

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on December 11, 2024 at 12:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present were:

Mary Comella
Frank Stalzer
Matt Bruno
Karen Anderson

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via Zoom)
Alyssa Willson (via Zoom)
Barry Mazzoni
Renee Hlebak
Alex Kurth
Residents

District Manager
District Counsel
Operations Manager
AAG - Starkey Ranch Lifestyle Director
Premier Lakes, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 12:00 p.m. Supervisors Comella, Stalzer, Bruno and Anderson were present. Supervisor Deenihan was not present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Karen A Anderson - Seat 3, Matthew J Bruno - Seat 4, Mary E Comella - Seat 5) (the following to be provided in a separate package)

Mr. Mazzoni, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Anderson, Mr. Bruno and Ms. Comella. All are familiar with the following:

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

A. Required Ethics Training and Disclosure Filing

Ms. Willson noted that the completion of the ethics training will be reported when filing Form 1 in 2025.

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Mazzoni presented Resolution 2025-01. The consensus was to maintain the existing slate of officers, as follows:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

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

Mr. Kurth stated that a very thorough inspection was completed last week and he is happy with the progress of the crews. Some lakes have recurring algae issues; dye and bacteria are being deployed to determine which measures have the best results. The dye will be less noticeable than the vibrant blue used by the previous vendor, which was less natural looking; the lakes will appear

closer to black. Grasses are very minimal; remaining dead stems will receive ongoing treatment until eradicated. As a courtesy, a trial phosphorus treatment provided by the manufacturer was applied to Esplanade Lake 1B, which has turbidity. Updates will be provided.

Discussion ensued regarding Lake 1B and the phosphorus mitigation binding treatment.

Mr. Kurth stated that he will continue to manage lakes affected by algae; more aggressive treatments have been effective and it is possible that weather might help reduce algae.

Mr. Mazzoni stated that he received far fewer calls and emails related to the lakes in recent months. Most calls received are related to boats out on the ponds.

Mr. Kurth reported that a woman stopped him on Huckleberry Lake recently. She was initially upset because she thought that he was in violation and was glad to speak with him. He discussed fishing observed on the lake and stated he will continue to report his observations.

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

Mr. Kurth presented the Work Order Agreements and noted that Item B is unchanged since last presented. Item C was requested by Ms. Comella and applies to the 100' just behind the home experiencing erosion at the previously repaired structure. Item A is a new proposal for a residence eroded following the hurricane; the repair cannot be performed for \$110 per foot due to the size of ShoreSox® needed and the need for extra fill and regrading above the repair.

Discussion ensued regarding the scope of work for repairs, flooding of the Anclote River and Hurricane Milton's status of a 100-year storm.

Ms. Comella expressed doubt that the Anclote River can be held back. Mr. Kurth agreed, given the strength of the river, and stated ShoreSox® has remained intact in a three-year manufacturer study on a beach that experiences constant daily water flow.

Asked to explain the warranties, Mr. Kurth stated that the manufacturer warranty on their workmanship and materials applies for five years regardless of whether the CDD contracts with Premier Lakes. The Premier Lakes warranty goes above and beyond the manufacturer warranty.

The Board and Staff discussed Hurricane Milton, the erosion, the scope of work for the ShoreSox® solution repairs and the need to perform repairs to remain in compliance with the Southwest Florida Water Management District (SWFWMD) permit.

The Board and Staff discussed the longevity and maintenance of the ShoreSox® solution versus other solutions.

Mr. Stalzer suggested beginning with one proposal that is most needed, rather than all three. Mr. Kurth stated that he and Mr. Mazzoni can perform a comprehensive analysis of all the ponds to give a true idea of the overall scope.

The Board and Staff discussed the proposals, compliance issues and prioritizing safety.

The Board asked Mr. Kurth to re-examine Lake M10C and provide other suggestions and insight. Mr. Mazzoni recommended closing off and marking the area surrounding Lake M10C. He stated that he has the materials to do so and he will survey the area, make additional recommendations and inform neighboring residents about the closure while other solutions are being considered.

Ms. Willson stated that, in the past, the insurance carrier advised to rope off the area and to advise contractors working in the area to exercise caution and utilize hand tools rather than heavy equipment in the area. Mr. Mazzoni will send an email to document and address these issues.

A Board Member asked if an installation four months before the end of the contract would only have a four-month warranty. Mr. Kurth stated that all work completed by Premier Lakes offers a one-year warranty on the labor regardless of the contract and the manufacturer warranty would also apply for five years. He noted that the lifetime warranty on labor, while under contract, is a courtesy that Premier Lakes extends only to large clients. He stated that only Certified Service Providers are able to offer ShoreSox® solutions.

Mr. Kurth was asked to include the one-year warranty information in the Agreement and to provide estimates for M10C to include fill and plantings.

A. M10C - 200' of Shoreline

This item was tabled.

B. 17-3 - 500' of Shoreline

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the Premier Lakes, Inc. One-Time Work Order Agreement for SOX Shoreline Restoration 17-3 for 500' of shoreline, in the amount of \$55,000, was approved.

C. 15-2 - 100' of Shoreline

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Premier Lakes, Inc. One-Time Work Order Agreement for SOX Shoreline Restoration 15-2 for 100' of shoreline, in the amount of \$8,900, was approved.

Mr. Kurth will advise Mr. Mazzoni when an approximate start date is known. He estimated a minimum of four to six weeks; work could begin in February 2025.

Ms. Willson was asked to draft a separate Agreement for this scope of work. Mr. Mazzoni will email the proposals to Ms. Willson.

SEVENTH ORDER OF BUSINESS

Consideration of Southern Land Services of Southwest Florida, Inc. Proposal #120224-6 for Stabilization Repair for TSR CDD Fence along SR-54

Mr. Mazzoni presented the Southern Land Services (SLS) of Southwest Florida, Inc. Proposal for Stabilization Repair for TSR CDD Fence along SR-54, noting that SLS repairs the CDD's bridges and installed many of the walking bridges throughout the community, but SLS did not install this particular fence. He discussed the condition of the fence which has erosion issues and poor stability and voiced his opinion that the fence became unstable when additional pieces of wood were inserted for privacy, blocking airflow. He stated that replacing the fence with a concrete wall would be very expensive and discussed the proposed solution of straightening and bracing the fence with additional posts along the fence line on the road side.

Mr. Stalzer stated he would like to see more bids. Mr. Mazzoni stated obtaining bids has been challenging but he wanted to present this for discussion. He noted that nine fence sections require repair; SLS can repair only those sections for a fraction of the cost.

Discussion ensued regarding aesthetic concerns, cost, safety, construction, the need to preserve privacy and sound reduction and the need to maintain bushes in the area.

Mr. Stalzer asked what type of warranty would apply to the proposal.

Mr. Mazzoni was asked to gather more information and consult the District Engineer regarding the fence.

This item was tabled.

- **Consideration of Resolution with Taylor Morrison**

Mr. Mazzoni presented the list of proposed work to be performed by Taylor Morrison (TM) prior to turnover of Sections 1 & 2, according to the settlement, including Sidewalk Repair, Sidewalk Cleaning, Landscaping & Irrigation, Irrigation Repairs and Irrigation Modification, totaling an estimated \$169,252.66. He will work with Mr. Soety of SunScape Consulting, Inc., (SCI), who would manage the project and negotiate pricing; final pricing might be different than the provided estimates. The project would most likely begin in February 2025 and be completed in March 2025; the project would be presented for approval at the January 2025 meeting.

Discussion ensued regarding the estimated amounts and work to be done.

Ms. Willson discussed the settlement between the District and TM, which states that TM will pay the CDD the cost of those improvements totaling \$169,252.66 for the completion of the listed improvements. The Agreement also provides that the CDD will assume the maintenance of those items and that this constitutes the final turnover and acceptance of all phases of the public infrastructure within the CDD constructed by TM. A release for TM from any issues associated with these improvements and the improvements within the CDD was included at TM's request. A much more formal Release and Settlement Agreement was received from TM; Ms. Willson advised the Board of the late nature of that request and strongly recommended TM include the language the CDD has already agreed to for certain items with Homes by West Bay so that the language is consistent with the Homes by West Bay language the Board previously agreed to. The Agreement also notes that, in the future, one item may be brought before the Board regarding a bond related to a Wetland that the CDD has accepted. The bond is still currently in TM's name, so TM might present a request for the CDD to assume that bond or a related bond in the future. The Punchlist Items would be added to this Letter Agreement as Exhibit A.

The Board had no questions.

Ms. Willson will circulate the finalized form of Agreement for review and signature.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, accepting the check, was approved.
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NINTH ORDER OF BUSINESS**Consideration of LMP Proposal for Stansil
Park Landscaping Addendum (\$5,508.25)**

The Board and Staff discussed the updated proposal, Addendum 7.

On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the LMP Proposal for Stansil Park Landscaping Addendum 7, in the amount of \$5,508.25 per month, was approved.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2024**

Mr. Mazzone noted that "Recreational repairs" increased and the Splash Pad must be paid for. He stated that 50% was paid up front and 50% will be paid upon completion.

In response to a question, Mr. Adams stated the "Due from developer" will be deleted.

Ms. Hlebak voiced her belief that the checks are cut from two different General Ledger items. Mr. Mazzone will review the matter.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of November 13, 2024 Regular
Meeting Minutes**

The following changes were made:

Line 22: Delete "(via Zoom)"

Line 233: Change "Stalzer" to "Deenihan"

Line 239: Change "Deenihan" to "Stalzer"

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the November 13, 2024 Regular Meeting Minutes, as amended, were approved.

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

Items 1, 7, 9 and 12 were completed.

Item 8: The December 11, 2024 meeting was advertised.

Item 10: Ms. Willson stated the demand letter was sent to the individual involved in the incident; the individual's father called to discuss the matter and request a payment plan. He

stated the individual can pay \$800 quickly and requested a \$500 per month payment plan until the funds are provided to the CDD. The total amount is approximately \$2,300.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, accepting the payment plan for the damage to Night Star Trail, as discussed, was approved.

Item 11: Mr. Mazzoni stated that he and Mr. Soety inspected line of sight issues at Gunn Highway and Long Spur and Rangeland and Gunn Highway. The grasses were taken down yesterday; a proposal for replacement of the grasses with other materials will be presented at the next meeting.

Mr. Mazzoni stated that some residents are requesting a flashing red crosswalk sign at Heart Pine where the Palmettos were removed, because vehicles and bicycles speed in the area.

Mr. Bruno asked for the high bushes at the large electrical box at Lake Blanche and Monroe Meadows to be trimmed, as line of sight is poor. He noted that the hurricane pushed the bushes forward in front of the electrical box, making it worse. Mr. Mazzoni will inspect the area.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer Reports.

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

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

- **QUORUM CHECK**

The Landscape Workshop will be held on January 8, 2025 at 4:00 p.m., prior to the Regular Meeting, which commences at 6:00 p.m.

Supervisors Comella, Stalzer, Bruno and Anderson confirmed their attendance at the January 8, 2025 meetings.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the combined November and December Monthly Summary Report.

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

Mr. Mazzoni presented the Monthly Field Operations Report.

Mr. Mazzoni discussed Hurricane Milton recovery efforts. He stated LMP's invoices for Hurricane Milton recovery total approximately \$74,000. Davey Tree's invoices are approximately \$75,000; a revised invoice is expected as a smaller scope of work was done and the invoice will likely be reduced by approximately \$5,000.

Mr. Stalzer noted that, when the damage and the proposals approved today are added together, the CDD is overbudget by \$366,000.

Mr. Mazzoni stated that the cost of tree removals alone is \$150,000.

Discussion ensued regarding ongoing tree replacements.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

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

Ms. Hlebak reported that a resident who was unable to remain at the meeting asked for Staff to look at improving maintenance at the dog park at Whitfield Park. Her team will inspect the area to see what can be done. The resident asked for more sod and more maintenance, which is difficult at a busy dog park; perhaps pavers can be installed.

Mr. Mazzoni stated that Staff is still working on the Cunningham Park dog area. The water area is not a typical pond repair; some riprap or another solution might be needed to fill in on both sides. Ms. Hlebak noted that the area is closed off for safety reasons.

Ms. Hlebak stated that the resident also expressed concern about the fire pit due to the presence of children, noise and occasional issues including nuisance fires. She noted that, while the parks close at dark, the fire pit is available until 10:00 p.m. She asked the Board to consider what else can be done with the fire pit. This item was tabled to the January meeting.

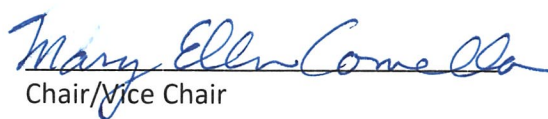
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 2:02 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair