

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on January 8, 2025 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
Matt Bruno	Assistant Secretary
Karen Anderson	Assistant Secretary
Barry Mazzoni	Operations Manager
Mark Yahn	SunScape Consulting, Inc. (SCI)
Paul Gomez	LMP
Derek Nadalini	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzoni called the workshop to order at 4:00 p.m. The purpose of the workshop is to have an open discussions on several topics. As such, no decisions or actions will be taken. He will present notes related to items that the Board wishes to consider at the regular meeting at 6:00 p.m.

Supervisors Stalzer, Comella, Anderson and Bruno were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Derek Nadalini asked for the criteria that residents are to comply with when maintaining the tree line bed on Barbour Trail, which Taylor Morrison (TM) originally maintained, as he wants to ensure it looks correct, since he is selling his home.

Mr. Mazzoni stated the CDD's irrigation is under this and two other parcels, which are titled to the homeowners. This is a matter to be discussed at the Regular meeting, as they might need direction from District Counsel.

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

Discussion ensued regarding suggestions that homeowners keep the area in decent shape, contacting the Master Property Owner Association (MPOA) to determine what materials to plant and the Architect Review Board's (ARB) application process.

THIRD ORDER OF BUSINESS

Discussion: Landscaping Enhancement and Hurricane Recovery Projects

A. 2025 Budget Landscaping Enhancement Recommendations and Discussion

Mr. Mazzoni stated that the proposals presented today are for recommended enhancements to areas that might not have been touched in a while or that look like they need additional updates. All these projects will be based on the Board's decision and available funds; if the Board wants to proceed with projects, he suggests giving the consulting team a budget for a particular section to prioritize or table projects.

Board Members and Staff discussed aesthetic concerns, SCI prioritizing projects for Fiscal Years 2025 and 2026, informing residents of possible assessment increases due to hurricane-damaged landscape replacement and the decision for the parks to take precedent.

The Board gave SCI Staff a \$100,000 budget to use in presenting a prioritized landscape and irrigation projects list to consider at the next meeting.

Mr. Mazzoni asked the Board Members to email him with the areas in the agenda that they do not want to proceed with and he will pass that on to SCI.

B. Rangeland East Sod Replacement Discussion

Mr. Stalzer suggested deferring work on Rangeland East, given the increase in sanitation costs, the lakes and the hurricane damage expenses. The consensus was to table this item.

C. Stansil Park Irrigation and Landscaping Project Discussion

Mr. Mazzoni stated that the CDD received the Taylor Morrison (TM) fully executed Settlement Agreement and funds. Although the TM estimate was padded, he considered irrigation repairs an urgent item to consider; whereas, the Board can set a budget for the pocket parks within Stansil Park to complete in phases. He was asked to track costs.

Mr. Yahn suggested having his firm's Landscape Architect redline the original TM landscape plan and obtain competitive pricing. The Board agreed.

D. 2024 Hurricane Recovery and Tree Replacement Budget Discussion

Mr. Mazzoni recommended against replacing lost trees in obscured places that do not provide a lot of value and to have SCI identify areas where it makes sense to re-populate trees.

Discussion ensued regarding LMP's maintenance and storm crews and rates and if the CDD was charged for Mr. Paul Gomez's services twice.

Mr. Yahn will obtain tree replacement proposals for the next meeting.

FOURTH ORDER OF BUSINESS**UPCOMING MEETING DATES:**

- **January 8, 2025 at 6:00 PM**
- **February 12, 2025 at 6:00 PM**
 - **QUORUM CHECK**

Management will replace Mr. Jason Silber and Mr. Ray Szelest's names on the Quorum Check list, with Karen Anderson and Matt Bruno, respectively.

FIFTH ORDER OF BUSINESS**Supervisors' Requests**

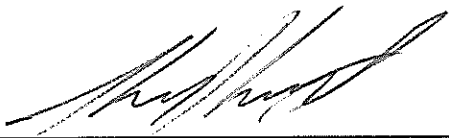
There were no Supervisors' requests.

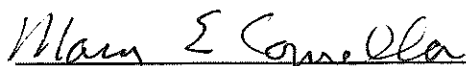
SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the meeting adjourned at 5:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair