

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 8, 2025 at 6:00 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
Alyssa Willson (via Zoom)
Barry Mazzoni
Renee Hlebak
Alex Kurth (via Zoom)

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 6:00 p.m. Supervisors Comella, Stalzer, Anderson and Bruno were present. Supervisor Deenihan was not present.

All recited the Pledge of Allegiance and held a moment of silence in recognition of Supervisor David Deenihan's passing.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 1 of the Board of Supervisors Pursuant to Section 190.006(4) Florida Statutes; and Providing for Severability and an Effective Date

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

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 1 of the Board of Supervisors Pursuant to Section 190.006(4) Florida Statutes; and Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; Term Expires November 2026

Mr. Mazzone stated he will work with Ms. Hlebak to inform residents of the vacancy and ask those interested serving on the Board to submit a resume and/or a letter of interest, in advance of the next meeting and to also attend the next meeting. In addition, the Board Members will contact individuals they believe might be interested. This item was deferred

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)

- A. Required Ethics Training and Disclosure Filing**
 - **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**

This item was deferred.

SIXTH ORDER OF BUSINESS

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Mazzone presented Resolution 2025-01. The slate was as follows:

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

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

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Mazzoni presented Resolution 2025-03. Ms. Anderson nominated the following:

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

No other nominations were made. This Resolution removes the following from the Board:

Dave Deenihan	Assistant Secretary
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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

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)

Mr. Mazzoni stated he received the Agreement from Ms. Willson and is requesting the deposit to proceed with work on the two shoreline restoration projects. He and Mr. Kurth will work on the schedule. Mr. Kurth reviewed the actions taken, to date, and stated that they have gained control of the algae blooms. In difficult areas, it might take up to six months to see the results. The treatment plan for submersed weeds is being changed to contact herbicide in about seven lakes, as the Sonar® herbicide treatments were not effective. He suggested considering adding Triploid grass carp in the lakes, as a long-term investment, which is a natural control method. The fish eat submersed weeds and this is a very cost-effective way to maintain difficult areas. A permit is required. He will present a proposal at the next meeting.

NINTH ORDER OF BUSINESS**Consideration of Landscaping Enhancement and Hurricane Recovery Recommendations from Workshop**

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, assigning SCI Staff a \$100,000 landscape and irrigation enhancement projects budget, excluding Rangeland East and Rangeland West, and authorizing SCI to prioritize Fiscal Year 2025 in coordination with Landscape Maintenance Professionals (LMP) and present at the next meeting, was approved.

Ms. Comella asked Mr. Mazzoni to prepare an e-blast informing residents about unbudgeted items; the Board will review the e-blast before it is sent.

On MOTION by Mr. Stalzer and seconded by Mr. Bruno, with all in favor, directing SCI to present tree replacement proposals of what SCI and LMP are proposing to replace, including a map of the recommended locations, at the February meeting, and prepare a communication letter regarding hurricane damage costs, was approved.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, tabling the Rangeland East Sod Replacement or Replanting Project, was approved.

TENTH ORDER OF BUSINESS**Consideration of Budget for Spring 2025 Landscaping and Irrigation Projects for Stansil Park**

Mr. Mazzoni stated that the Board wishes to make Stansil Park whole again. He noted that the CDD received a \$169,252.66 settlement from Taylor Morrison (TM) after the December meeting to cover concrete, irrigation and landscape issues and pressure washing Stansil Park and other common areas. He will be adding a new budget line item to track Stansil Park costs.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, proceeding with irrigation repairs at Stansil Park immediately and authorizing Staff to work with SCI to draft a Landscape Plant Replacement Plan for Stansil Park, via SCI's Landscape Architect redlining the original Taylor Morrison Landscape Plan and present it at the next meeting, was approved.

