

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

April 9, 2025

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

April 2, 2025

Board of Supervisors
TSR Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on April 9, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
4. Hearing and Consideration of Suspension for 3936 Barbour Trail
5. Consideration of 2026-2027 Landscaping Maintenance Professionals Contract and Scope (*to be provided under separate cover*)
6. Consideration and Approval of 2025 Hurricane Season Rates (*to be provided under separate cover*)
7. Consideration of Proposal from Rose Paving LLC - Sidewalk/ Drainage/ Asphalt Repairs
8. Discussion: Rangeland Extension & County Response
 - Consideration of Special Counsel Recommendation
9. Acceptance of Unaudited Financial Statements as of February 28, 2025
10. Approval of March 12, 2025 Regular Meeting Minutes
11. Action & Completed Items
12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*

- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 14, 2025 at 6:00 PM
 - QUORUM CHECK

SEAT 1	KEVIN KURTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- 13. Supervisors' Requests
 - 14. Public Comments (*non-agenda items*) [3 minutes per person]
 - 15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114 or Barry Mazzoni at 813-399-0865.

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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TSR CDD
2300 Glades Road, Suite 410W Boca Raton, Florida 33431
office (877) 276-0889

Barry Mazzoni
(813) 399-0865
mazzonib@whhassociates.com

March 13, 2025

Crystal Olson & Jeff Marsh
3936 Barbour Trail
Odessa, FL 33556-4620

**Re: VIOLATION OF DISTRICT AMENITY POLICY – HEARING NOTICE
SENT VIA REGULAR AND CERTIFIED USPS MAIL**

Dear Homeowners:

As Operations Manager to the TSR Community Development District (the “District”), I previously contacted you regarding your use of a personal watercraft on District property, specifically the pond designated M10C. Per the adopted Amenity Policy for the District, *non-motorized recreational watercraft are permitted in Cannon Lake only from Dawn to Dusk.* ***No watercraft of any kind is allowed in any other body of water except for lake/pond maintenance vehicles.*** Your use of a motorized watercraft or watercraft of any kind is in direct violation of this policy. Additionally, your storage of your personal watercraft on district property and hitting of golf balls into the pond is in violation of our property rights.

Your continued actions and failure to respond have left the District with no choice but to pursue additional action against your property. At a meeting of the Board of Supervisors held on March 12, 2025, the Board reviewed the photos and details regarding your actions. *The Board has elected to suspend your property’s rights and privileges to utilize the amenities for any activity and all District facilities for a period of 30 days, which effects all individuals living at the property.*

YOU HAVE A RIGHT TO APPEAR BEFORE THE BOARD FOR A HEARING IN THIS MATTER WITH OPPORTUNITY TO PRESENT STATEMENTS/ EVIDENCE ON YOUR BEHALF, SUBJECT TO ANY REASONABLE RESTRICTIONS THAT THE BOARD MAY IMPOSE. *The meeting will be held on Wednesday, April 9th, 2025, at 6:00 PM and will be located at 2500 Heart Pine Ave Odessa, FL 33556.*

The District requests that you respond in writing, within seven (7) days of receipt of this letter, to confirm your attendance at the hearing. Should you fail to respond, the hearing will be held without your input and the Board will levy the suspension immediately following the meeting.

Thank you in advance for your prompt attention and cooperation. If you have any questions regarding this letter, please contact me at mazzonib@whhassociates.com.

Sincerely,

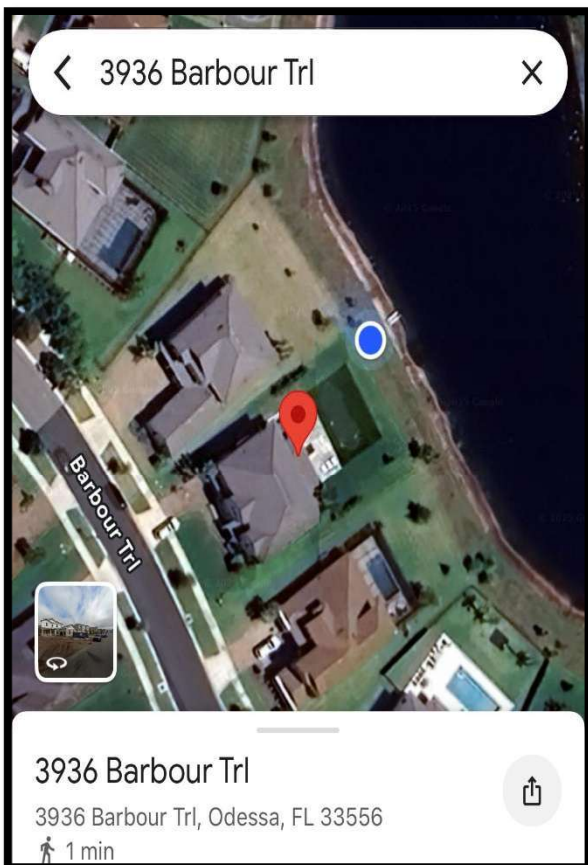
Barry Mazzoni
Operations Manager



TSR CDD
2300 Glades Road, Suite 410W Boca Raton, Florida 33431
office (877) 276-0889

Barry Mazzoni
(813) 399-0865
mazzonib@whhassociates.com

cc: **Chuck Adams, District Manager**
TSR CDD Board of Supervisors
TSR CDD District Counsel
Starkey Ranch MPOA



TSR

COMMUNITY DEVELOPMENT DISTRICT

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TSR CDD

CONCRETE & ASPHALT PROJECT

SERVICE REFERENCE ADDRESS:

12131 Rangeland Blvd, Odessa, FL 33556

BILLING ADDRESS:

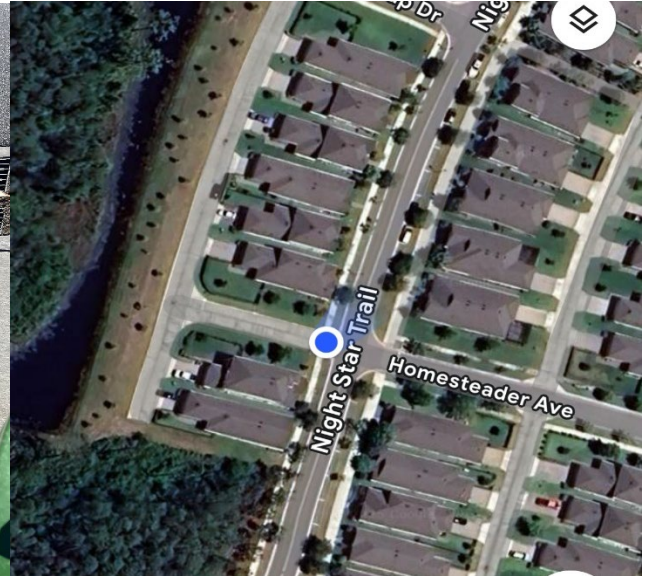
**TSR COMMUNITY DEVELOPMENT DISTRICT
C/O Wrathell, Hunt and Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431**

POINT OF CONTACT:

