs before the end of the year.

Mr. Mazzoni asked direction regarding a vehicle accident, as the CDD's insurance carrier advised that the \$2,250 in landscape damages does not meet the CDD's deductible. If the CDD wants to recover damages it would have to pursue the driver in civil court.

On MOTION by Ms. Stalzer and seconded by Mr. Bruno, with all in favor, authorizing Ms. Willson to prepare and send a demand letter to the driver to reimburse the CDD for damages due to a vehicle accident on Night Star Trail and Barbour Trail, was approved.

Mr. Mazzoni stated that he removed property belonging to a homeless person who set up camp on CDD property.

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, authorizing Staff to schedule a Landscape Work on January 8, 2025 at 4:00 p.m., was approved.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Stalzer discussed possible line of sight issues at the median on Gunn Highway and Longspur. He and other Board Members think landscaping should be replaced with different vegetation.

A request was made to address similar line of sight issues on Rangeland and Gun Highway.

A resident asked if a MPOA Director can become a non-voting CDD Board Member. Ms. Willson stated Florida Statutes do not allow non-voting Board Members on the Board.

Mr. Deenihan suggested speaking with the Architectural Review Committee about approving French drains. Mr. Mazzoni will convey the CDD's ongoing erosion issues.

FIFTEENTH ORDER OF BUSINESS

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

A question was raised regarding the upcoming Cunningham Park parking lot project. Mr. Mazzoni and Ms. Hlebak discussed the ongoing issues with the project and the project scope.

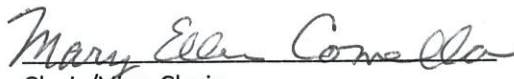
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the meeting adjourned at 8:35 p.m.

A handwritten signature in blue ink, appearing to read "Sarah Ann", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Mary Ellen Connelley", written over a horizontal line.

Chair/Vice Chair