ELEVENTH ORDER OF BUSINESS**Continued Discussion: Fire Pit Procedures**

Ms. Hlebak discussed recent incidents of the seats surrounding the Whitfield Park fire pit caught on fire. With the upcoming holiday season, she temporarily removed the bowl from the pit and asked for direction from the Board. The consensus was to remove the fire pit. As the fire pit is in the Amenity Policy, Ms. Hlebak and Ms. Willson will update the Amenity Policy.

Ms. Comella asked District Staff to inspect the bike park.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, eliminating the fire pit in Whitefield Park, was approved.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 3, 2024**

Mr. Adams stated the "Due from Starkey Ranch Asset" cleared; it will not be on the next Financials. The Controller is researching writing down the \$53,000 "Due to Developer" and the ability to transfer \$2 million in excess funds to the Bank United Insured Cash Sweep (ICS) account.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of December 11, 2024 Regular Meeting Minutes**

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

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

Items 6, 8 and 10 were completed.

Item 1: Mr. Adams stated that Mr. Liquori is working on submitting the final requisitions.

Ms. Comella asked Mr. Mazzoni to make sure all requests are on the Actions Items List.

Item 7: Revised scope, as work is partially completed.

Item 10: District Staff informed resident that the grass at the Whitfield Park dog park is dormant; they will continue monitoring the area and provide recommendations, if any.

Ms. Hlebak asked for the December 11, 2024 entries in the Fiscal Year 2024/2025 Meeting Schedule to be updated.

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

Ms. Willson stated that she and Mr. Mazzoni compiled the public records request related to CDD policies, such as fishing and use of the CDD stormwater ponds. She asked the Board Members to submit records, if any, that were not previously turned over to the CDD. She noted that the requestor will need to submit a deposit for them, if any exist.

Board Members were urged not to respond to Facebook posts and to create a separate personal email address to use for CDD business, if they do not already have one.

Ms. Anderson was asked to send her new personal CDD email address to Management.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: February 12, 2025 at 6:00 PM**

- **QUORUM CHECK**

Supervisors Comella, Stalzer and Bruno confirmed their attendance at the February 12, 2025 meeting. Ms. Anderson will attend via telephone.

Mr. Mazzoni was asked to have Management add the District Staff link as a check list item.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the 2024 Year in Review/January Monthly Summary Report. She was asked to report on canoe and kayak rentals over the last 12 months at the next meeting.

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

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

- Recent hog activity is mostly on homeowner property. He noted the CDD's criteria for addressing issues, the removal process and the City's controlled burns that re-direct the hogs. Mr. Mazzoni was asked to monitor and report if there is significant damage to CDD property.
- With the Landscaping contract expiring December 31, 2025, he secured LMP's landscaping rate for Fiscal Years 2026 and 2027. SCI is reviewing it and will give a recommendation. This avoids a rate increase of about 3% and going through the Request for Proposals (RFP) process. If approved, LMP wants the tree pricing in the Exhibit to be updated. Mr. Stalzer expressed concern that there might be a significant price increase if this is delayed until 2028.
- The Developer wants to know if the CDD is interested in renewing the five-year lease for the Welcome Center. The Board consensus is to renew the Welcome Center lease.

Mr. Mazzoni provided options for landscape maintenance on three parcels where the CDD's irrigation system was installed under the berm. This was discussed at the Workshop.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, authorizing Mr. Mazzoni to inform the three property owners of the situation and advise the property owners that they are responsible for maintaining their property and that the CDD will disconnect its own existing irrigation system, was approved.

SIXTEENTH ORDER OF BUSINESS**Supervisors' Requests**

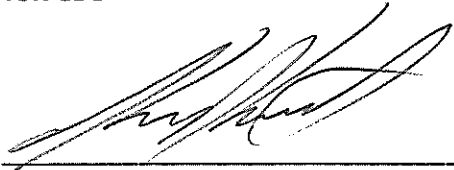
There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments (non-agenda items) [3 minutes per person]**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the meeting adjourned at 7:36 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair