

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on March 12, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

**Present:**

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

**Also present:**

Barry Mazzoni	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Yahn	SunScape Consulting, Inc., (SCI)
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Alex Murphy	Arch Amenities Group
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Bill Conrad	Landscape Maintenance Professionals (LMP)
Paul Gomez	Landscape Maintenance Professionals (LMP)
Scott Carlson	Landscape Maintenance Professionals (LMP)
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, Anderson and Kurtz were present. Supervisor Bruno was not present at roll call.

All recited the Pledge of Allegiance.

**Mr. Bruno arrived at the meeting at 6:01 p.m.**

**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.*

No members of the public spoke.

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

Mr. Kurth reviewed the actions taken, to date, in treating algae blooms and slender spike rush. The dye and bacteria treatment program was expanded to other lakes for an extended period of time; it might take up to six months to see the results. Esplanade Lakes 1-A and 1-B responded well to the dye application, along with Lakes 4-B and 5-A, which were treated by the prior vendor.

Mr. Kurth stated that the ShoreSox® solution repair projects on Lakes 17-3 and 15-2 were completed. He is pleased with the results so far; they were able to recover quite a bit of the residents' back yards along Lake 17-3, which gained 4' to 6' along the shoreline.

Regarding the fish kills, Mr. Kurth thinks it was not weather related as the tilapia was the only species removed from Lakes 3-1, 1-A, 1-B and 12-5, tilapia is known to be susceptible to disease and bacterial infections, although it is not definite without taking samples. Mr. Mazzoni stated his Report includes the cleanup and supporting documents behind Item 15E.

Mr. Mazzoni and Mr. Kurth will prioritize the ShoreSox® projects to consider for the Fiscal Year 2026 budget.

**FOURTH ORDER OF BUSINESS****Consideration of Proposals for Huckleberry  
Pond Fence & Maintenance Gate Project****A. Florida State Fence Estimates**

**I. 49941**

**II. 49942**

**B. Southern Land Services of Southwest Florida, Inc. Proposal #020425-2**

**On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, Florida State Fence Estimate #49942, to install additional aluminum fencing and a gate at Huckleberry Pond, in a not-to-exceed amount of \$3,019.60, was approved.**

**FIFTH ORDER OF BUSINESS****Consideration of Proposals for SR-54 Fence  
Hurricane Repair Project – March 2025**

- A. Florida State Fence Estimate 49938**
- B. Southern Land Services of Southwest Florida, Inc. Proposal #020425-1**

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, Florida State Fence Estimate 49938, to install/repair fencing at SR-54 damaged in the hurricane, in a not-to-exceed amount of \$6,500, was approved.**

**SIXTH ORDER OF BUSINESS****Discussion: Albritton Park Damage/  
Amenity Monitoring Discussion**

Mr. Mazzoni, Ms. Murphy and Ms. Helbak discussed addressing ongoing vandalism at Albritton Park and suggested adding pool monitors during the day, installing a camera system or hiring a security company to patrol the property to deter those who are damaging property after hours.

Ms. Willson stated the suspension language and any new systems implemented would require updating the Amenity Policy to allow Staff to contact parents of minors and potentially invoke some suspension of amenity privileges or require payment of damages caused by a minor.

Mr. Kurtz suggested researching other alternatives before going to extremes.

**On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, designating Mr. Kurtz as liaison to assist the Lifestyle Team in developing an after-hours security program and to work with Ms. Willson to incorporate it into the Amenity Policy, was approved.**

**SEVENTH ORDER OF BUSINESS****Discussion: Rangeland Blvd Extension/  
Pasco County Response**

Mr. Mazzoni stated he emailed to the Board the County Project Manager Panos Kontses' response to the CDD's February 13, 2025 letter stating it has no funds to maintain a wooden bridge and would consider accepting responsibility if the CDD would consider rebuilding the bridge to the County's standards.

Mr. Mazzoni read portions of Ms. Willson's letter to Panos Kontses, as follows:

“At the time the bridge was approved by the County the TSR CDD Board was compromised entirely of representatives from the Developer and the Homebuilder associated with the development of Starkey Ranch. At the time referenced below, the bridge would have been constructed by the Developer and transferred over to the CDD, while the Developer and the Homebuilder Representatives controlled the CDD Board, thus residents of the community, including the residents that now occupy the seats, had no dominion over the design, construction or future maintenance obligations of the bridge that the County approved. Implementing the extension/expansion of the lanes on Rangeland Boulevard represents a decision that will be made solely by County leaders, not residents or the Board of Supervisors from TSR CDD. This decision and the increase in traffic over the bridge that follows will have a direct impact on the expenses of the CDD and the residents that reside within it; without the extension there would be no impact on traffic flow, thus no change in the impact of the CDD expenses, it is a direct correlation. On behalf of the Board I certainly appreciate the offer which is what the County has extended to meet and discuss this further.”

Ms. Comella suggested engaging an attorney to advise the CDD of its rights, as this is not Ms. Willson’s expertise. Mr. Mazzoni stated that the Pasco County mapper program indicates the County owns the wooden bridge and certain sections of the road have not yet been conveyed to the County. The cost to replace a bridge similar to the one at Union Park is estimated at \$1 million to \$2 million. He suggested designating a liaison to speak to the County Representatives and noted that the County has not yet committed to proceed with its proposed project.

Ms. Willson stated she will contact other Counsel specializing in this and request a scope for the next meeting. She suggested designating a Board liaison to participate in the process. She thinks there are two components to this, first, whether to challenge the issues surrounding the roadway and the road study, as it impacts the CDD, or whether to focus on the bridge specifically and its maintenance.

Mr. Mazzoni suggested meeting with the County to discuss maintenance of the bridge and solely gather information. He stated another CDD that met with the County contacted him and the County extended the public comment period to March 31, 2025, due to the amount of feedback it received.

**On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, designating Ms. Mary Comella as the CDD liaison to assist District Staff and speak to the County Representatives about the Rangeland Blvd Extension Project and its impact on the bridge, was approved.**

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, authorizing Ms. Willson to seek proposals from Attorney's for consultation and assistance addressing the bridge matter, was approved.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Suspension of Privileges: 3936 Barbour Trail**

The violation letter was included in the agenda for information purposes.

Mr. Mazzoni discussed his conversation with the homeowner and the policy and stated he last observed that the boat was moved to dry land behind the homeowners residence. The boat was used to retrieve golf balls hit into Pond M10-C. The MPOA is having other difficulties with the same homeowner.

Board Members noted observing boats on Huckleberry Pond and the pond across from the blueberry fields.

Ms. Willson reviewed the protocols to remove items from CDD property. She and Mr. Mazzoni discussed the protocols for suspending a resident's amenity privileges.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, authorizing the District Manager to send a 30-day amenity suspension warning and hearing letter to 3936 Barbour Trail, with instructions to attend the April 2025 meeting, was approved.**

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Landscape Maintenance Professionals, Inc. First Amendment to Landscape and Irrigation Maintenance Services**

Mr. Carlson, of LMP, stated that the proposed First Amendment to the Landscape and Irrigation Maintenance Services Agreement extends the terms an additional 24 months, from

January 1, 2026 through December 31, 2027; the pricings for the main maintenance and material increases are the same, the only change are increases in ancillary services, as outlined in the 2026-2027 Exhibit 3 Extra Services Pricing Summary sheet. The reason for the price increase is to source quality and plant materials throughout Florida, as Florida growers expect shortages due to the recent hurricanes.

Discussion ensued regarding whether to wait and bid the contract since future market conditions for labor and materials is unknown.

Mr. Yahn presented a spreadsheet comparing LMP's proposed costs against other vendors. He discussed LMP's proposal, an extension to continue negotiations with LMP and presenting a final bid at the next meeting. Mr. Mazzoni stated he thinks there is a lot of benefit to not going out to bid and working on the exhibit.

This item was deferred.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Stansil Park Landscaping Projects Bids**

Mr. Mazzoni distributed the letter from SunScape to bid the project. He discussed funding the project as outlined in his report. Mr. Yahn reviewed actions taken to finalize the redline drawings used to bid the project. LMP was the lowest respondent.

The Board agreed to open public comments.

The father of Esplanade resident Lauren Chambers conveyed her issues with the landscaping at Stansil Park, the need for striping to be applied to direct on-street parking on Stevenson, the stop signs, and the flower beds in the common area needing the broken concrete removed and mulch laid.

Due to ongoing projects, the Board agreed to Mr. Carlson's request for LMP to use its sister company Juniper, under Mr. Gomez's supervision, to complete the project, which he expects to be finished by the end of the month. The Lifestyle team will send an e-blast about this.

<b>On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the LMP Stansil Park Landscaping Phase 1 and Phase 2 Project Bids, in a combined not-to-exceed amount of \$137,089.21, were approved.</b>
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**ELEVENTH ORDER OF BUSINESS****Consideration of 020 Requisition**

This item was tabled.

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of January 31, 2025**

Mr. Mazzoni reviewed changes in the Trustee's fee and the wetland budgets that will need to be incorporated in the proposed Fiscal Year 2026 budget.

The Board agreed to move the June 11, 2025 meeting to June 4, 2025 and schedule a Budget Workshop at 4:00 p.m., with the Regular Meeting commencing at 6:00 p.m.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.**

**THIRTEENTH ORDER OF BUSINESS****Approval of February 12, 2025 Regular Meeting Minutes**

The following changes were made:

Lines 254 through 255: Change "Mr. Stalzer and Ms. Comella left the meeting momentarily and returned shortly thereafter." to "There was a brief restroom break."

Line 290: Change "Mark" to "Matt"

Line 347: Change "he" to Mr. Stalzer"

**On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the February 12, 2025 Regular Meeting Minutes, as amended, were approved.**

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

Items 2, 3, 7, 8, 9, 10 and 16 were completed.

Item 14: Correct spelling of street name.

Completed Item 21: Mr. Mazzoni and Mr. Gomez will see if the bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows need additional trimming.

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

Ms. Willson stated she reviewed the recently executed Welcome Center five-year term lease and recalled the reason the Developer did not give the CDD the right of first refusal is because it did not want to be limited to an outdated appraisal figure.

Discussion ensued regarding the CDD lease expiring in 2030 and having a backup option to build a facility at Cunningham Park.

Ms. Willson will ask the Developer if it will give the CDD the right of first refusal for the CDD to purchase the Welcome Center, subject to acquiring an appraisal, and to purchase it at the value supported by the appraisal, thus revising the lease.

**B. District Engineer: Johnson Engineering, Inc.**

There was no report.

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

- **NEXT MEETING DATE: April 9, 2025 at 6:00 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 9, 2025 meeting in person or via telephone.

**D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

Ms. Hlebak presented the February 2025 Monthly Summary Report, which includes photographs of facility operations and maintenance projects that were worked on.

Mr. Mazzoni presented language Ms. Willson provided for a motion to dispose and sell CDD surplus property. Ms. Hlebak stated the items were sold for \$700, which gave them space to store the two gators, the smaller pressure washer and to reposition the dumpster.



**On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, Amenity Staff's action to dispose of/sell the CDD trailer and kayaks declared as surplus property and valued at under \$5,000, was ratified.**

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

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

- He and Ms. Hlebak will coordinate the pressure washing project for after spring break.
- Repairs to the dog park at Cunningham Park will commence once the landscape enhancement project is completed.
- The license plate of the vehicle that damaged the Rectangular Rapid Flashing Beacon (RRFB), owned by Pasco County, was provided to Pasco County; it might already be repaired.
- He and Ms. Hlebak will obtain proposals for a light-duty golf cart for possible inclusion in the proposed Fiscal Year 2026 budget. It could provide better access to inspect CDD property.
- Mr. Mazzoni located a March 27, 2020 County letter that gives the CDD full authorization to install the landscaping maintenance area. He suggested budgeting for it in the Fiscal Year 2027 budget, subject to the County proceeding with the Rangeland Boulevard Extension project.

**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.

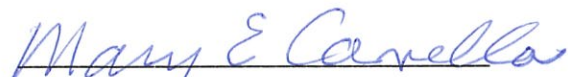
**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 8:57 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair