

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 12, 2025 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
Matt Bruno	Assistant Secretary
Karen Anderson (via Zoom)	Assistant Secretary

Also present:

Alyssa Willson (via Zoom)	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Bill Conrad	Landscape Maintenance Professionals (LMP)
Paul Gomez	Landscape Maintenance Professionals (LMP)
Will Butler	American Power Washing LLC
Ben Roddey	Resident and Board Candidate
Kevin Kurtz	Resident and Board Candidate
Teresa Tate	Resident
Will Butler	Resident
Bill Schumacher	Resident
Other residents	

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 and Bruno were present. Supervisor Anderson attended via zoom. One seat was vacant.

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

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

Resident Teresa Tate asked when the Audited Financial Report will be available. Mr. Mazzoni asked Ms. Tate to email her request to him. The audit for Fiscal Year 2024 must be submitted to the State by June 30, 2025.

Mr. Will Butler, of American Power Washing, thanked the Board for the opportunity to submit a proposal for power washing services, which is being considered under the Eighth Order of Business, and for the partnership to provide holiday lighting to the CDD.

THIRD ORDER OF BUSINESS

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

Mr. Mazzoni stated that residents were advised of the vacancy and of the requirement to submit a resume and attend today's meeting in order to be considered to fill Seat 1. Ms. Mary Yates was not present.

- **Candidates**

- A. **Kevin Kurtz**
- B. **Ben Roddey**
- C. **Mary Yates**

Candidates Kevin Kurtz and Ben Roddey each gave an overview of their personal and professional backgrounds and discussed their reasons for wanting to serve on the Board.

Mr. Stalzer stated the Board oversees the CDD District Management Company, who is responsible for running the CDD's day-to-day operations; the Board's primary responsibility is to set the assessments and the budget and ensure the CDD's bonds are paid on time.

Board Members posed questions to each candidate. Ms. Comella voiced her opinion that both candidates are qualified. Mr. Stalzer agreed and stated he favors Mr. Kurtz because he attended and participated in several CDD meetings over the last 18 months and is somewhat familiar with what transpires in the meetings.

Mr. Stalzer nominated Mr. Kevin Kurtz to fill Seat 1. No other nominations were made.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the appointment of Mr. Kevin Kurtz to fill Seat 1, was approved.
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FOURTH ORDER OF BUSINESS**Administration of Oath of Office to Appointed Supervisor (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 Mr. Kevin Kurtz. Mr. Mazzoni and Ms. Willson explained the following:

- 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**

Mr. Kurtz accepted the allowable Supervisor compensation.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Mazzoni presented Resolution 2025-04. Ms. Comella nominated the following slate:

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

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

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

Mr. Kurth reviewed the actions taken, to date, treating algae blooms that arose over the last two weeks, which is expected this time of year. The treatment plan for Lakes 16-3 and 16-4 was changed to include dye and bacteria applications; it might take up to six months to see the results. The treatment plan for submersed weeds in about seven lakes is being changed to contact herbicide, because the Sonar® herbicide treatments were not effective. Overall, the lakes are in good shape.

Mr. Kurth stated the ShoreSox® solution repair projects on Lakes 17-3 and 15-2 will commence the week of March 3, 2025; he anticipates completion by March 7, 2025. He and Mr. Mazzoni will coordinate the staging areas and project schedule to direct traffic.

Regarding identifying erosion in other ponds, Mr. Mazzoni stated that he and Mr. Kurth will perform on-site inspections, once the ShoreSox® project is completed, and prioritize projects so the Board can budget the projects, accordingly. He commended Mr. Kurth's team on their work and in documenting that work; he has seen a significant drop in resident complaints.

SEVENTH ORDER OF BUSINESS**Consideration of Southern Land Services of
Southwest Florida, Inc. Proposals for Fence
Project****A. Proposal #020425-1 [Starkey Wall]**

Mr. Mazzoni presented the proposal and scope of work. This item was tabled, while he obtains additional proposals and one from Florida State Fence, which is the same vendor who installed the Starkey wall.

B. Proposal #020425-2 [Huckleberry Pond Starkey Fence and Gate]

Mr. Mazzoni presented a proposal to add fencing and a gate to allow maintenance access but prevent others from driving onto the peninsula to fish.

This item was tabled, while Staff obtains additional proposals.

EIGHTH ORDER OF BUSINESS**Consideration of Concrete and Sidewalk Pressure Washing Estimate/Proposals****A. American Power Washing Estimate No. 604**

Mr. Butler presented the proposal options. If selected, he will work very closely with Mr. Mazzoni on the project, like he did with Ms. Hlebak on the Holiday Lighting Project. He will coordinate with Pasco County regarding providing the water supply. He gave an overview of the process. His company is incurring this cost, as the process expedites completing the project in about 35 to 45-days, barring no weather delays, and is why it is excluded from the proposals.

B. Riptide Pressure Washing, LLC**C. Rolling Suds of Tampa Bay**

Mr. Mazzoni presented the proposals.

Discussion ensued regarding the revised map that excluded some CDD sidewalks in Monroe Commons and the Fitzroy Street and Riders Pass pocket park; the ability to add missing areas, since each vendor's proposal is below CDD budget; and the inclusion of separate costs for the curbs in American Power Washing's proposal, which was not part of the project scope.

Mr. Butler stated that, if there are additional pocket parks that might not have been on the Master map, they will be included in additional costs. In case there are missing areas, Mr. Mazzoni stated that all three vendors are willing to work with the CDD, due to the project size.

<p>On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, American Power Washing Estimate No. 604, Option 3, for Single One-Time Cleaning and Concrete and Sidewalk Pressure Washing, plus curb cleaning, in a not-to-exceed amount of \$80,000, was approved.</p>
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NINTH ORDER OF BUSINESS**Consideration of LMP Proposals for Enhancement Projects**

Mr. Mazzoni recalled that the Board gave SCI a \$100,000 budget and direction to work with LMP on prioritizing the landscape and irrigation enhancement projects for Fiscal Year 2025. He and Mr. Soety presented the following enhancement recommendations:

- A. Priority 1: Gunn Hwy [Nos.: 320182, 320681]**
- B. Priority 2: Whitfield Park [No.: 320784]**
- C. Priority 3: Homestead Park [Nos: 320145, 322005]**
- D. Priority 4: Albritton Park [Nos: 321846, 321910]**
- E. Priority 5: Heart Pine Ave [Nos. 321840, 321998]**

Mr. Mazzoni stated that the Priority 1 figure on the cover sheet is a typographical error; however, the \$88,826.21 Total Project Budget amount is correct.

Discussion ensued about using peanut grass, since switching it in existing areas would be costly. Coding expense to the "Plant replacement" budget line item was discussed.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, LMP Enhancement Project Proposals No. 20182 and No. 320681 for Gunn Hwy; No. 20784 for Whitfield Park; No. 320145 and No. 322005 for Homestead Park; No. 321846 and No. 321910 for Albritton Park and No. 321840 and No. 321998 for Heart Pine Ave, in a not-to-exceed amount of \$88,826.21, was approved.

TENTH ORDER OF BUSINESS

Consideration of LMP Proposal No.: 321956 for Tree Replacement

Mr. Mazzoni stated that he, Mr. Soety and Mr. Gomez toured the CDD to review all the trees lost during the hurricane and determined what needs to be replaced and provides value totals much less than the \$40,000 to \$50,000 they anticipated needing.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, LMP Proposal No. 321956 for tree replacement throughout Starkey Ranch, in a not-to-exceed amount of \$17,434.24, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Everglades Pinestraw, Inc. Estimate #3005rev for Pinestraw Installation

Mr. Mazzoni presented the proposal, which exceeds the budget, as it includes additional areas like Rangeland West and E1 and E2 for Stansil Park. He and Mr. Soety will determine what percentage of the estimate should be coded to the new “Stansil Park” budget line item.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Everglades Pinestraw, Inc. Estimate #3005rev for pine straw installation, in a not-to-exceed amount of \$169,548.80, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

Mr. Mazzoni stated that \$3.7 million in excess funds was transferred from the General Fund to the Bank United Insured Cash Sweep (ICS) account on January 9, 2025; the \$1,351 “Due from other” was received; \$53,000 of the \$101,119 “Due to Developer” was written off and will be reflected in next month’s statements, and the invoices on the commercial accounts were mailed and some payments were made.

Mr. Stalzer stated that, per Mr. Mazzoni, the new “trash” contract’s effective date is January 1, 2025 instead of Oct 1, 2024 as expected, which saves the CDD money.

Mr. Stalzer recalled prior discussion about renewing the Welcome Center five-year lease and asked how many years are remaining. Ms. Willson stated the initial term was 18-months and, upon expiration, then the five-year term is exercised after that. She will research and confirm if the Developer can break the lease and if the CDD has the right of first refusal for the next meeting.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of December 31, 2024, was accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of January 8, 2025 Regular Meeting Minutes

- **Approval of January 8, 2025 Workshop Meeting Minutes**

This item was an addition to the agenda.

Mr. Mazzoni presented the January 8, 2025 Workshop Meeting minutes, which were emailed to the Board, and the January 8, 2025 Regular Meeting Minutes.

On MOTION by Mr. Stalzer and seconded by Mr. Bruno, with all in favor, the January 8, 2025 Workshop Meeting Minutes, as presented, were approved.

On MOTION by Mr. Stalzer and seconded by Mr. Bruno, with all in favor, the January 8, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Action & Completed Items

Items 2, 3, 4, 6, 9, 10, 12, 15, 16, 17, 18 and 20 were completed.

Item 18: Mr. Mazzoni stated that hog damage has not reached \$1,850. The alligator trapper has a team member interested in hog trapping on a per incident basis and is in the process of obtaining a license and insurance.

There was a brief restroom break.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Mazzoni conveyed a conversation with a Pasco County Planning Division Representative asking how many CDD roads Pasco County does not manage. He is reviewing the Pasco County mapper and identifying roads or sections of road that have not been turned over to Pasco County. So far, he identified 65 roads and stated the CDD property line shows it going over the bridge and the mapper indicates Pasco County is responsible for the maintenance of the bridge; however, a note states that the site is available for informational purposes and that is might have errors.

- **Approval of Rangeland Boulevard Bridge Letter**

Mr. Mazzoni stated that Ms. Willson, in coordination with the Chair, prepared this letter, which is dated today, due to time constraints, as comments on the Rangeland Project must be submitted by February 20, 2025.

Ms. Willson stated that the purpose of the letter is to ensure that the CDD is submitting something within the public comment period so that it is included in the record. Given Mr. Mazzoni's review of the bridge, she suggested revising the sentence to state that the CDD will no longer continue maintaining the bridge in the future.

Mr. Stalzer stated that he submitted a public comment to Pasco County and copied Ms. Starkey regarding the Developer, which consisted of the Developer or Builder Representatives at that time, wanting the wooden bridge and accepting maintenance, once the County Representatives stated they did not want a wooden bridge or maintenance responsibilities. Ms. Starkey replied to his email asking the transportation person to research this.

On MOTION by Mr. Bruno and seconded by Ms. Anderson, with all in favor, the Rangeland Boulevard Bridge Letter to Pasco County, dated February 12, 2025, subject to Ms. Willson modifying the letter as necessary, including removing the language about the County providing funds to the CDD for maintenance of the bridge, was approved.

Ms. Comella stated that the County wants to discuss the property leading up to the trail in the preserve, within Stansil Park; however, this parcel has not been conveyed to the County. She also asked Matt to convey it to the County. Ms. Willson stated that she will re-circulate the Agreement with the Water Management District and the County to the Board. Mr. Mazzoni suggested Board Members refer these calls to him.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

Regarding the Fiscal Year 2025 Meeting Schedule, Mr. Mazzoni stated he will have Management correct the information that the December 11, 2024 meeting was originally cancelling but then was held.

- **NEXT MEETING DATE: March 12, 2025 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance in person or via telephone at the March 12, 2025 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the January 2025 Monthly Summary Report.

The Board consensus was for Ms. Helbak to close down the canoes, kayaks and other ancillary rental items while she, Mr. Mazzoni and Ms. Willson update that portion of the Amenity Policy and memorandum regarding the process for classifying surplus property and selling for value for the next meeting.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He noted that the District Engineer confirmed with the County that the CDD can reduce the speed limit on Night Star Trail.

Mr. Stalzer suggested adding a remembrance traffic sign for Supervisor Deenihan.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, reducing the speed limit on Night Star Trail from 35 miles per hour (mph) to 25 mph and adding a remembrance traffic sign for Supervisor Deenihan, was approved.

Mr. Mazzoni distributed and presented the LMP proposal to fill in and re-sod M-10C, which is significantly less than the proposal from Premier Lakes. He reviewed the project scope and stated that this is a hurricane recovery expense.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Landscape Maintenance Professionals proposal to fill in and re-sod M10-C, in a not-to-exceed amount of \$6,070, was approved.

Mr. Mazzoni reported the following:

- Steve is looking into laying chicken wire over the street drains at the corner of Wildgrass and Long Spur to prevent debris from clogging the drain and incurring another \$4,200 expense.

- Rose it deducting \$483 off the LMP invoice to cover the concrete repair costs on private property damaged during a project.
- A resident was advised of the CDD policy of no boating in M-10C or tying their boat to a post belonging to the CDD. A letter to the resident is being prepared.

Mr. Mazzoni stated he is seeking reimbursement to repair a gabion basket damaged during a recent traffic accident on Longspur. He asked direction regarding proceeding with issues occurring on the County Road if the County does nothing about it, like removing mattresses dropped off on the side of the road or the dead deer on Rangeland Boulevard. The CDD has not budgeted to address these types of expenses.

The Board consensus was for Mr. Mazzoni to contact the County first to see if it will take care of issues on County property and, if not, then proceed at the CDD's expense.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Stalzer suggested scheduling a budget workshop in May, since there is a new Board Member and Mr. Stalzer will not be attending the June meeting.

SEVENTEENTH ORDER OF BUSINESS

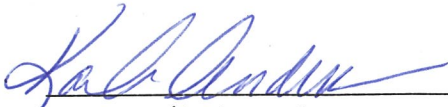
Public Comments (non-agenda items) [3 minutes per person]

Resident Bill Schumacher suggested the Board speak to the County about traffic on Gunn Highway. He asked if the Blueberry Farm will be part of the CDD and voiced his opinion that the MPOA needs to do something about Stansil Park, as residents are not taking care of their property. Ms. Hlebak offered to contact the MPOA, as this is not a CDD matter. Regarding the County's Rangeland Project, Mr. Mazzoni suggested residents contact the County before the public comment period ends on February 20, 2025.

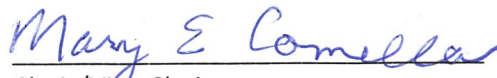
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the meeting adjourned at 9:15 p.m.

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

Secretary/Assistant Secretary

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

Chair/Vice Chair