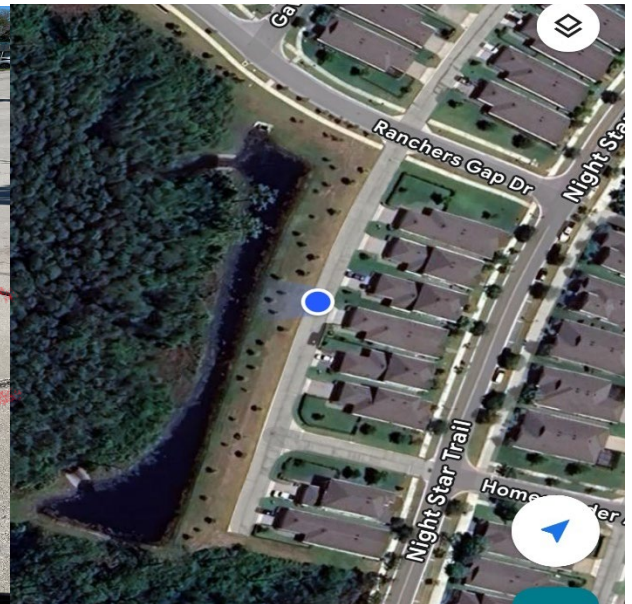
**BARRY MAZZONI
OPERATIONS MANAGER
MAZZONIB@WHHASSOCIATES.COM
(813) 399-0865**

TSR CDD SIDEWALK & STREET DRAIN REVIEW 03.18.25 | 03.19.25

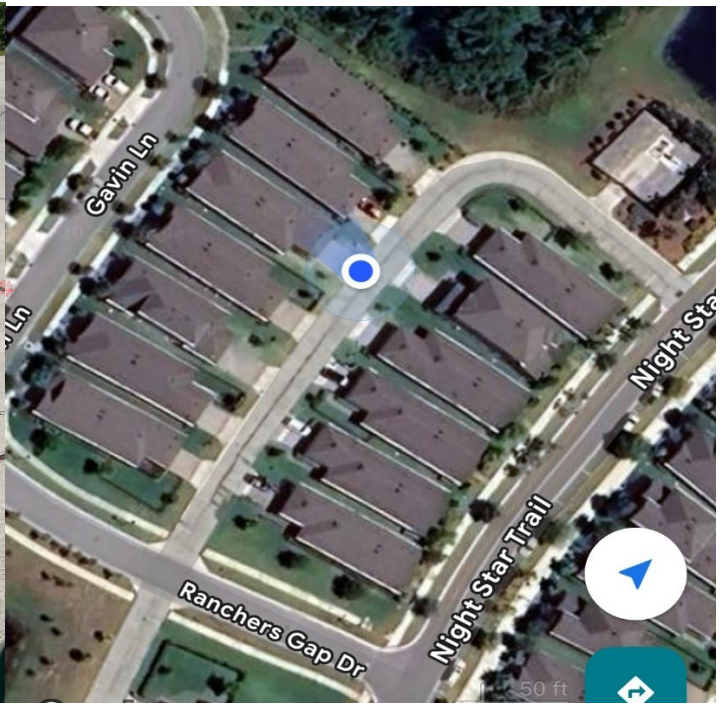
STORM DRAINS



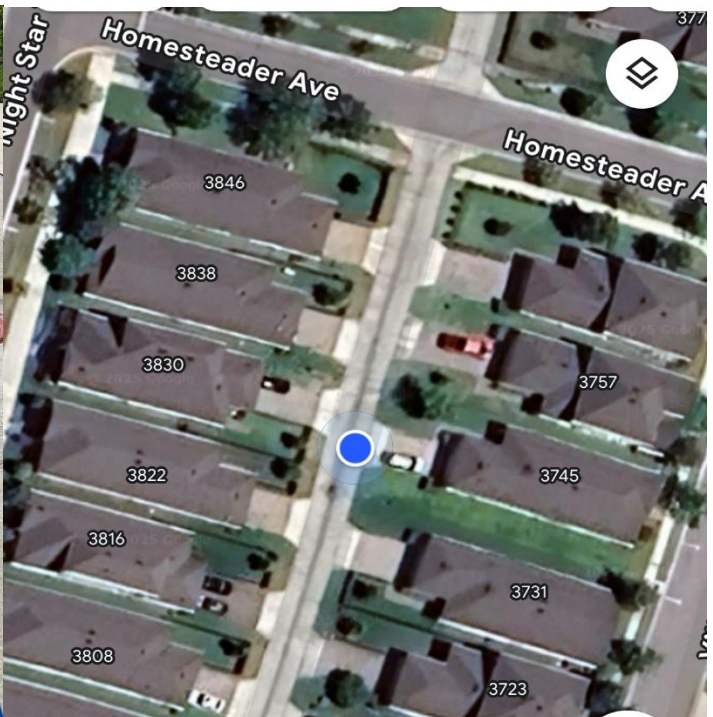
**REPLACE DAMAGED SECTION AT CORNER OF
NIGHT STAR TRAIL & HOMESTEADER AVE.**



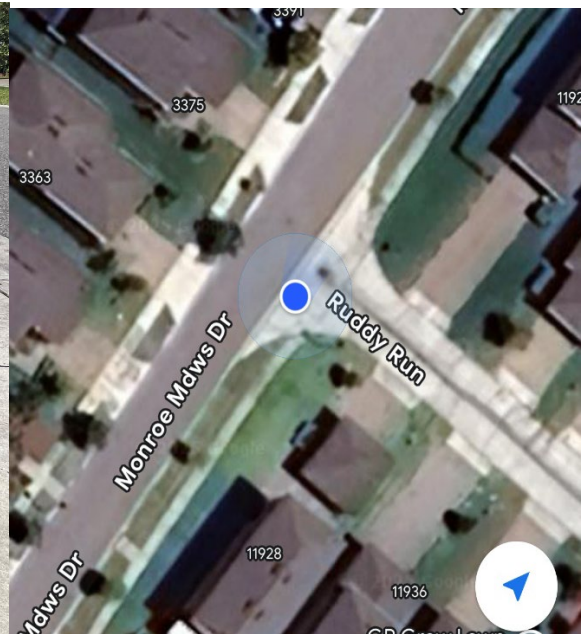
**REPLACE CONCRETE AROUND DRAIN ON SERVICE ROAD
BEHIND 3899 NIGHT STAR TRAIL**



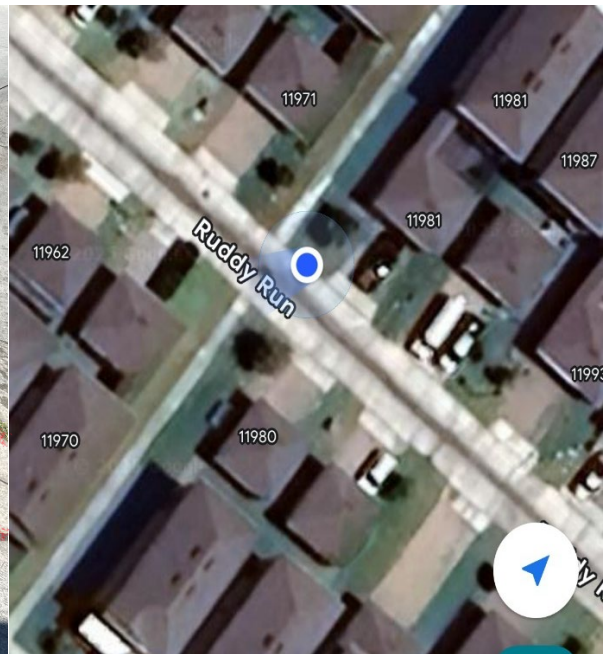
**REPLACE CONCRETE AROUND DRAIN ON SERVICE ROAD
BEHIND 3969 NIGHT STAR TRAIL**



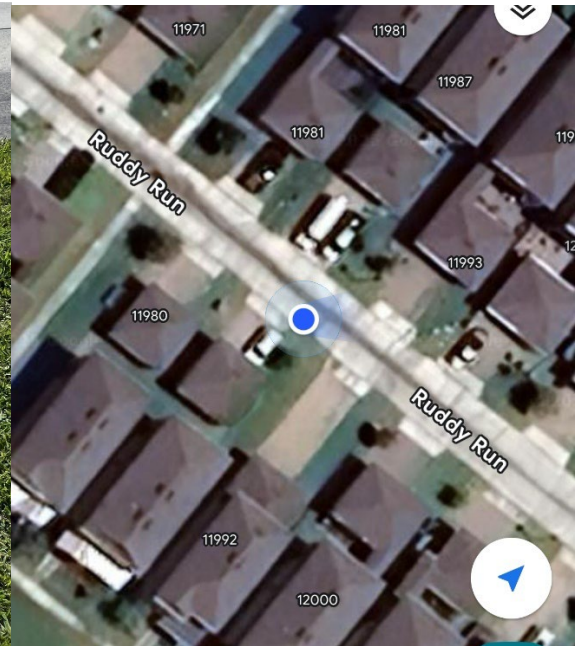
**REPLACE CONCRETE AROUND DRAIN ON SERVICE ROAD
BEHIND 3830 NIGHT STAR TRAIL**



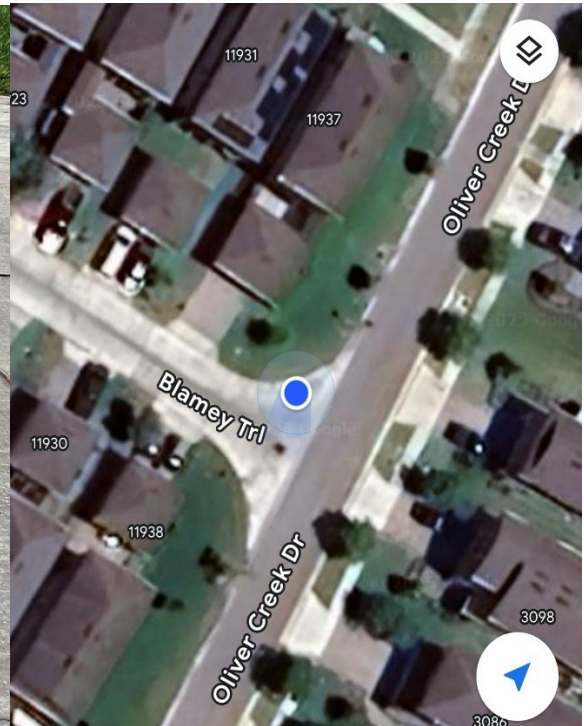
**REPLACE TWO (2) CONCRETE PANELS AT CORNER
OF MONROE MEADOWS DR & RUDDY RUN**



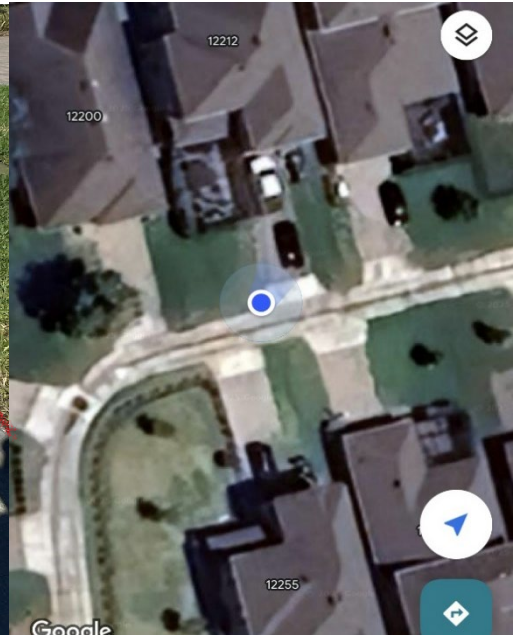
**REPLACE CONCRETE PANEL AROUND DRAIN
ON SERVICE ROAD BEHIND 11987 RUDDY RUN**



**REPLACE CONCRETE PANEL ON SERVICE ROAD
BEHIND 11987 RUDDY RUN**

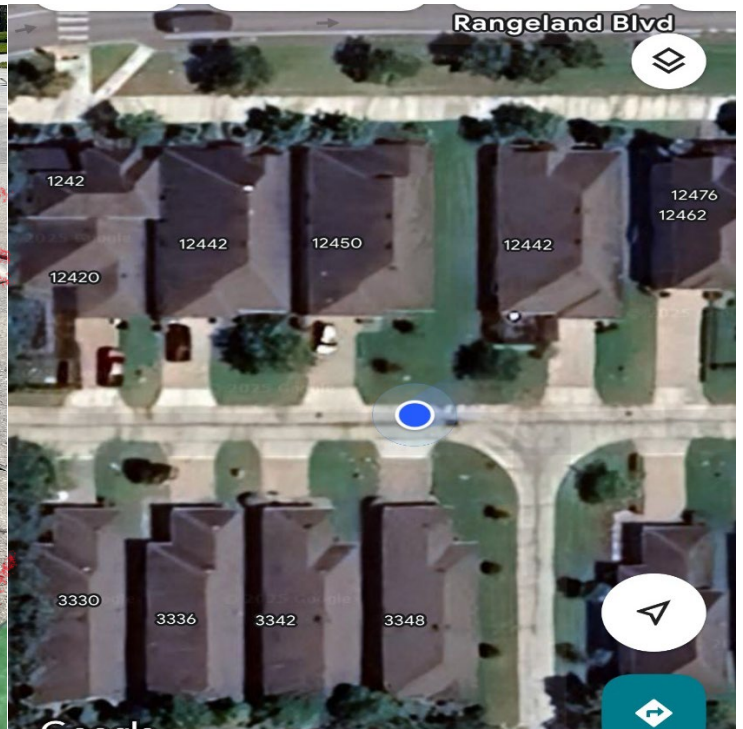


**REPLACE TWO (2) CONCRETE PANELS AT CORNER
OF BLAMEY TRAIL & OLIVER CREEK DRIVE**

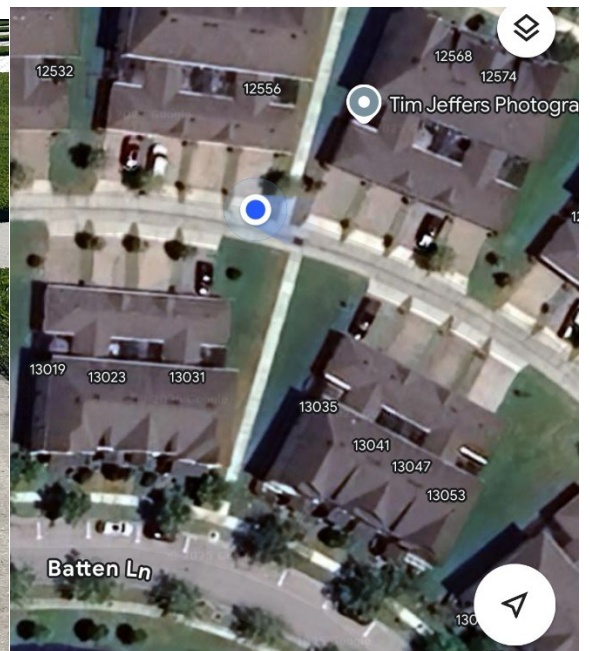


REPLACE DAMAGED CONCRETE PANELS ON SERVICE ROAD BETWEEN 12220 RANGELAND BLVD AND 12236 RANGELAND BLVD.

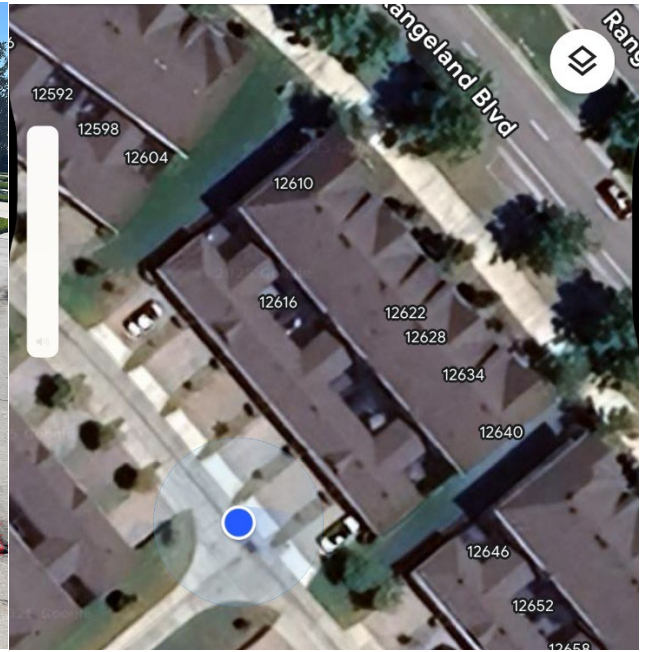
EXTRA CARE WILL NEED TO BE MADE IN SCHEDULING THIS SECTION TO ENSURE GARBAGE COLLECTION CAN CONTINUE AND RESIDENTS KNOW WHEN THEY CAN GET IN AND OUT OF THE AREA.



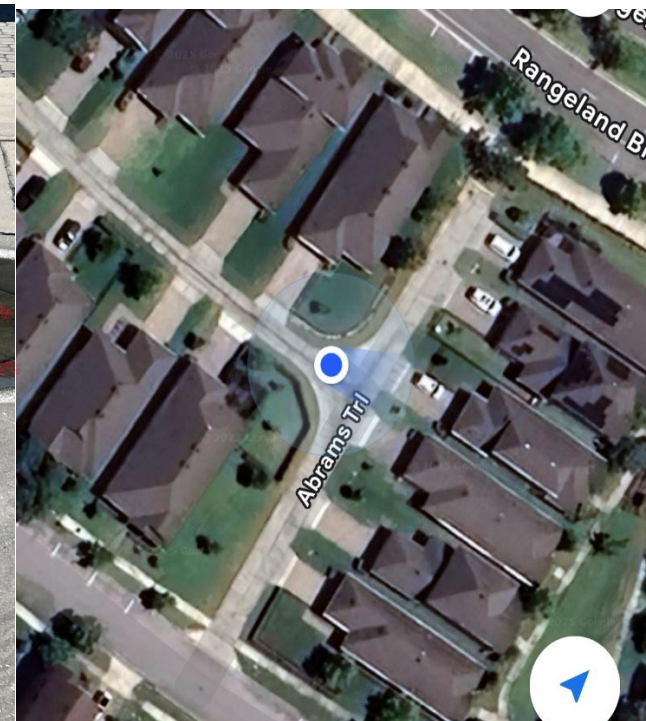
REPLACE DAMAGED CONCRETE PANELS AROUND DRAIN & MULTIPLE PANELS ON SERVICE ROAD NEAR AREA BEHIND 12450 RANGELAND BLVD



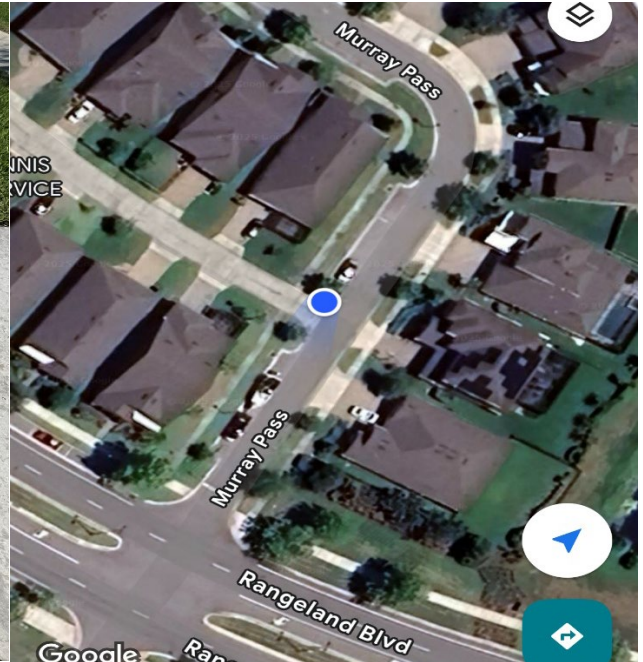
REPLACE CONCRETE PANELS AROUND DRAIN ON SERVICE ROAD NEAR AREA BEHIND 13035 BATTEN LN



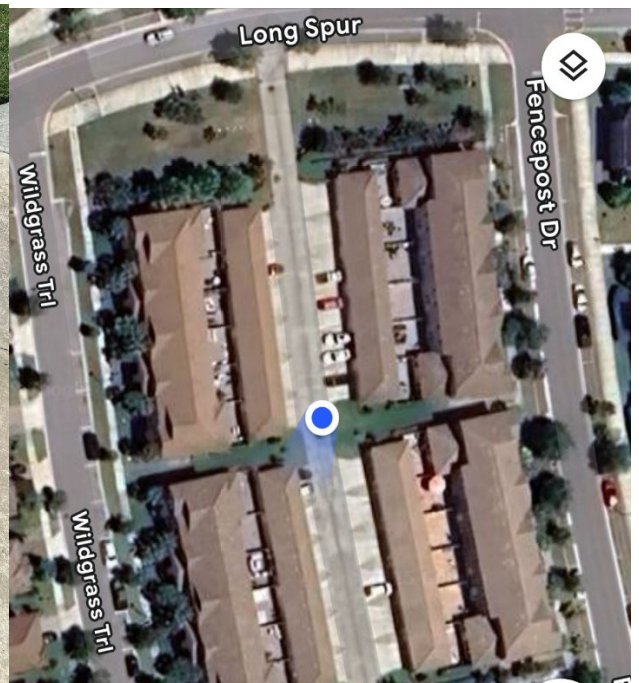
**REPLACE CONCRETE PANEL AROUND DRAIN
ON SERVICE ROAD BEHIND 12628 Rangeland Blvd.**



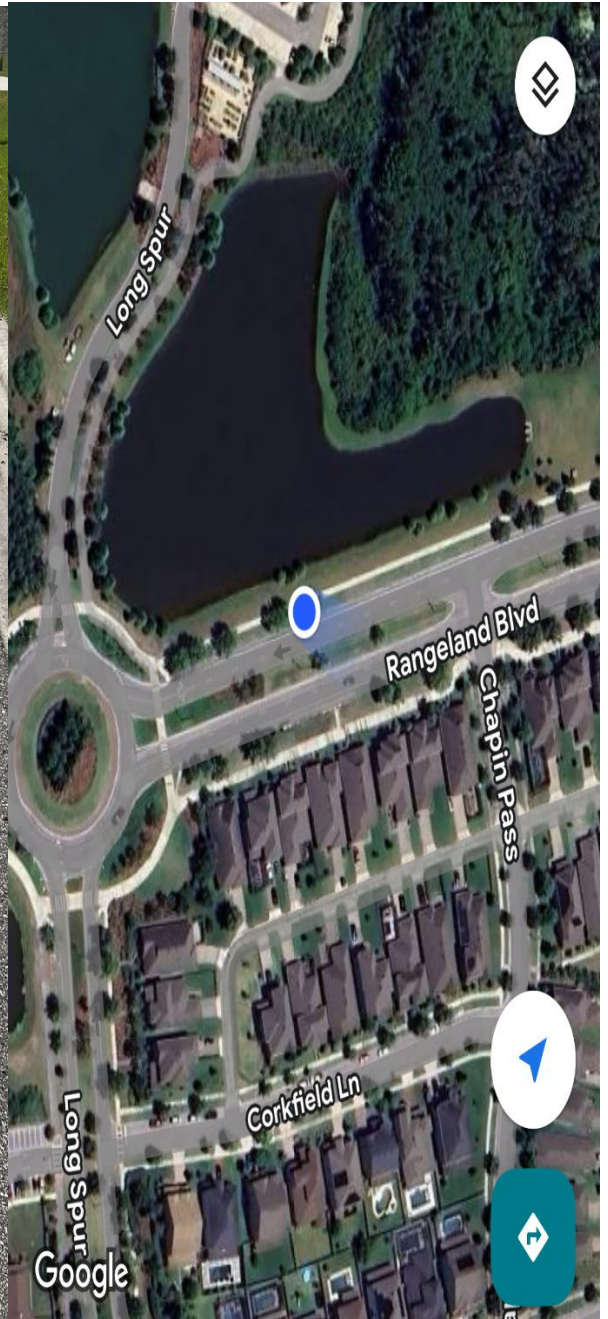
**REPLACE CONCRETE PANEL AROUND DRAIN
ON SERVICE ROAD NEAR 3032 ABRAMS TRL**



**REPLACE CONCRETE PANEL & DAMAGED SECTION OF CURB
AT END OF SERVICE ROAD – NEAR 2805 MURRAY PASS**



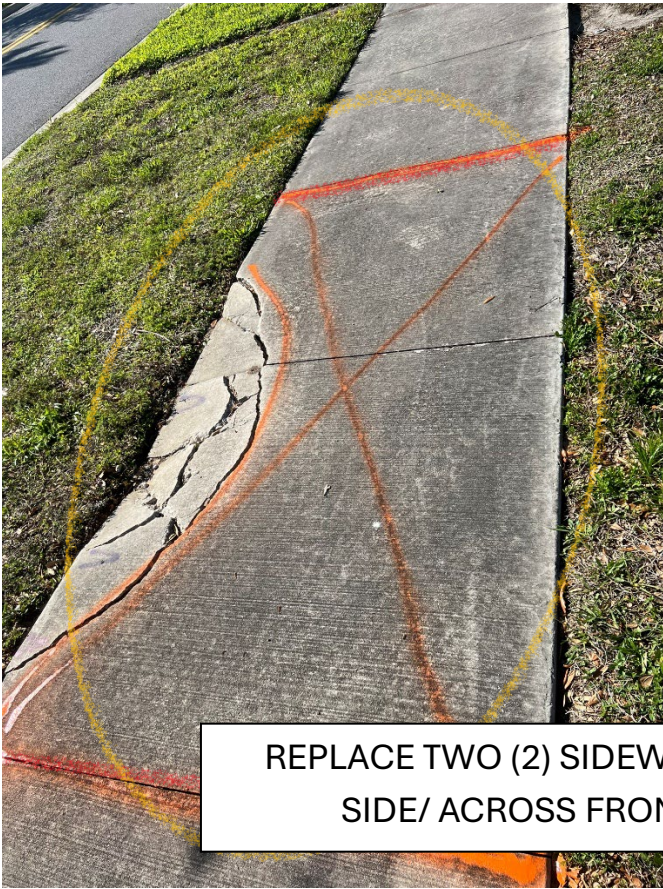
**REPLACE CONCRETE PANEL AROUND DRAIN
ON SERVICE ROAD BEHIND 13348 WILDGRASS TRL**



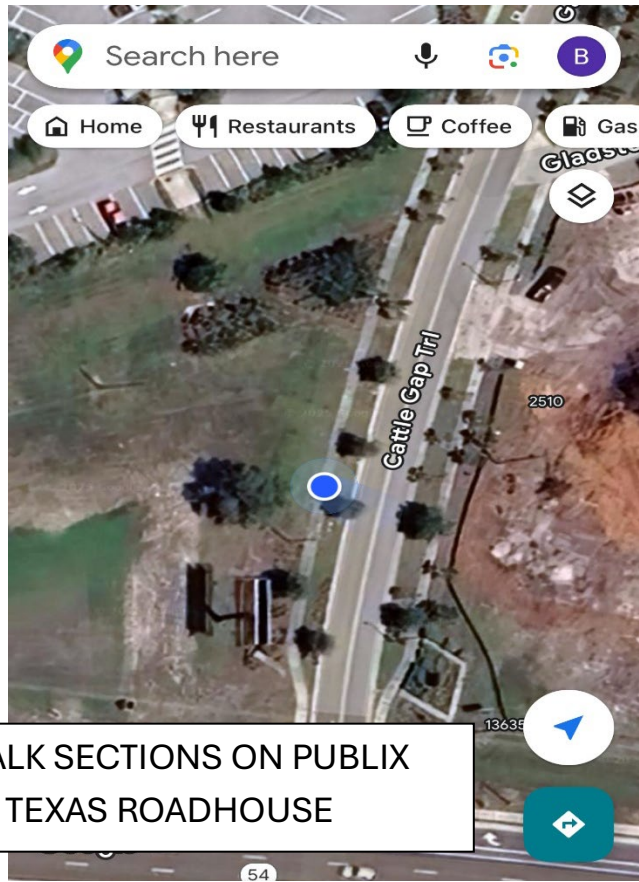
**NEED ROAD PATCH ON RANGELAND BLVD NEAR
INTERSECTION OF RANGELAND / LONG SPUR**

SIDEWALK GRIND & REPLACEMENT

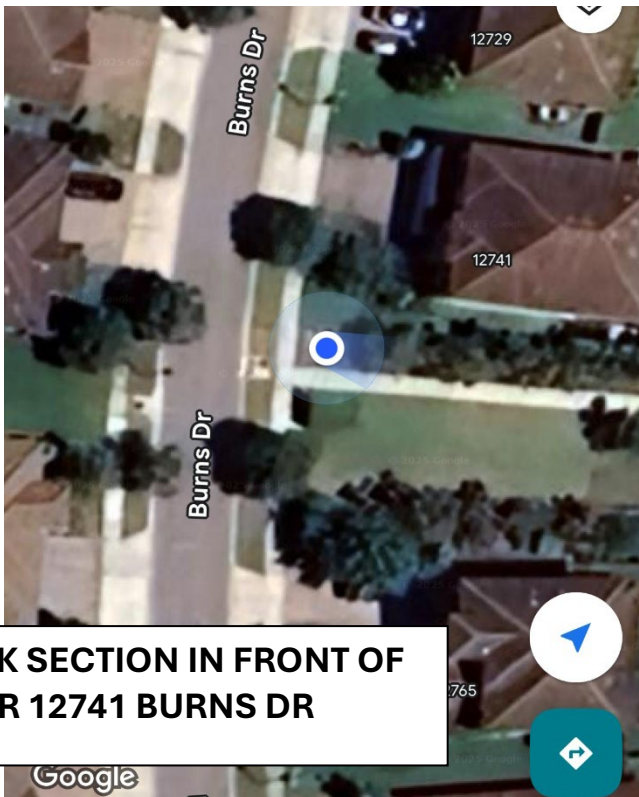
SIDEWALK SECTIONS TO REMOVE AND REPLACE



REPLACE TWO (2) SIDEWALK SECTIONS ON PUBLIX
SIDE/ ACROSS FROM TEXAS ROADHOUSE

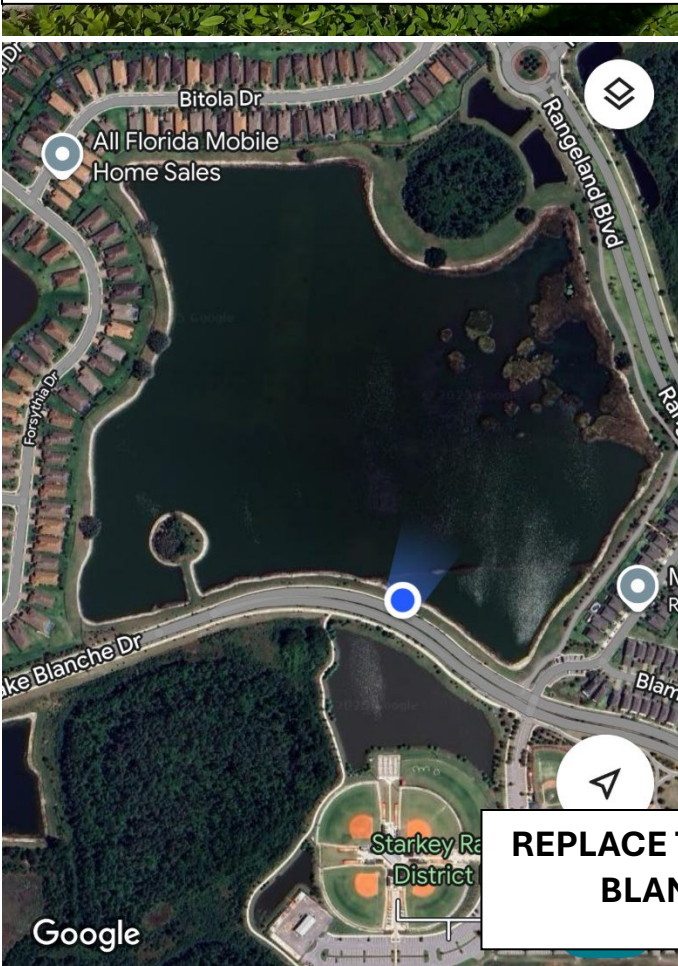
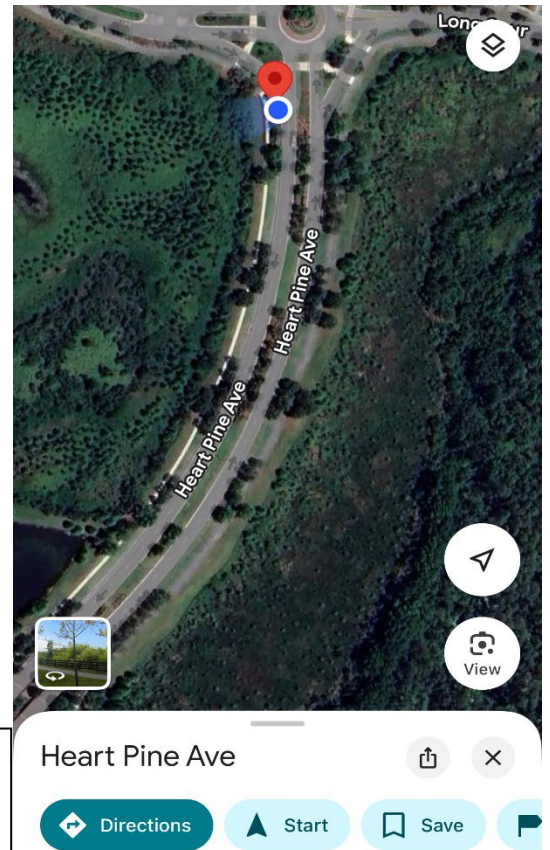


REPLACE SIDEWALK SECTION IN FRONT OF
MAILBOX NEAR 12741 BURNS DR

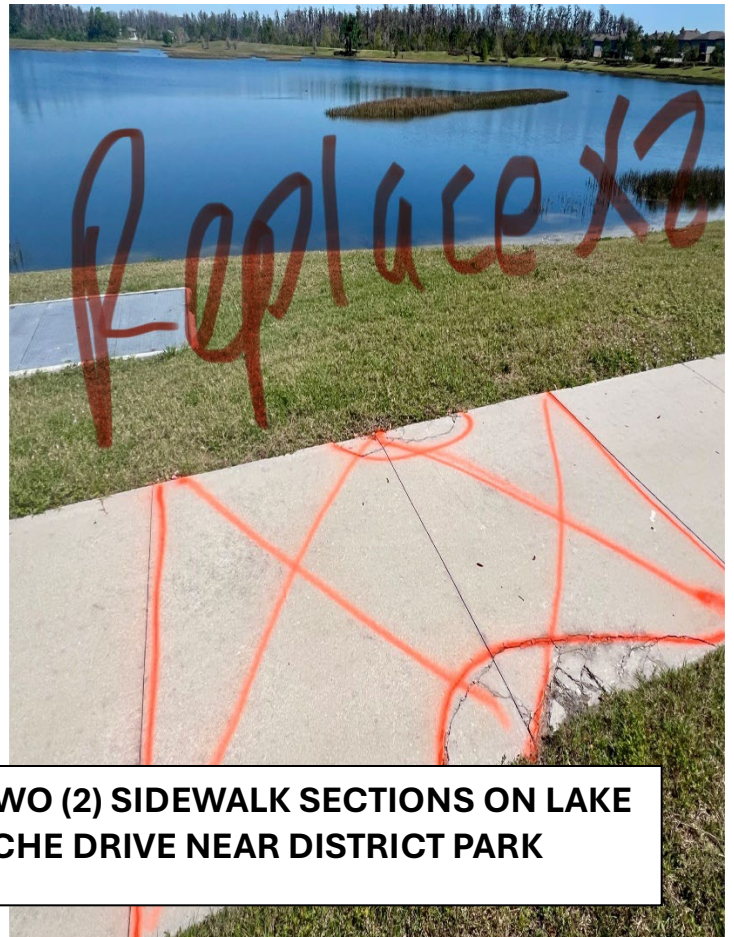




**REPLACE SIDEWALK SECTION NEAR
INTERSECTION OF HEART PINE AVE/ LONG SPUR**

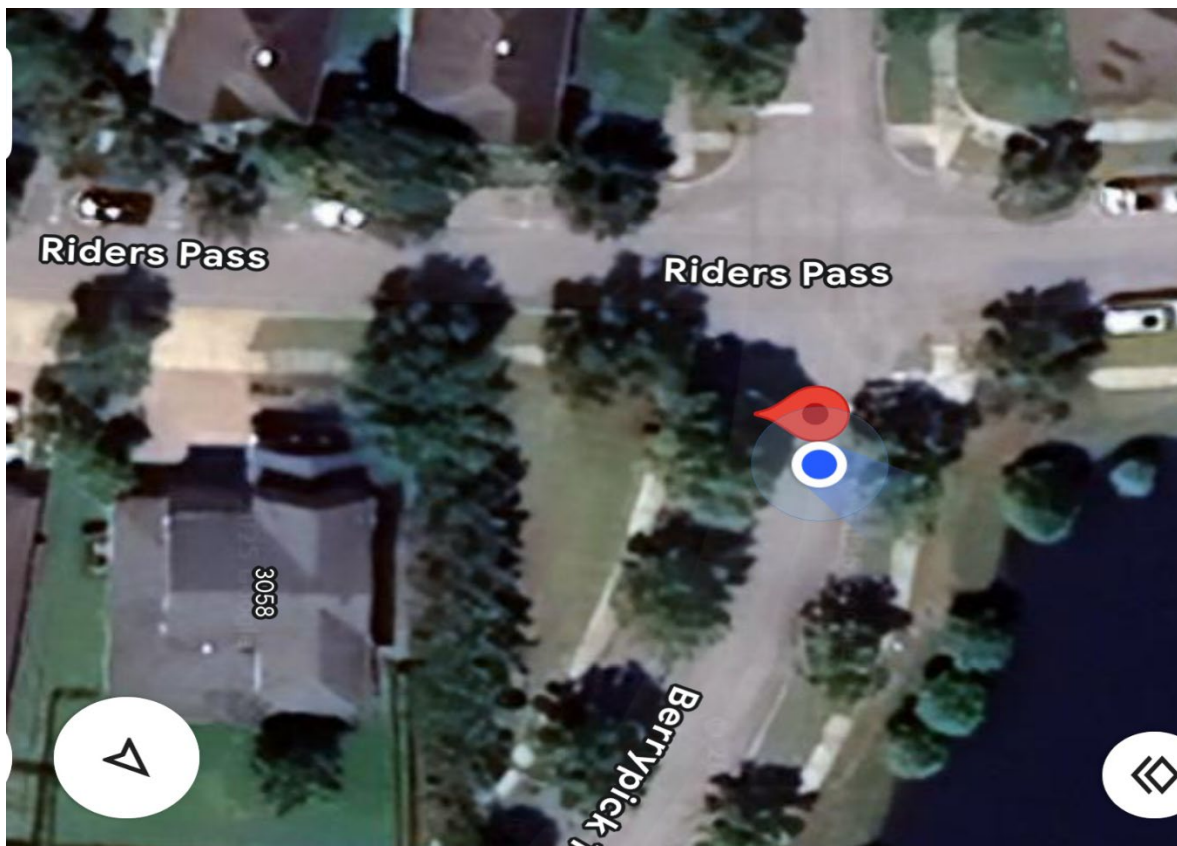


**REPLACE TWO (2) SIDEWALK SECTIONS ON LAKE
BLANCHE DRIVE NEAR DISTRICT PARK**

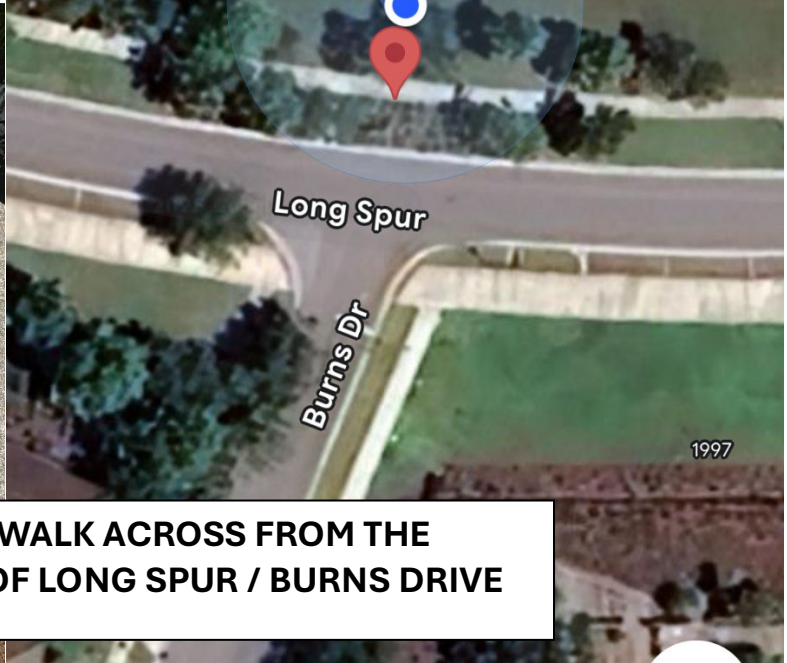




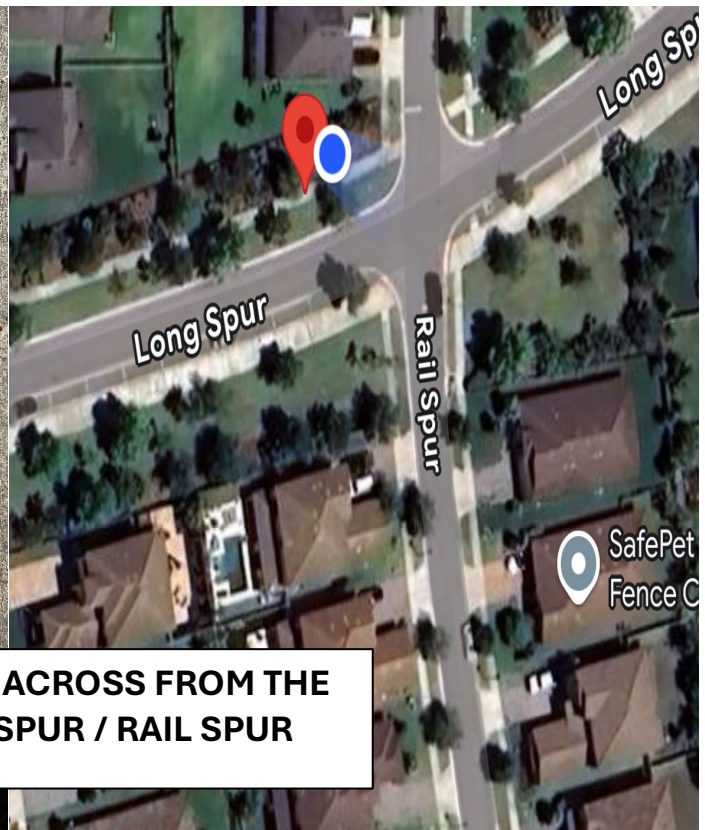
**REPLACE TWO (2) SIDEWALK SECTIONS NEAR
CORNER OF RIDERS PASS & BERRY PICK TRAIL**



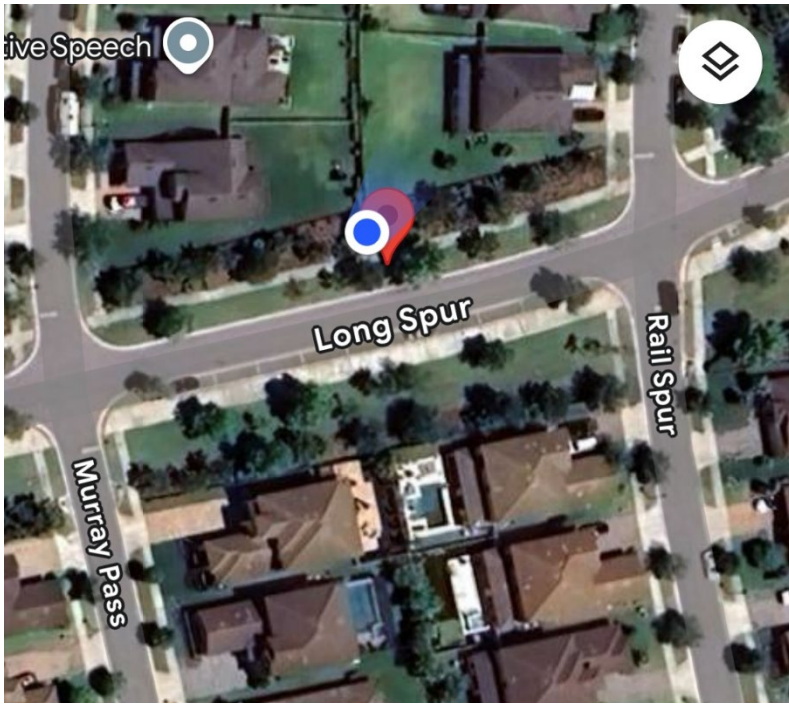
SIDEWALK SECTIONS TO GRIND



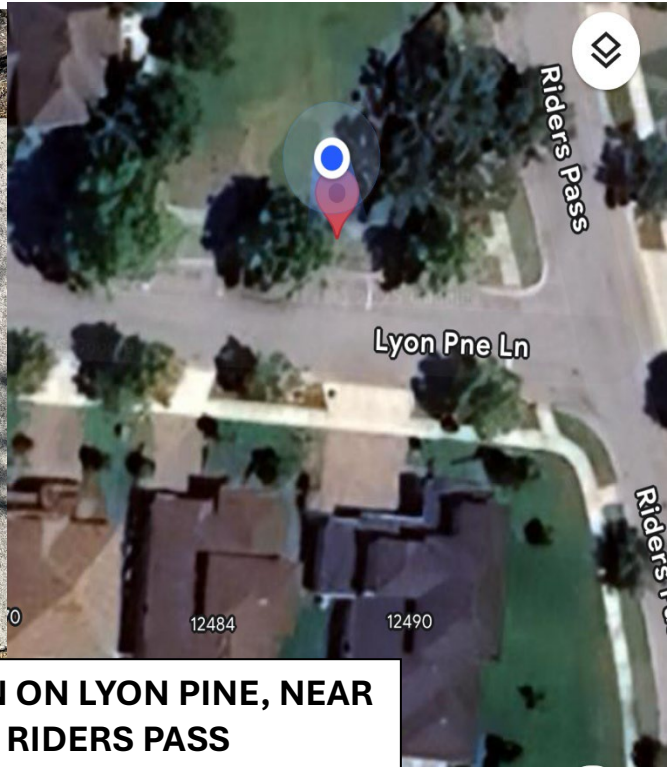
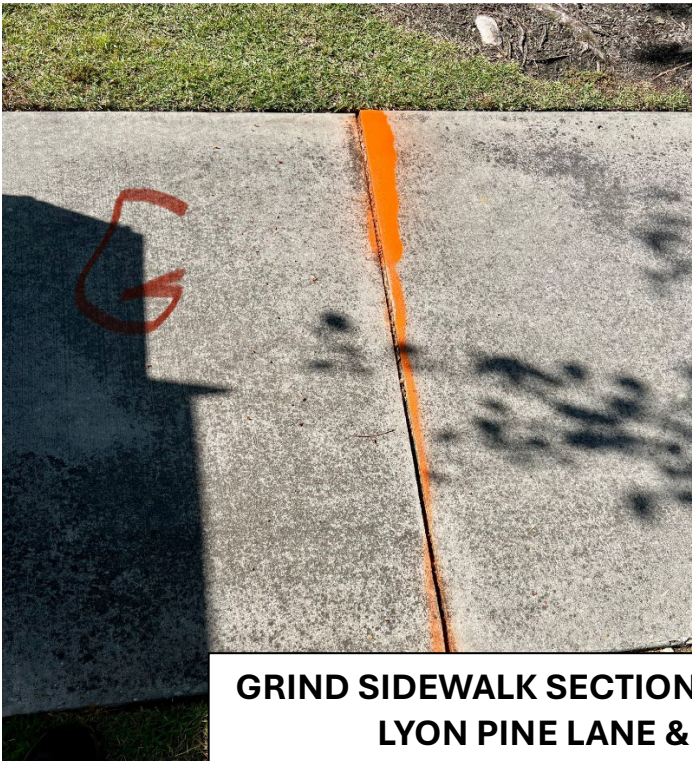
**GRIND SIDEWALK ACROSS FROM THE
INTERSECTION OF LONG SPUR / BURNS DRIVE**



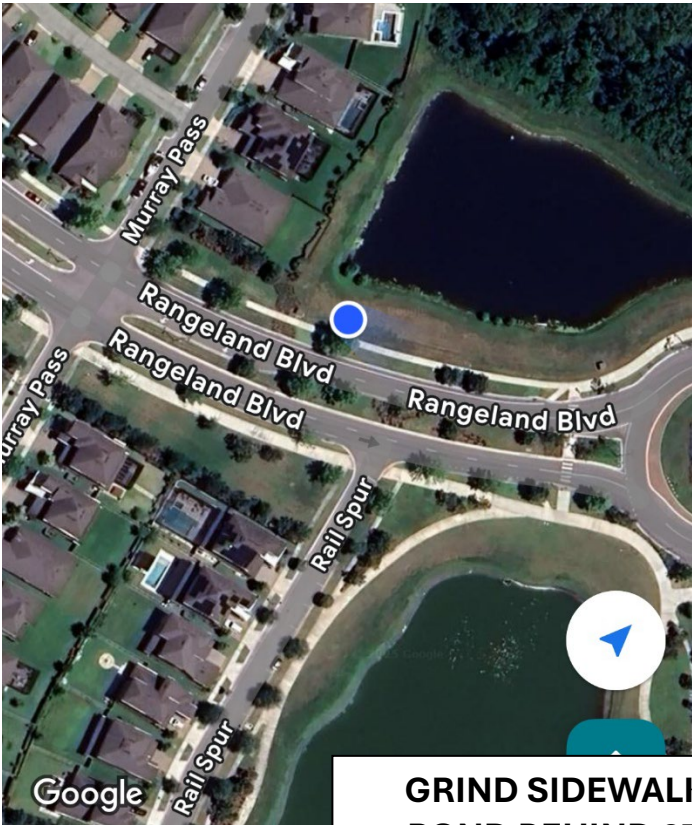
**GRIND SIDEWALK SECTION ACROSS FROM THE
INTERSECTION OF LONG SPUR / RAIL SPUR**



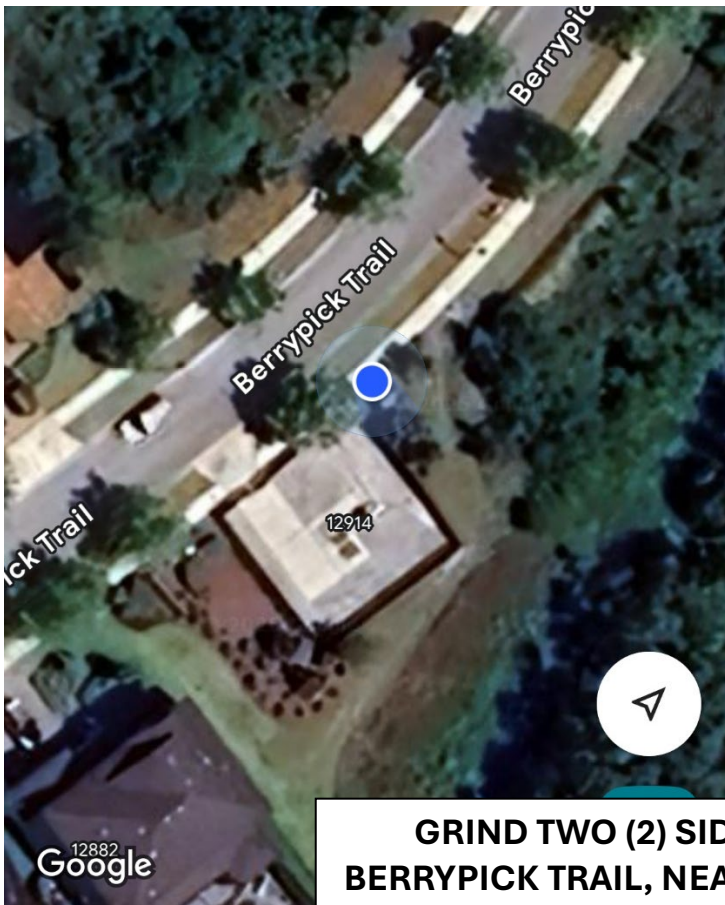
**GRIND MULTIPLE SIDEWALK SECTIONS ON LONG
SPUR, BETWEEN MURRAY PASS & RAIL SPUR**



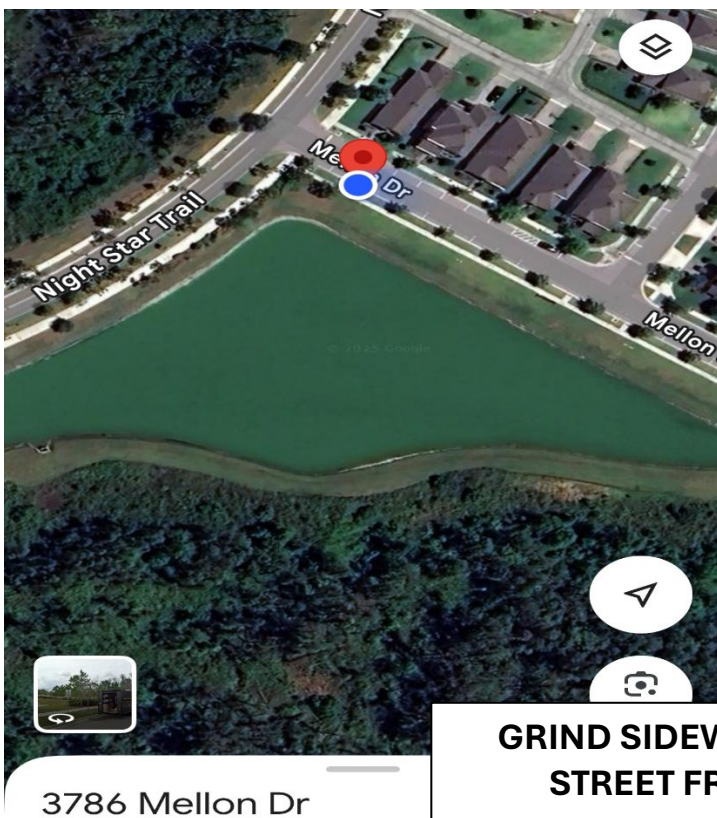
**GRIND SIDEWALK SECTION ON LYON PINE, NEAR
LYON PINE LANE & RIDERS PASS**



**GRIND SIDEWALK SECTION BY THE
POND BEHIND 2776 MURRAY PASS**



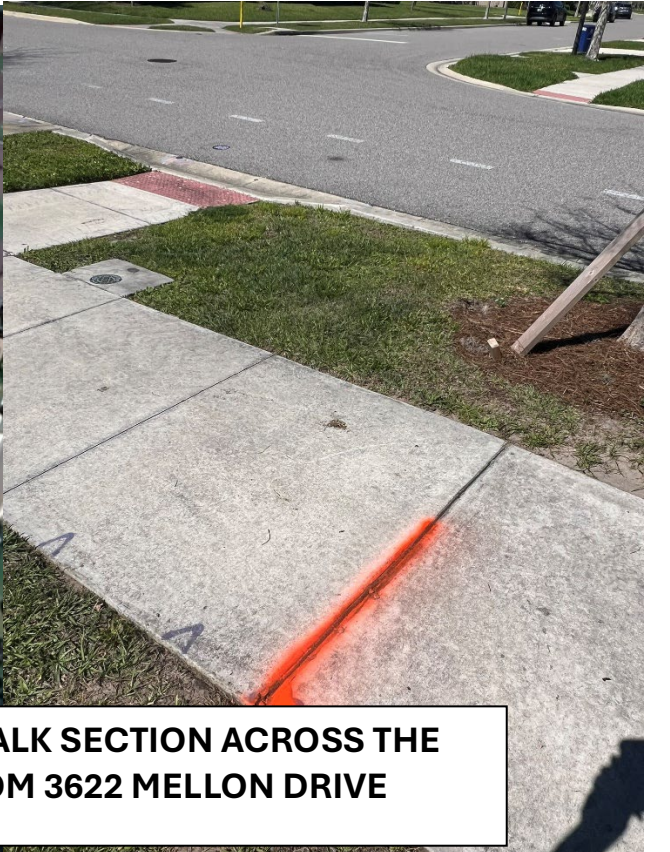
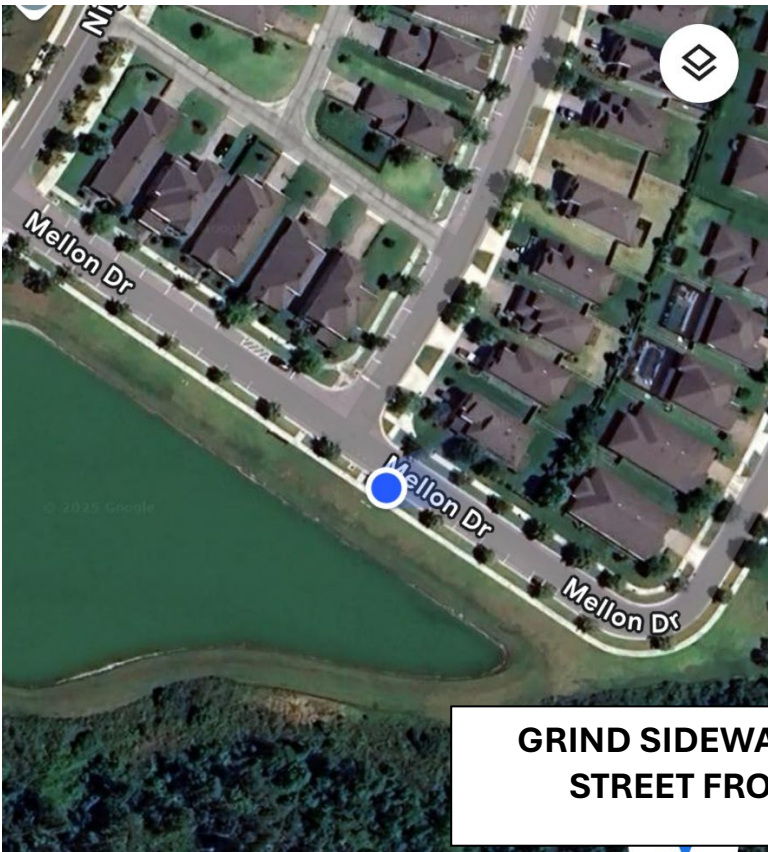
GRIND TWO (2) SIDEWALK SECTIONS ON BERRYPICK TRAIL, NEAR 12882 BERRYPICK TRAIL



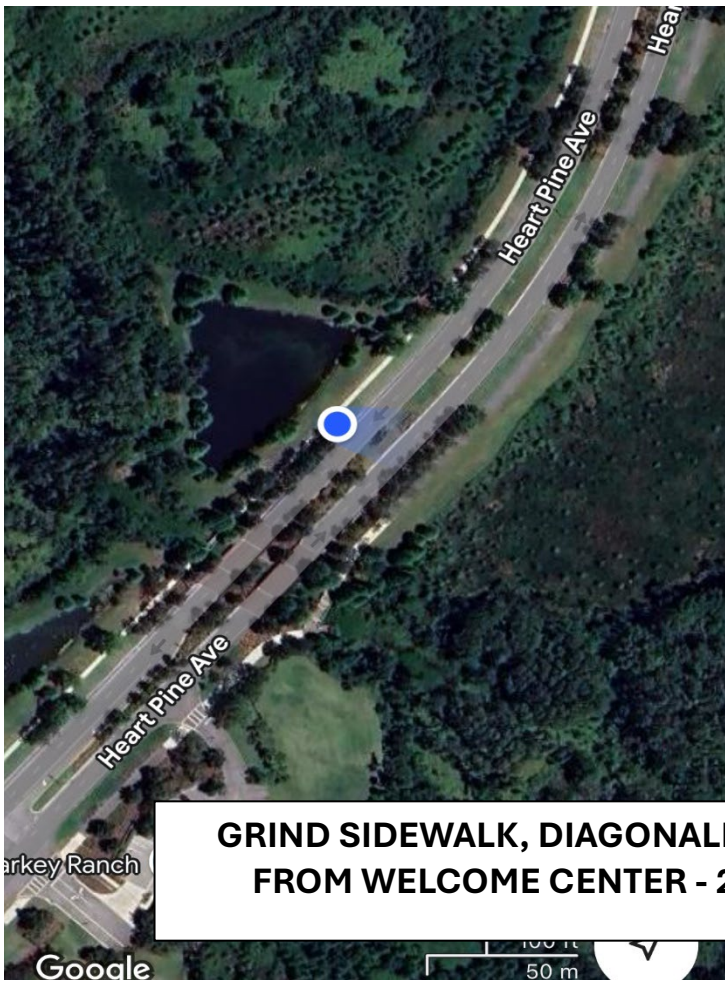
GRIND SIDEWALK SECTION ACROSS THE STREET FROM 3786 MELLON DRIVE



GRIND SIDEWALK SECTION ACROSS THE STREET FROM 3705 MELLON DRIVE



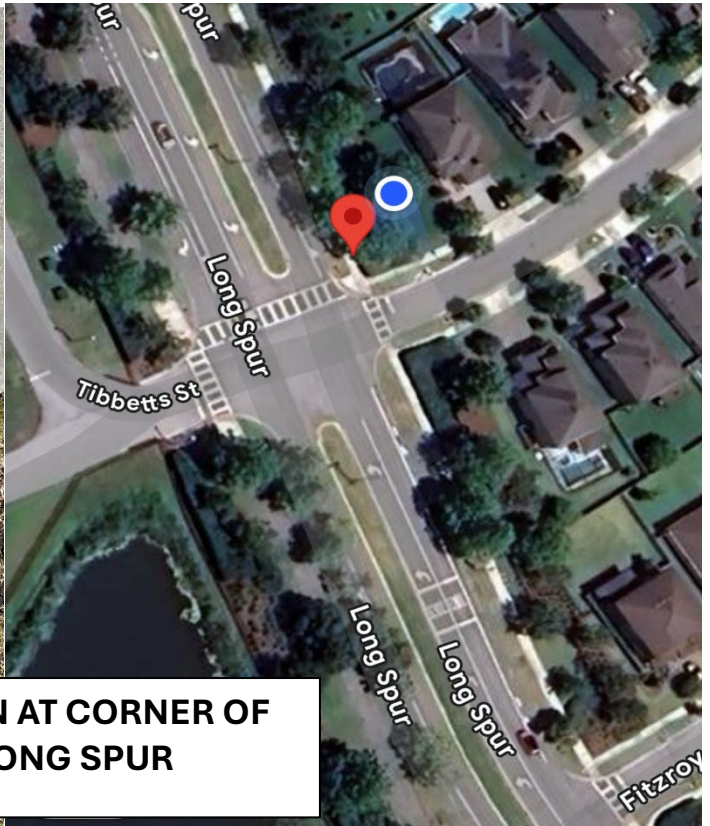
GRIND SIDEWALK SECTION ACROSS THE STREET FROM 3622 MELLON DRIVE

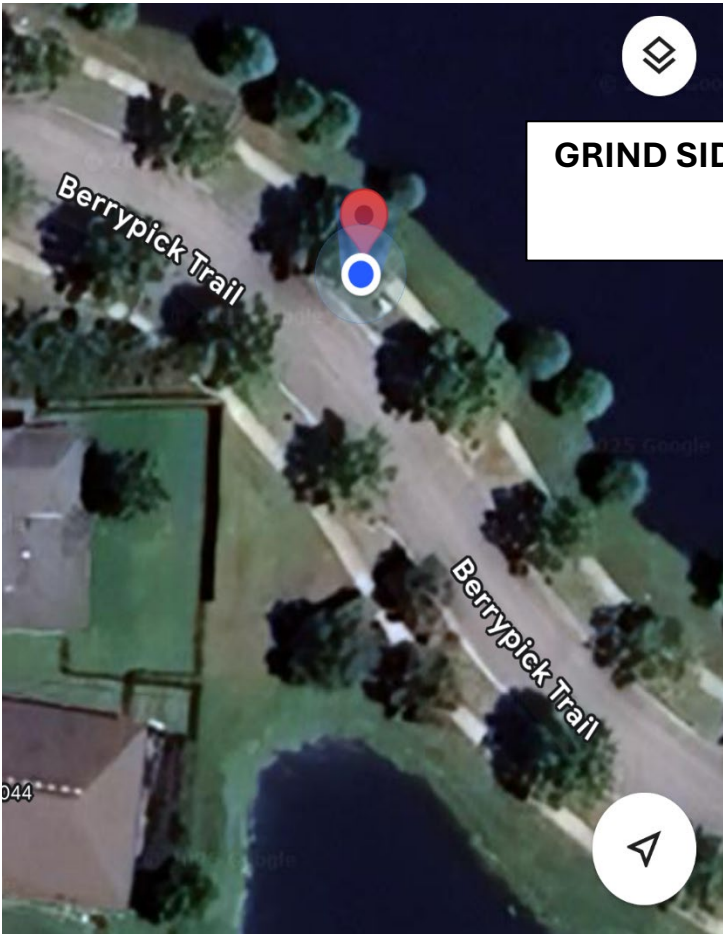


**GRIND SIDEWALK, DIAGONALLY ACROSS THE STREET,
FROM WELCOME CENTER - 2500 HEART PINE AVE.**

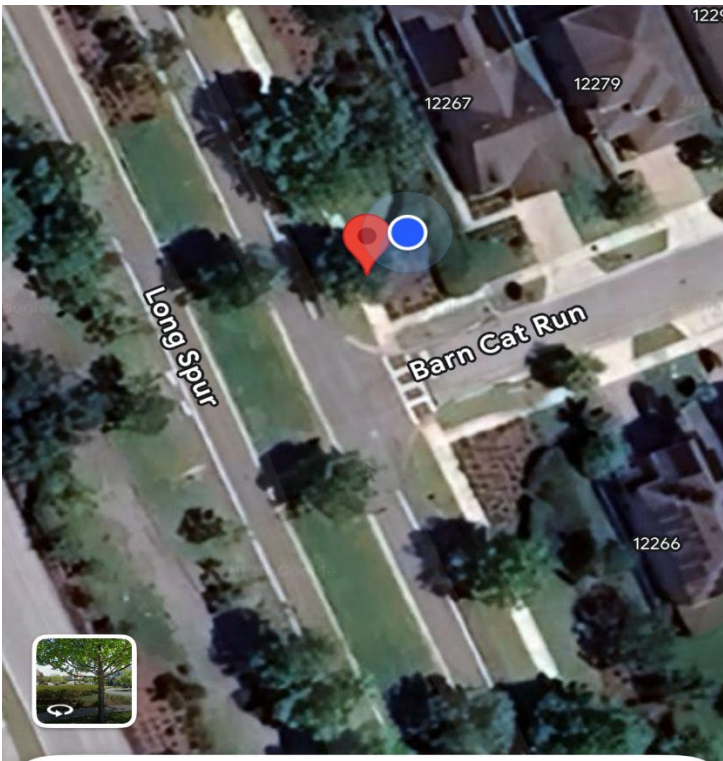


**GRIND SIDEWALK SECTION AT CORNER OF
TIBBETTS STREET & LONG SPUR**





**GRIND SIDEWALK SECTION ON BERRYPICK TRAIL
(NEAR 3058 RIDERS PASS)**



**GRIND SIDEWALK SECTION AT BARN CAT RUN
& LONG SPUR, NEAR 12267 BARN CAT RUN**

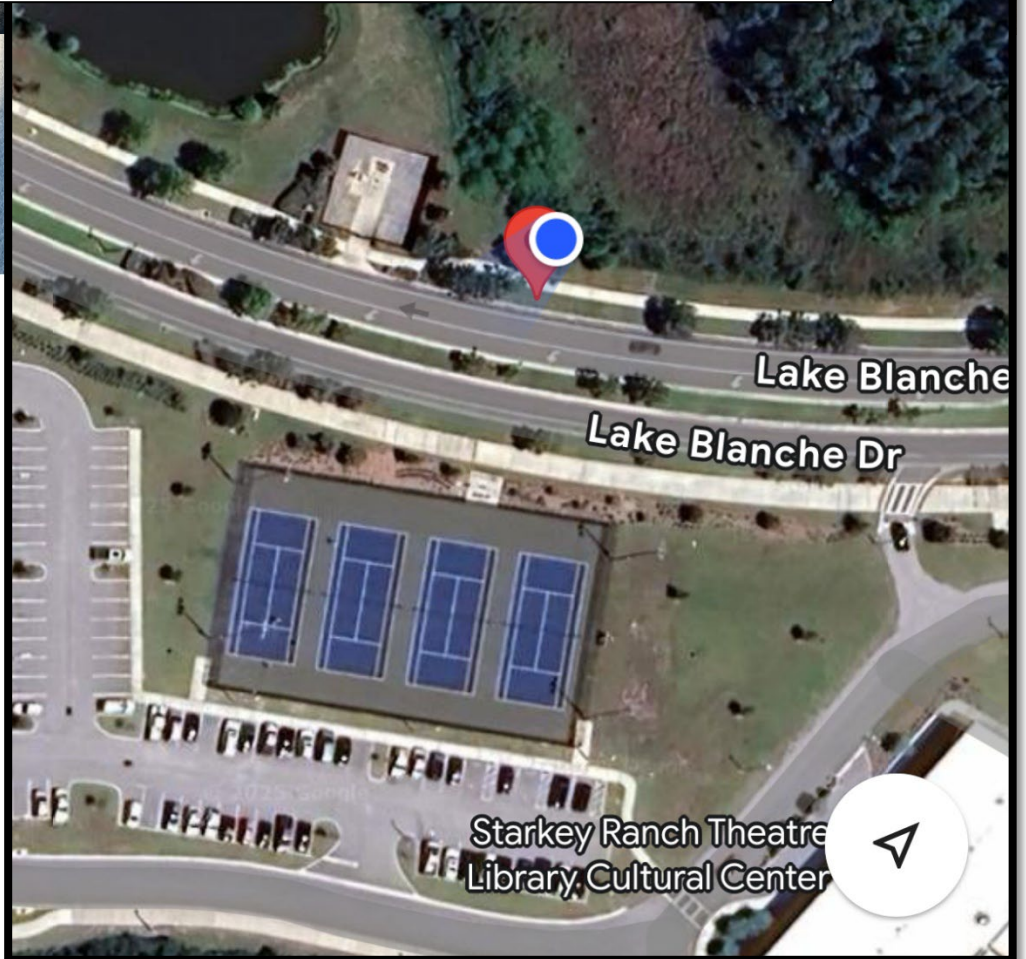


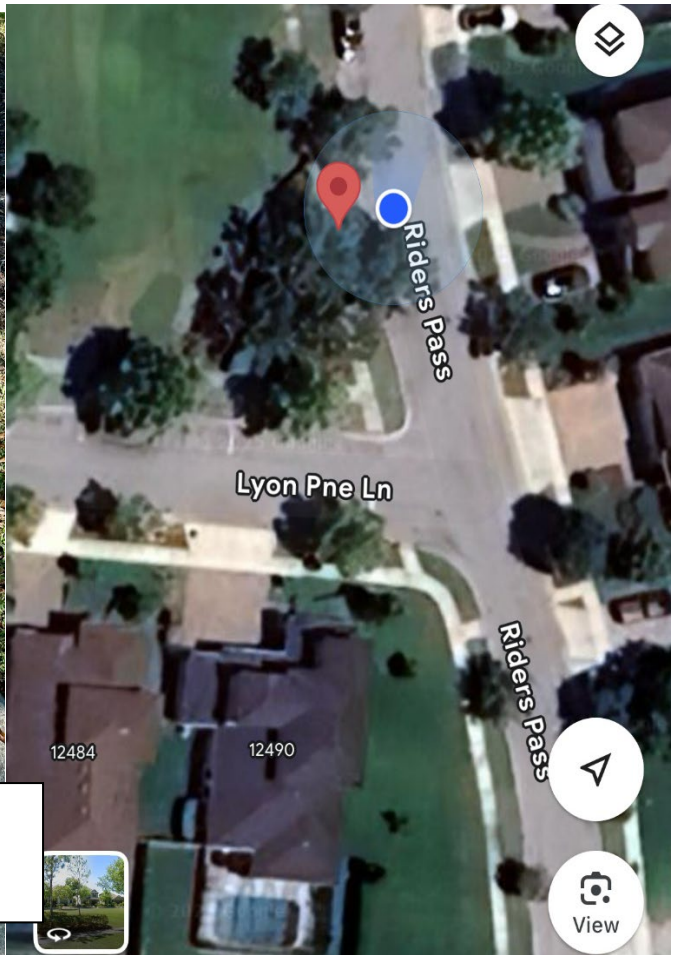
Dropped pin

Near 12267 Barn Cat Run, Odessa,
FL 33556

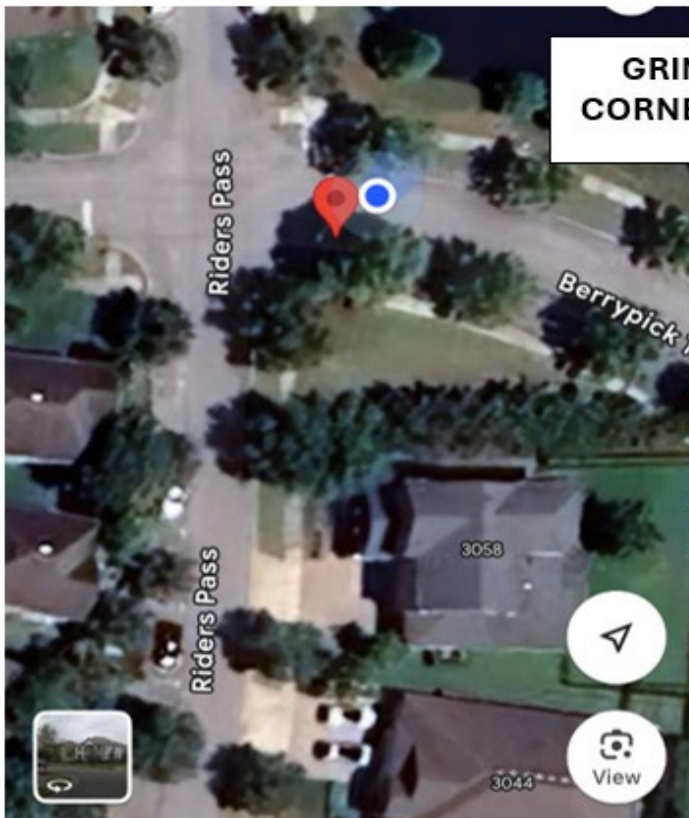


**GRIND FOUR (4) SIDEWALK SECTIONS ON LAKE
BLANCHE DRIVE, NEAR THE LIFT STATION, ACROSS
FROM THE TENNIS COURTS**





GRIND SIDEWALK SECTION AT CORNER OF RIDERS PASS/ LYON PINE LANE



GRIND TWO (2) SIDEWALK SECTIONS AT CORNER OF RIDERS PASS/ BERRYPICK TRAIL





Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

OPP-25-008074

03 / 31 / 2025

Account Information
Account Name: TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
Street Address: 2500 Heart Pine Ave
City State Zip: Odessa FL 33556-3462

Contact Information
Contact Name: Barry Mazzoni
Contact Email: mazzonib@whhassociates.com
Contact Phone:

Rose Paving Information
Account Executive: Mike Vegeto
Email: michael.vegeto@rosepaving.com
Cell: 813.460.5126

Notes/Exclusions

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Concrete Flatwork - Remove and Replace @ 6" 20 Areas	4687	SF	6.00	\$15.07	\$70,627.82
Concrete - Grind 23 Areas	115	SF		\$24.72	\$2,842.67
Asphalt - Remove and Replace @ 2"	384	SF	2.00	\$10.01	\$3,844.06
Total					\$77,314.55



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

CUSTOMER APPROVAL

Total Dollars Approved: **\$77,314.55**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Concrete Flatwork - Remove and Replace @ 6"	<ul style="list-style-type: none"> -Saw and excavate damaged concrete down to specified depth. -Remove debris to approved facility. -Mechanically compact sub-grade to an unyielding condition. -Dowel into adjacent concrete as needed. -Set forms as necessary to achieve proper grades. -Pour 3500 PSI concrete flush with adjacent surface. -Re-establish joints per existing. -Remove forms and construction debris after concrete has cured.
Concrete - Grind	<p>Concrete grind down trip hazard/high side.</p> <p>Grind to level down the high side of two joining sections of concrete, the high side is ground down flush to the adjacent concrete eliminating the trip hazard.</p> <p>The debris will be swept up and hauled away.</p> <p>Leave property neat & broom clean upon completion</p>
Asphalt - Remove and Replace @ 2"	<p>Saw-cut and excavate damaged asphalt to specified depth. Remove debris to approved facility. Mechanically compact sub-grade to an unyielding condition. Apply tack coat to ensure adhesion. Install Hot Mix Asphalt and compact to specified depth. Clean up job site. If undercut is required due to unsuitable base, an additional charge will apply. If asphalt is deeper than specified depths, additional charges will apply. *Rose Paving cannot change drainage or water flow due to existing elevations.</p>

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$250.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.



**Beyond Paving.
BEYOND EXPECTATIONS.™**

PROPOSAL

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.



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PROPOSAL

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of TSR CDD - Starkey
Ranch C/O Wrathell, Hunt and Associates LLC, I agree to
these Terms & Conditions**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS									
Cash									
Trust: operating	\$ 262,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262,511
Bank United: ICS	4,367,600	-	-	-	-	-	-	-	4,367,600
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	773,143	681,614	673,239	816,776	643,389	335,596	-	3,923,757
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,014	247,014
Interest	-	3	3	3	-	-	-	-	9
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	18,405	-	-	-	-	-	-	-	18,405
Due from SMC Starkey LLC	7,962	-	-	-	-	-	-	-	7,962
Due from BW 54 Gunn West LLC	2,357	-	-	-	-	-	-	-	2,357
Due from FRMF-Odessa LLC	49,002	-	-	-	-	-	-	-	49,002
Due from Byron-Odessa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	18,833	-	-	-	-	-	-	-	18,833
Due from R&C Pine Gap	2,281	-	-	-	-	-	-	-	2,281
Due from Coronado Group LLC	2,471	-	-	-	-	-	-	-	2,471
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from LRM88 Corp	1,787	-	-	-	-	-	-	-	1,787
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,320	-	-	-	-	-	-	-	1,320
Due from general fund	-	8,300	8,352	8,232	10,275	8,217	4,234	-	47,610
Utility deposit	7,096	-	-	-	-	-	-	-	7,096
Prepaid expense	11,352	-	-	-	-	-	-	-	11,352
Total assets	<u>\$ 4,940,939</u>	<u>\$1,408,554</u>	<u>\$1,344,004</u>	<u>\$1,162,882</u>	<u>\$1,270,064</u>	<u>\$971,972</u>	<u>\$504,930</u>	<u>\$ 247,014</u>	<u>\$11,850,359</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 2,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,841
Due to Developer	101,119	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	8,300	-	-	-	-	-	-	-	8,300
Due to debt service fund 2015A	8,352	-	-	-	-	-	-	-	8,352
Due to debt service fund 2016	8,232	-	-	-	-	-	-	-	8,232
Due to debt service fund 2017	10,275	-	-	-	-	-	-	-	10,275
Due to debt service fund 2018	8,217	-	-	-	-	-	-	-	8,217
Due to debt service fund 2019	4,234	-	-	-	-	-	-	-	4,234
Contracts payable	-	-	-	-	-	-	-	693	693
Accrued taxes payable	275	-	-	-	-	-	-	-	275
Total liabilities	<u>151,845</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>152,538</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	957	-	-	-	-	-	-	-	957
Deferred receipts	93,973	-	-	-	39,851	-	-	-	133,824
Total deferred inflows of resources	<u>94,930</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>134,781</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,408,554	1,344,004	1,162,882	1,230,213	971,972	504,930	-	6,622,555
Capital projects	-	-	-	-	-	-	-	246,321	246,321
Unassigned	4,694,164	-	-	-	-	-	-	-	4,694,164
Total fund balances	<u>4,694,164</u>	<u>1,408,554</u>	<u>1,344,004</u>	<u>1,162,882</u>	<u>1,230,213</u>	<u>971,972</u>	<u>504,930</u>	<u>246,321</u>	<u>11,563,040</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,940,939</u>	<u>\$1,408,554</u>	<u>\$1,344,004</u>	<u>\$1,162,882</u>	<u>\$1,270,064</u>	<u>\$971,972</u>	<u>\$504,930</u>	<u>\$ 247,014</u>	<u>\$11,850,359</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 63,544	\$ 4,802,305	\$ 4,924,371	98%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	34,245	34,245	123,324	28%
Program revenue	9,908	20,630	20,000	103%
Interest	11,931	24,718	50,000	49%
Specialty program revenue	-	169,253	6,000	2821%
Miscellaneous	2,070	10,730	17,000	63%
Total revenues	121,698	5,061,881	5,158,160	98%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	4,952	12,600	39%
Management	3,506	17,529	42,070	42%
Legal	2,758	5,987	25,000	24%
Engineering	1,100	1,100	25,000	4%
Assessment administration	833	4,167	10,000	42%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	-	1,250	3,000	42%
Dissemination agent	1,083	5,417	13,000	42%
Trustee	5,388	29,631	35,000	85%
Telephone	21	104	250	42%
Postage	146	583	1,500	39%
Printing & binding	167	833	2,000	42%
Legal advertising	61	347	1,000	35%
Annual special district fee	-	175	175	100%
Insurance	-	7,158	6,900	104%
Other current charges	163	739	2,000	37%
Office supplies	254	254	750	34%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	1,271	114,180	102,591	111%
Total professional & administrative	17,827	201,006	288,998	70%
Field operations				
Contract services				
Field services	2,360	11,802	28,325	42%
Landscape maintenance	156,028	590,277	1,875,000	31%
Landscape consulting	5,450	21,800	65,400	33%
Landscape arbor care	-	53,898	155,000	35%
Wetland maintenance	4,500	69,300	60,000	116%
Wetland mitigation reporting	-	2,550	-	N/A
Lake maintenance	10,250	72,950	128,000	57%
Hurricane recovery	17,971	17,971	-	N/A
Hurricane clean-up	-	105,732	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,165	164,848	375,000	44%
Off-duty traffic patrols	1,525	5,150	15,000	34%
Wildhog removal	400	400	10,000	4%
Repairs & maintenance				
Repairs - general	4,399	5,407	15,000	36%

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	2,230	5,754	20,000	29%
Plant replacement	-	2,925	120,000	2%
Mulch	11,616	11,616	150,000	8%
Capital projects - future	-	-	172,000	0%
Fertilizer/chemicals	-	27,321	50,000	55%
Irrigation repairs	3,592	42,770	100,000	43%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	4,729	1,500	315%
Road & sidewalk	12,941	15,535	60,000	26%
Signage maintenance	-	1,079	-	N/A
Common area signage	1,045	1,045	3,000	35%
Pressure washing	-	-	80,000	0%
SOD	-	1,925	-	N/A
Bridge & deck maintenance	10,260	22,800	60,000	38%
Pressure washing	-	169	-	N/A
Utilities - common area				
Electric	1,261	4,483	14,500	31%
Streetlights	33,595	139,693	390,000	36%
Irrigation - reclaimed water	1,030	18,889	70,000	27%
Gas	95	381	450	85%
Recreation facilities				
Amenity management staff/contract	37,566	177,193	414,291	43%
Office operations	10,735	62,265	131,225	47%
Park A/C repairs & maintenance	-	1,290	5,000	26%
Pool operations	5,022	37,718	95,000	40%
Pest services	-	540	1,700	32%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	725	4,862	10,000	49%
Access cards	674	674	1,000	67%
Activities	1,268	17,988	30,000	60%
Specialty programming	-	-	6,000	0%
Recreational repairs	-	10,346	2,500	414%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	1,676	20,000	8%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	375,703	1,865,581	4,869,171	38%
Total expenditures	393,530	2,066,587	5,158,169	40%
Net increase/(decrease) of fund balance	(271,832)	2,995,294	(9)	
Fund balance - beginning (unaudited)	4,965,996	1,698,870	1,933,194	
Fund balance - ending (projected)	<u>\$ 4,694,164</u>	<u>\$ 4,694,164</u>	<u>\$ 1,933,185</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 8,469	\$ 640,075	\$ 661,099	97%
Interest	6	24	50	48%
Total revenues	<u>8,475</u>	<u>640,099</u>	<u>661,149</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	204,403	204,403	100%
Interest - 5/1	-	-	199,809	0%
Tax collector	169	12,788	13,773	93%
Total expenditures	<u>169</u>	<u>427,191</u>	<u>627,985</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	8,306	212,908	33,164	
Fund balance:				
Net increase/(decrease) in fund balance	8,306	212,908	33,164	
Beginning fund balance (unaudited)	1,400,248	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,408,554</u>	<u>\$1,408,554</u>	<u>\$1,222,855</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 8,522	\$ 644,112	\$ 665,268	97%
Interest	6	22	-	N/A
Total revenues	<u>8,528</u>	<u>644,134</u>	<u>665,268</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	224,025	224,025	100%
Interest - 5/1	-	-	218,650	0%
Tax collector	170	12,869	13,860	93%
Total expenditures	<u>170</u>	<u>436,894</u>	<u>656,535</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	8,358	207,240	8,733	
Fund balance:				
Net increase/(decrease) in fund balance	8,358	207,240	8,733	
Beginning fund balance (unaudited)	<u>1,335,646</u>	<u>1,136,764</u>	<u>1,129,615</u>	
Ending fund balance (projected)	<u><u>\$1,344,004</u></u>	<u><u>\$1,344,004</u></u>	<u><u>\$1,138,348</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 8,400	\$ 634,816	\$ 655,667	97%
Interest	5	19	-	N/A
Total revenues	<u>8,405</u>	<u>634,835</u>	<u>655,667</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	210,188	210,188	100%
Interest - 5/1	-	-	205,788	0%
Tax collector	168	12,683	13,660	93%
Total expenditures	<u>168</u>	<u>442,871</u>	<u>649,636</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	8,237	191,964	6,031	
Fund balance:				
Net increase/(decrease) in fund balance	8,237	191,964	6,031	
Beginning fund balance (unaudited)	<u>1,154,645</u>	<u>970,918</u>	<u>969,248</u>	
Ending fund balance (projected)	<u><u>\$1,162,882</u></u>	<u><u>\$1,162,882</u></u>	<u><u>\$ 975,279</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 10,485	\$ 792,385	\$ 818,412	97%
Interest	4	18	-	N/A
Total revenues	<u>10,489</u>	<u>792,403</u>	<u>818,412</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	260,000	260,000	100%
Interest - 11/1	-	268,844	268,844	100%
Interest - 5/1	-	-	263,481	0%
Tax collector	210	15,831	17,050	93%
Total expenditures	<u>210</u>	<u>544,675</u>	<u>809,375</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	10,279	247,728	9,037	
Fund balance:				
Net increase/(decrease) in fund balance	10,279	247,728	9,037	
Beginning fund balance (unaudited)	<u>1,219,934</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u><u>\$1,230,213</u></u>	<u><u>\$1,230,213</u></u>	<u><u>\$ 989,551</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 8,384	\$ 633,652	\$ 654,466	97%
Interest	4	14	-	N/A
Total revenues	<u>8,388</u>	<u>633,666</u>	<u>654,466</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	227,522	227,522	100%
Interest - 5/1	-	-	223,822	0%
Tax collector	168	12,660	13,635	93%
Total expenditures	<u>168</u>	<u>425,182</u>	<u>649,979</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	8,220	208,484	4,487	
Fund balance:				
Net increase/(decrease) in fund balance	8,220	208,484	4,487	
Beginning fund balance (unaudited)	<u>963,752</u>	<u>763,488</u>	<u>761,913</u>	
Ending fund balance (projected)	<u><u>\$ 971,972</u></u>	<u><u>\$ 971,972</u></u>	<u><u>\$ 766,400</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,320	\$ 326,480	\$ 337,204	97%
Interest	2	8	-	N/A
Total revenues	<u>4,322</u>	<u>326,488</u>	<u>337,204</u>	97%
EXPENDITURES				
Debt service				
Principal - 11/1	-	120,000	120,000	100%
Interest - 11/1	-	104,400	104,400	100%
Interest - 5/1	-	-	102,600	0%
Tax collector	86	6,523	7,025	93%
Total expenditures	<u>86</u>	<u>230,923</u>	<u>334,025</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	4,236	95,565	3,179	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(3)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	4,235	95,562	3,179	
Beginning fund balance (unaudited)	500,695	409,368	407,887	
Ending fund balance (projected)	<u>\$504,930</u>	<u>\$ 504,930</u>	<u>\$ 411,066</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2025

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 5
Total revenues	<u>1</u>	<u>5</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	5
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	<u>1</u>	<u>4</u>
Net change in fund balance	2	9
Beginning fund balance (unaudited)	246,319	246,312
Ending fund balance (projected)	<u>\$ 246,321</u>	<u>\$ 246,321</u>

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TSR CDD
Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	02/04/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating A...		-6,008.35
Bill	8703 0061 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0178 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0269 013125	02/04/2025			531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0425 020425	02/04/2025			531.307 · Street Lights	-901.37	901.37
Bill	8703 0566 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0722 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0805 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8703 0847 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3081 020425	02/04/2025			531.307 · Street Lights	-929.47	929.47
Bill	8712 3156 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3320 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 7826 020425	02/04/2025			531.307 · Street Lights	-1,828.94	1,828.94
Bill	8702 7991 013125	02/04/2025			531.301 · Electric	-39.73	39.73
Bill	8702 8059 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8322 020425	02/04/2025			531.307 · Street Lights	-1,568.76	1,568.76
Bill	8702 8471 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8554 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8629 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8702 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8786 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8869 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 8942 013125	02/04/2025			531.301 · Electric	-62.48	62.48
Bill	8702 9109 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9430 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9696 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9836 013125	02/04/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9951 013125	02/04/2025			531.301 · Electric	-30.80	30.80
TOTAL						-6,008.35	6,008.35
Bill Pmt -Check	CBI	02/04/2025	SPECTRUM		101.002 · Suntrust #570803-Operating A...		-307.18
Bill	1420332012425	02/04/2025			572.913 · Office rental	-307.18	307.18
TOTAL						-307.18	307.18
Bill Pmt -Check	CBI	02/11/2025	BRIGHT HOUSE NETWORKS		101.002 · Suntrust #570803-Operating A...		-189.98
Bill	1415019 020525	02/11/2025			572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL						-189.98	189.98
Bill Pmt -Check	CBI	02/11/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating A...		-18,149.64
Bill	8703 0681 021025	02/11/2025			531.307 · Street Lights	-282.98	282.98
Bill	5641 1687 020625	02/11/2025			531.307 · Street Lights	-538.32	538.32
Bill	8712 3049 020525	02/11/2025			531.301 · Electric	-30.80	30.80
Bill	8712 3429 021125	02/11/2025			531.301 · Electric	-427.10	427.10
Bill	6305 7442 020625	02/11/2025			531.301 · Electric	-23.69	23.69
Bill	8702 8140 020725	02/11/2025			531.307 · Street Lights	-12,496.20	12,496.20

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Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 8223 021125	02/11/2025			572.711 · Pool Operations	-1,019.80	1,019.80
Bill	8702 8413 020725	02/11/2025			531.307 · Street Lights	-2,531.64	2,531.64
Bill	8702 9761 021025	02/11/2025			531.307 · Street Lights	-799.11	799.11
TOTAL						-18,149.64	18,149.64
Bill Pmt -Check	CBI	02/19/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating A...		-10,058.19
Bill	8703 0938 021825	02/18/2025			531.307 · Street Lights	-3,380.70	3,380.70
Bill	8712 3263 021425	02/18/2025			572.711 · Pool Operations	-816.94	816.94
Bill	8702 7933 021825	02/18/2025			531.307 · Street Lights	-3,322.40	3,322.40
Bill	8702 9216 021225	02/18/2025			531.307 · Street Lights	-1,323.00	1,323.00
Bill	8702 9274 021425	02/18/2025			531.301 · Electric	-30.80	30.80
Bill	8702 9365 021725	02/18/2025			531.307 · Street Lights	-479.75	479.75
Bill	8702 9620 021425	02/18/2025			531.307 · Street Lights	-704.60	704.60
TOTAL						-10,058.19	10,058.19
Bill Pmt -Check	CBI	02/19/2025	CITY OF CLEARWATER		101.002 · Suntrust #570803-Operating A...		-95.00
Bill	4224446 021225	02/18/2025			532.306 · Propane Services - Gas	-29.70	29.70
Bill	4304296 021525	02/18/2025			532.306 · Propane Services - Gas	-65.30	65.30
TOTAL						-95.00	95.00
Bill Pmt -Check	CBI	02/25/2025	BRIGHT HOUSE NETWORKS		101.002 · Suntrust #570803-Operating A...		-394.96
Bill	1414954020725	02/25/2025			572.416 · Amenity Cable/Internet	-164.98	164.98
Bill	1436734021725	02/25/2025			572.416 · Amenity Cable/Internet	-229.98	229.98
TOTAL						-394.96	394.96
Bill Pmt -Check	CBI	02/25/2025	DUKE ENERGY		101.002 · Suntrust #570803-Operating A...		-2,477.33
Bill	8703 0516 022025	02/25/2025			531.307 · Street Lights	-1,575.96	1,575.96
Bill	5357 9828 022525	02/25/2025			531.307 · Street Lights	-901.37	901.37
TOTAL						-2,477.33	2,477.33
Check	0	02/04/2025	SUNTRUST BANK		101.002 · Suntrust #570803-Operating A...		-2,128.48
					204.300 · Credit Card - SunTrust	-632.00	632.00
					204.300 · Credit Card - SunTrust	-1,496.48	1,496.48
TOTAL						-2,128.48	2,128.48
Bill Pmt -Check	12111	02/04/2025	BIG DOG LEO SERVICES LLC		101.002 · Suntrust #570803-Operating A...		-150.00
Bill	020125	02/04/2025			538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL						-150.00	150.00

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TSR CDD
Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12112	02/04/2025	BUSINESS OBSERVER		101.002 · Suntrust #570803-Operating A...		-61.25
Bill	25-00189P	02/04/2025			513.801 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	12113	02/04/2025	FAIRY DUST HOUSEKEEPERS		101.002 · Suntrust #570803-Operating A...		-2,500.00
Bill	INV00043	02/04/2025			572.701 · Office Operations	-2,000.00	2,000.00
Bill	INV00042	02/04/2025			572.701 · Office Operations	-500.00	500.00
TOTAL						-2,500.00	2,500.00
Bill Pmt -Check	12114	02/04/2025	GENTRY SR INVESTMENTS LLC		101.002 · Suntrust #570803-Operating A...		-6,791.67
Bill	1024	02/04/2025			155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL						-6,791.67	6,791.67
Bill Pmt -Check	12115	02/04/2025	JAMES E LAROSE JR.		101.002 · Suntrust #570803-Operating A...		-550.00
Bill	010725	02/04/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	011625	02/04/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-550.00	550.00
Bill Pmt -Check	12116	02/04/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating A...		-275.00
Bill	012825	02/04/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12117	02/04/2025	KUTAK ROCK LLP		101.002 · Suntrust #570803-Operating A...		-2,758.00
Bill	3514272 20923-1	02/04/2025			514.007 · District Counsel	-2,758.00	2,758.00
TOTAL						-2,758.00	2,758.00
Bill Pmt -Check	12118	02/04/2025	LANDSCAPE MAINTENANCE PROF...		101.002 · Suntrust #570803-Operating A...		-156,028.42
Bill	310358	02/04/2025			538.604 · Landscape Maintenance - Contrac	-156,028.42	156,028.42
TOTAL						-156,028.42	156,028.42
Bill Pmt -Check	12119	02/04/2025	PREMIER LAKES		101.002 · Suntrust #570803-Operating A...		-14,750.00
Bill	2101	02/04/2025			538.700 · Lake Maintenance	-10,250.00	10,250.00
Bill	2076	02/04/2025			538.615 · Wetland Maintenance	-4,500.00	4,500.00
TOTAL						-14,750.00	14,750.00

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Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12120	02/04/2025	SOUTHERN LAND SERVICES OF S...		101.002 · Suntrust #570803-Operating A...		-10,260.00
Bill	010325-30	02/04/2025			538.610 · Bridge & Deck Maintenance	-10,260.00	10,260.00
TOTAL						-10,260.00	10,260.00
Bill Pmt -Check	12121	02/04/2025	WTS INTERNATIONAL, LLC.		101.002 · Suntrust #570803-Operating A...		-5,505.00
Bill	12414004	02/04/2025			538.121 · Amenity Management	-945.00	945.00
Bill	12413671	02/04/2025			538.121 · Amenity Management	-4,560.00	4,560.00
TOTAL						-5,505.00	5,505.00
Check	12122	02/05/2025	TSR CDD		101.002 · Suntrust #570803-Operating A...		-250,000.00
					207.006 · Due to ICS- Bank United	-250,000.00	250,000.00
TOTAL						-250,000.00	250,000.00
Bill Pmt -Check	12123	02/11/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating A...		-275.00
Bill	020525	02/11/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12124	02/11/2025	LANDSCAPE MAINTENANCE PROF...		101.002 · Suntrust #570803-Operating A...		-3,592.38
Bill	310714	02/11/2025			538.609 · Irrigation Repairs & Maint	-143.72	143.72
Bill	310718	02/11/2025			538.609 · Irrigation Repairs & Maint	-159.56	159.56
Bill	310720	02/11/2025			538.609 · Irrigation Repairs & Maint	-184.04	184.04
Bill	310724	02/11/2025			538.609 · Irrigation Repairs & Maint	-156.04	156.04
Bill	310735	02/11/2025			538.609 · Irrigation Repairs & Maint	-159.56	159.56
Bill	310798	02/11/2025			538.609 · Irrigation Repairs & Maint	-457.72	457.72
Bill	310809	02/11/2025			538.609 · Irrigation Repairs & Maint	-71.40	71.40
Bill	310811	02/11/2025			538.609 · Irrigation Repairs & Maint	-300.38	300.38
Bill	312051	02/11/2025			538.609 · Irrigation Repairs & Maint	-418.12	418.12
Bill	312052	02/11/2025			538.609 · Irrigation Repairs & Maint	-171.24	171.24
Bill	312053	02/11/2025			538.609 · Irrigation Repairs & Maint	-479.34	479.34
Bill	312054	02/11/2025			538.609 · Irrigation Repairs & Maint	-262.90	262.90
Bill	312055	02/11/2025			538.609 · Irrigation Repairs & Maint	-321.52	321.52
Bill	310728	02/11/2025			538.609 · Irrigation Repairs & Maint	-82.98	82.98
Bill	314479	02/11/2025			538.609 · Irrigation Repairs & Maint	-67.82	67.82
Bill	310713	02/11/2025			538.609 · Irrigation Repairs & Maint	-156.04	156.04
TOTAL						-3,592.38	3,592.38
Bill Pmt -Check	12125	02/11/2025	SUNCOAST POOL SERVICE		101.002 · Suntrust #570803-Operating A...		-3,185.00
Bill	10926	02/11/2025			572.711 · Pool Operations	-1,055.00	1,055.00
Bill	10936	02/11/2025			572.711 · Pool Operations	-1,200.00	1,200.00
Bill	10937	02/11/2025			572.711 · Pool Operations	-930.00	930.00

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Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-3,185.00	3,185.00
Bill Pmt -Check	12126	02/11/2025	SUNSCAPE CONSULTING		101.002 · Suntrust #570803-Operating A...		-5,450.00
Bill	13378	02/11/2025			538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL						-5,450.00	5,450.00
Bill Pmt -Check	12127	02/11/2025	U.S. BANK		101.002 · Suntrust #570803-Operating A...		-5,387.50
Bill	7625127	02/11/2025			513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL						-5,387.50	5,387.50
Bill Pmt -Check	12128	02/11/2025	WRATHELL, HUNT & ASSOCIATES		101.002 · Suntrust #570803-Operating A...		-7,970.42
Bill	2025-2289	02/11/2025			513.100 · District Management	-3,505.84	3,505.84
					513.310 · Assessment Roll Preparation	-833.33	833.33
					513.312 · Dissemination Agent	-1,083.33	1,083.33
					538.120 · Field Services	-2,360.42	2,360.42
					519.411 · Telephone	-20.83	20.83
					519.470 · Printing and Binding	-166.67	166.67
TOTAL						-7,970.42	7,970.42
Bill Pmt -Check	12129	02/11/2025	WTS INTERNATIONAL, LLC.		101.002 · Suntrust #570803-Operating A...		-16,939.06
Bill	12414592	02/11/2025			538.121 · Amenity Management	-16,939.06	16,939.06
TOTAL						-16,939.06	16,939.06
Bill Pmt -Check	12130	02/19/2025	BARRY MAZZONI		101.002 · Suntrust #570803-Operating A...		-4,398.75
Bill	021225	02/18/2025			538.601 · General Repair & Maintenance	-4,398.75	4,398.75
TOTAL						-4,398.75	4,398.75
Bill Pmt -Check	12131	02/19/2025	COASTAL WASTE & RECYCLING		101.002 · Suntrust #570803-Operating A...		-39,165.09
Bill	SW0000853854	02/18/2025			534.000 · Garbage/Solid Waste Contr Svcs	-38,835.00	38,835.00
Bill	SW0000854037	02/18/2025			534.000 · Garbage/Solid Waste Contr Svcs	-330.09	330.09
TOTAL						-39,165.09	39,165.09
Bill Pmt -Check	12132	02/19/2025	DEX IMAGING		101.002 · Suntrust #570803-Operating A...		-240.16
Bill	AR12781365	02/18/2025			572.701 · Office Operations	-240.16	240.16
TOTAL						-240.16	240.16
Bill Pmt -Check	12133	02/19/2025	EZ MULCH		101.002 · Suntrust #570803-Operating A...		-11,616.00

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Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	2863	02/18/2025			538.605 · Playground mulch	-11,616.00	11,616.00
TOTAL						-11,616.00	11,616.00
Bill Pmt -Check	12134	02/19/2025	FAST SIGNS		101.002 · Suntrust #570803-Operating A...		-562.84
Bill	2041-22439	02/18/2025			538.614 · Common Area Signage	-562.84	562.84
TOTAL						-562.84	562.84
Bill Pmt -Check	12135	02/19/2025	FEDEX		101.002 · Suntrust #570803-Operating A...		-146.02
Bill	8-774-74642	02/18/2025			519.410 · Postage	-20.61	20.61
Bill	8-766-80953	02/18/2025			519.410 · Postage	-125.41	125.41
TOTAL						-146.02	146.02
Bill Pmt -Check	12136	02/19/2025	JESUS FIGUEROA		101.002 · Suntrust #570803-Operating A...		-275.00
Bill	021125	02/18/2025			538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	12137	02/19/2025	JOHNSON ENGINEERING, INC.		101.002 · Suntrust #570803-Operating A...		-1,100.00
Bill	20236027-000 17	02/18/2025			519.320 · Engineering	-1,100.00	1,100.00
TOTAL						-1,100.00	1,100.00
Bill Pmt -Check	12138	02/19/2025	PASCO COUNTY UTILITIES SERVIC...		101.002 · Suntrust #570803-Operating A...		-1,029.91
Bill	21853787	02/18/2025			536.301 · Irrigation - Reclaimed Water	-67.23	67.23
Bill	21853879	02/18/2025			536.301 · Irrigation - Reclaimed Water	-100.18	100.18
Bill	21855946	02/18/2025			536.301 · Irrigation - Reclaimed Water	-510.96	510.96
Bill	21855969	02/18/2025			536.301 · Irrigation - Reclaimed Water	-111.78	111.78
Bill	21855970	02/18/2025			536.301 · Irrigation - Reclaimed Water	-76.14	76.14
Bill	21855975	02/18/2025			536.301 · Irrigation - Reclaimed Water	-127.98	127.98
Bill	21856551	02/18/2025			536.301 · Irrigation - Reclaimed Water	-0.81	0.81
Bill	21856553	02/18/2025			536.301 · Irrigation - Reclaimed Water	-5.67	5.67
Bill	21856569	02/18/2025			536.301 · Irrigation - Reclaimed Water	-19.44	19.44
Bill	21856570	02/18/2025			536.301 · Irrigation - Reclaimed Water	-3.24	3.24
Bill	21856571	02/18/2025			536.301 · Irrigation - Reclaimed Water	-6.48	6.48
TOTAL						-1,029.91	1,029.91
Bill Pmt -Check	12139	02/19/2025	ROSE PAVING LLC		101.002 · Suntrust #570803-Operating A...		-12,941.17
Bill	PS-INV150401	02/18/2025			538.602 · Roads & Sidewalk Maintenance	-12,941.17	12,941.17
TOTAL						-12,941.17	12,941.17

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Check Detail
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Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	12140	02/19/2025	SAFEGUARD BUSINESS SYSTEMS		101.002 · Suntrust #570803-Operating A...		-254.33
Bill	9007018494	02/18/2025			519.510 · Office Supplies	-254.33	254.33
TOTAL						-254.33	254.33
Bill Pmt -Check	12141	02/19/2025	WELLS FARGO VENDOR FINANCIA...		101.002 · Suntrust #570803-Operating A...		-399.83
Bill	5033242370	02/18/2025			572.701 · Office Operations	-399.83	399.83
TOTAL						-399.83	399.83
Bill Pmt -Check	12142	02/19/2025	WTS INTERNATIONAL, LLC.		101.002 · Suntrust #570803-Operating A...		-4,560.00
Bill	12415019	02/18/2025			155.000 · Prepaid Expense	-4,560.00	4,560.00
TOTAL						-4,560.00	4,560.00
Paycheck	12143	02/19/2025	Frank Stalzer		101.002 · Suntrust #570803-Operating A...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12144	02/19/2025	Karen Anderson		101.002 · Suntrust #570803-Operating A...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12145	02/19/2025	Kevin Kurtz		101.002 · Suntrust #570803-Operating A...		-184.70
					511.110 · Supervisor's Fees	-200.00	200.00
					511.110 · Supervisor's Fees	-12.40	12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					215.000 · Accrued Taxes Payable	12.40	-12.40
					511.110 · Supervisor's Fees	-2.90	2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90
					215.000 · Accrued Taxes Payable	2.90	-2.90

1:39 PM

04/01/25

TSR CDD
Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-184.70	184.70
Paycheck	12146	02/19/2025	Mary E Comella		101.002 · Suntrust #570803-Operating A...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	12147	02/19/2025	Matthew Bruno		101.002 · Suntrust #570803-Operating A...		-184.70
				511.110 · Supervisor's Fees		-200.00	200.00
				511.110 · Supervisor's Fees		-12.40	12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				215.000 · Accrued Taxes Payable		12.40	-12.40
				511.110 · Supervisor's Fees		-2.90	2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
				215.000 · Accrued Taxes Payable		2.90	-2.90
TOTAL						-184.70	184.70
Bill Pmt -Check	12148	02/25/2025	LANDSCAPE MAINTENANCE PROF...		101.002 · Suntrust #570803-Operating A...		-17,971.00
Bill	314632	02/25/2025			538.623 · Hurricane Recovery	-17,971.00	17,971.00
TOTAL						-17,971.00	17,971.00
Bill Pmt -Check	12149	02/25/2025	LEISURE CREATIONS		101.002 · Suntrust #570803-Operating A...		-1,549.26
Bill	00093960	02/25/2025			538.618 · Operating Supplies	-1,549.26	1,549.26
TOTAL						-1,549.26	1,549.26
Bill Pmt -Check	12150	02/25/2025	RENT READY TEAM, LLC		101.002 · Suntrust #570803-Operating A...		-285.00
Bill	219251	02/25/2025			538.618 · Operating Supplies	-285.00	285.00
TOTAL						-285.00	285.00
Bill Pmt -Check	12151	02/25/2025	SMARTTECH ID COMPANY, INC.		101.002 · Suntrust #570803-Operating A...		-674.00
Bill	022025-SR_ACC	02/25/2025			529.306 · Access Cards	-674.00	674.00
TOTAL						-674.00	674.00
Bill Pmt -Check	12152	02/25/2025	WTS INTERNATIONAL, LLC.		101.002 · Suntrust #570803-Operating A...		-14,952.32

TSR CDD
Check Detail
February 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	12415332	02/25/2025			538.121 · Amenity Management	-14,952.32	14,952.32
TOTAL						-14,952.32	14,952.32

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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:

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

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

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

135 Mr. Mazzoni suggested meeting with the County to discuss maintenance of the bridge
136 and solely gather information. He stated another CDD that met with the County contacted him
137 and the County extended the public comment period to March 31, 2025, due to the amount of
138 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.

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.

207

208

209 **ELEVENTH ORDER OF BUSINESS****Consideration of 020 Requisition**

210

211 This item was tabled.

212

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

214

215

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

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

220

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

223

224

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

226

227

228 The following changes were made:

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

231 Line 290: Change "Mark" to "Matt"

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

233

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

236

237

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

239

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

241 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]

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307
308

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.12.25 for 04.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	07.10.24	ACTION	Mr. Adams: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. 01.08.25 Mr. Liquori: Submit final requisition.	X			
2	01.08.25	ACTION	Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.	X			
3	01.08.25	ACTION/ AGENDA	Ms. Hlebak/Ms. Willson: Update Amenity Policy to remove fire pit; 02.12.25 canoe, kayak, etc rentals. Prep Memo re: how to classify surplus property & sell.	X			
4	01.08.25	ACTION/ AGENDA	Mr. Yahn: Present recommendation whether to proceed with LMP's Landscaping contract 3% rate increase or go out to bid. (03.25 mtg) 03.12.25 Negotiate w/ LMP & present final bid at nxt mtg.	X			
5	02.12.25	ACTION	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.	X			
6	02.12.25	ACTION	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X after 03.12.25 mtg	
7	02.12.25	ACTION	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X after 03.12.25 mtg	
8	02.12.25	ACTION	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.	X			
9	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.	X			
10	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.	X			
11	03.12.25	ACTION	Mr. Mazzoni: Email proposed FY26 budget to BOS after incorporating lines items for light-duty golf cart, landscape maint. area, etc.	X			
12	03.12.25	ACTION	Ms. Willson: Seek additional proposals for legal consultation and assistance in addressing the bridge with the County.	X			
13	03.12.25	ACTION	Mr. Mazzoni: Send 30-day suspension warning and hearing letter to 3936 Barbour Trail to attend the April meeting			X after 03.12.25 mtg	
14	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if striping Stevenson to direct off-street parking & at all stop signs is needed & if bushes at electrical box at Lake Blanche & Monroe Meadows need additional trimming.			X after 03.12.25 mtg	

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.12.25 for 04.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
15	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if common area flower beds need to have the broken concrete removed and mulch laid.			X after 03.12.25 mtg	
16	03.12.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of Juniper working on Stansil Park Phases 1& 2 Landscaping Projects.			X after 03.12.25 mtg	
17	03.12.25	ACTION	Ms. Willson: Ask Developer to give CDD right of first refusal to purchase Welcome Center & revise lease for the nxt mtg.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.12.25 for 04.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	07.10.24	ACTION	Mr. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.			X	11.13.24
2	07.10.24	ACTION	Mr. Mazzoni: Ensure Sunscape's Project Management Fees are coded to the same budget line item as the landscaping and arbor care projects.			X	11.13.24
3	07.10.24	ACTION	Mr. Mazzoni/Mr. Soety: Review/adjust LMP landscape/irrigation project scope/costs. 08.14.24 Discuss wkshp at nxt mtg.			X	11.13.24
4	07.10.24	ACTION	Mr. Adams: Have Acct Dept. send past due notices to property owners to pay outstanding commercial shared costs.			X	11.13.24
5	09.11.24	ACTION	Mr. Mazzoni: Present photos of finished product of removing overgrown weeds in Cunningham Park for the nxt mtg.			X	11.13.24
6	09.11.24	ACTION	Mr. Mazzoni: Have Premier address foul odor emitting in section of Cunningham pond, upon Mr. Perez de Lara identifying Lake #.			X	11.13.24
7	09.11.24	ACTION	Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.			X	11.13.24
8	04.10.24	ACTION	Mazzoni/Willson: Stansil Park turnover. 08.14.24 Obtain proposals to present at next mtg & punch list items, including depression in Park & on Stansil Ave & prep preview letter Agrmt, like Homes By West Bay letter.			X	12.11.24
9	11.13.24	ACTION	Mr. Mazzoni: Distribute map of lake access points and present ShoreSox® erosion control systems proposal to repair 100" of shoreline at Gavin lake.			X	12.11.24
10	11.13.24	ACTION	Mr. Mazzoni: Create "Lake bank repair" unfunded budget line item.			X	12.11.24
11	11.13.24	ACTION	Ms. Willson: Prepare and send demand letter to guest damaging Night Start Trail and Barbour Trail.			X	12.11.24
12	11.13.24	ACTION	Mr. Mazzoni: Mr. Mazzoni speak to the Architectural Review Committee about French drains causing erosion issues.			X	12.11.24
13	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.			X	01.08.25
14	11.13.24	ACTION	12.11.24: Inspect line of sight issues.			X	01.08.25
15	11.13.24	ACTION	Mr. Mazzoni: Advertise 12.11.24 Reg Mtg & 01.09.25 Wkshp. 12.11.24: Advertise January for 01.08.25 at 4:00 p.m.			X	01.08.25
16	11.13.24	ACTION	Mr. Mazzoni/Mr. Soety: Inspect line of site issues at median on Gun Highway and Longspur and Rangeland and Gun Highway.			X	01.08.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.12.25 for 04.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
17	12.11.24	ACTION	Ms. Willson: Draft separate Agreement for multiple Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration.			X	01.08.25
18	12.11.24	ACTION	Ms. Hlebak: Inspect/improve maintenance at Whitfield Park dog park.			X	01.08.25
19	09.11.24	ACTION	Mr. Mazzoni: District Eng assisting w how to handle repeating drainage and pavement cracking in the future.			X	02.12.25
20	11.13.24	ACTION	Mr. Mazzoni: Present proposal to repair hurricane-damaged Lake M10-C			X	02.12.25
21	11.13.24	ACTION	12.11.24: Trim high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows.			X	02.12.25
22	01.08.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of open Board seat and to submit resume/letter of interest in advance & to attend nxt mtg. Board Members: Contact people interested in the Board position.			X	02.12.25
23	01.08.25	ACTION	Mr. Yahn/Board/LMP: Present FY25 Landscape & Irrigation Enhancement Projects list, excluding Rangeland East/West. BOS: Email Mr. Mazzoni of areas they do not want to proceed with. He will pass on to SCI Staff.			X	02.12.25
24	01.08.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Prep, subject to Board approval, e-blast informing residents regarding unbudgeted expenditures.			X	02.12.25
25	01.08.25	ACTION	Mr. Yahn: Present tree replacement proposals & map of what SCI & LMP propose to replace. Prep letter re: hurricane damage costs, for nxt mtg.			X	02.12.25
26	01.08.25	ACTION	Mr. Adams: Confirm Controller writes down \$53,000 Due to Developer & if CDD can transfer \$2 million of CDD excess funds to the ISC Account.			X	02.12.25
27	01.08.25	ACTION	Mr. Mazzoni: Ensure all requests are placed on Actions Items List.			X	02.12.25
28	01.08.25	ACTION	Ms. Hlebak: Report on canoe/kayak rentals over last 12 months.			X	02.12.25
29	01.08.25	ACTION	Mr. Mazzoni: Monitor hogs. Report any significant CDD property damage.			X	02.12.25
30	01.08.25	ACTION	Mr. Mazzoni: Inform the three property owners of the situation and the CDD disconnecting its own irrigation system.			X	02.12.25
31	01.08.25	ACTION	Mr. Kurth: Present proposal to add Triploid Grass Carp into CDD lakes.			X	02.12.25
32	01.08.25	ACTION	Mr. Mazzoni: Add budget line item to track Stancil Park costs. Proceed with irrigation repairs. Work w/ SCI. Draft Landscape Plant Replacement Plan w/ SCI's Landscape Architect redlining original TM Landscape Plan.			X	02.12.25
33	01.08.25	ACTION	Ms. Hlebak/Mr. Mazzoni: Inspect bike park. Report findings at nxt mtg.			X	02.12.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
03.12.25 for 04.09.25 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
34	09.11.24	ACTION	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
35	12.11.24	ACTION	Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.			X	03.12.25
36	02.12.25	ACTION/ AGENDA	Mr. Mazzoni: Obtain addt'l proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.			X	03.12.25
37	02.12.25	ACTION	Mr. Mazzoni and Mr. Soety: Determine percentage to code pine straw expense to the "Stansil Park" budget line item.			X	03.12.25
38	02.12.25	ACTION/ AGENDA	Ms. Willson: Review Welcome Center Lease re: can Developer can break the lease and if the CDD has the right of first refusal, for the nxt mtg.			X	03.12.25
39	02.12.25	ACTION	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Send to Mr. Mazzoni to send to Co.			X	03.12.25
40	02.12.25	ACTION	Mr. Mazzoni: Contact County to remove debris on Co Road before incurring CDD costs.			X	03.12.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
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TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED <i>Inclement Weather</i>	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024	Regular Meeting	12:00 PM
December 11, 2024 CANCELED	Regular Meeting	6:00 PM
January 8, 2025	Workshop [Landscaping]	4:00 PM
January 8, 2025	Regular Meeting	6:00 PM
February 12, 2025	Regular Meeting	6:00 PM
March 12, 2025	Regular Meeting	6:00 PM
April 9, 2025	Regular Meeting	6:00 PM
May 14, 2025	Regular Meeting	6:00 PM
June 11, 2025	Regular Meeting	6:00 PM
July 9, 2025	Regular Meeting	6:00 PM
August 13, 2025	Regular Meeting	6:00 PM
September 10, 2025	Regular Meeting	6:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,755,579
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(205,182)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,924,371
Trash collection assessments	17,465	3,071	14,394	17,465	17,465
Commerical shared costs	120,191	59,375	-	59,375	123,324
Program revenue	14,000	7,980	12,000	19,980	20,000
Interest	2,500	15,002	-	15,002	50,000
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	4,774,865	4,727,279	34,894	4,762,173	5,158,160
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	102,591
Total professional & administrative	279,693	202,410	79,616	282,026	288,998

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,875,000
Landscape consulting	65,400	50,044	15,356	65,400	65,400
Landscape arbor care	155,000	11,223	143,777	155,000	155,000
Wetland maintenance and monitoring	30,000	-	30,000	30,000	60,000
Wetland mitigation reporting	4,500	24,490	-	24,490	-
Lake maintenance	100,000	51,794	48,206	100,000	128,000
Community trash hauling	375,000	172,906	180,000	352,906	375,000
Off-duty traffic patrols	20,000	6,975	9,000	15,975	15,000
Wildhog removal	16,000	5,885	-	5,885	10,000
Repairs & maintenance					
Repairs - general	15,000	2,835	7,500	10,335	15,000
Operating supplies	13,000	11,933	8,000	19,933	20,000
Plant replacement	70,000	203,405	-	203,405	120,000
Mulch	200,000	32,834	110,000	142,834	150,000
Playground mulch	18,000	-	18,000	18,000	-
Capital Projects-Future	200,000	146,970	-	146,970	172,000
Fertilizer/chemicals	30,000	62,246	-	62,246	50,000
Irrigation repairs	30,000	71,255	30,000	101,255	100,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	-	1,500	1,500	1,500
Road & sidewalk	40,000	43,564	35,000	78,564	60,000
Common area signage	3,000	872	2,128	3,000	3,000
Bridge & deck maintenance	60,000	30,600	25,000	55,600	60,000
Pressure washing	-	-	-	-	80,000
Utilities - common area					
Electric	14,500	6,142	8,358	14,500	14,500
Streetlights	370,000	193,841	190,000	383,841	390,000
Irrigation - reclaimed water	70,000	30,585	39,415	70,000	70,000
Gas	450	446	4	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Recreation facilities					
Amenity management staff/contract	404,861	181,135	223,726	404,861	414,291
Office operations	128,780	69,357	59,423	128,780	131,225
Park A/C repairs and maintenance	5,000	1,179	3,821	5,000	5,000
Pool operations	79,194	48,661	30,533	79,194	95,000
Pest services	500	550	-	550	1,700
Insurance	69,706	83,819	-	83,819	90,000
Cable/internet/telephone/software	10,000	5,750	4,250	10,000	10,000
Access cards	2,000	250	1,750	2,000	1,000
Activities	30,000	21,893	8,107	30,000	30,000
Specialty programming	6,000	5,183	817	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,300	-	8,300	15,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	20,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,869,171</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,158,169</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(9)
Fund balance - beginning (unaudited)	2,030,713	1,820,055	4,060,266	1,820,055	1,933,194
Fund balance - ending (projected)	<u>\$ 2,030,709</u>	<u>\$ 4,060,266</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,185</u>

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
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Monthly Summary Report

March 2025

Submitted by:
Renee Hlebak, Starkey Ranch Lifestyle Director
Alex Murphy, Operations Director



MARCH PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Shamrock 5k	Fitness
Spring Break Camp	Kids Social
Kids Night Out	Kid's Social
Music in the Park	Family Social
Sound Healing Meditation	Fitness
Free Yoga	Fitness
Music Bingo	Family Social
Drink This, Make That	Adult Social
Kona Ice	Family Social
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness

KID'S NIGHT OUT

FRIDAY, March 28
5:30 - 9:30PM | CUNNINGHAM HALL

CALLING ALL KIDS AGES 5-11 YEARS OLD!
COME HANG OUT WITH THE LIFESTYLE TEAM TO
ENJOY PIZZA, GAMES & A MOVIE!

COST: \$20 PER CHILD

*KID'S NIGHT OUT IS BASED ON A LOTTERY
SYSTEM.*

LOTTERY OPENS:
MARCH 14, 2025 AT 10AM

LOTTERY CLOSES:
MARCH 21, 2025 AT 5PM

ONLY 25 SPOTS AVAILABLE.

*THERE WILL BE A WAITLIST FOR THOSE WHO WERE
NOT PICKED FOR THE LOTTERY*

FUN@OURSTARKEYRANCH.COM

MUSIC BINGO

Jam out to snippets of your favorite songs with DJ
Anthony, while playing competitively against other music
lovers for a chance to win some gift cards!

Mark off the songs on your card as you hear them and
yell BINGO when you have 5 in a row!

MARCH 26TH
6PM-8PM
CUNNINGHAM HALL

RSVP: FUN@OURSTARKEYRANCH.COM



Kona Ice

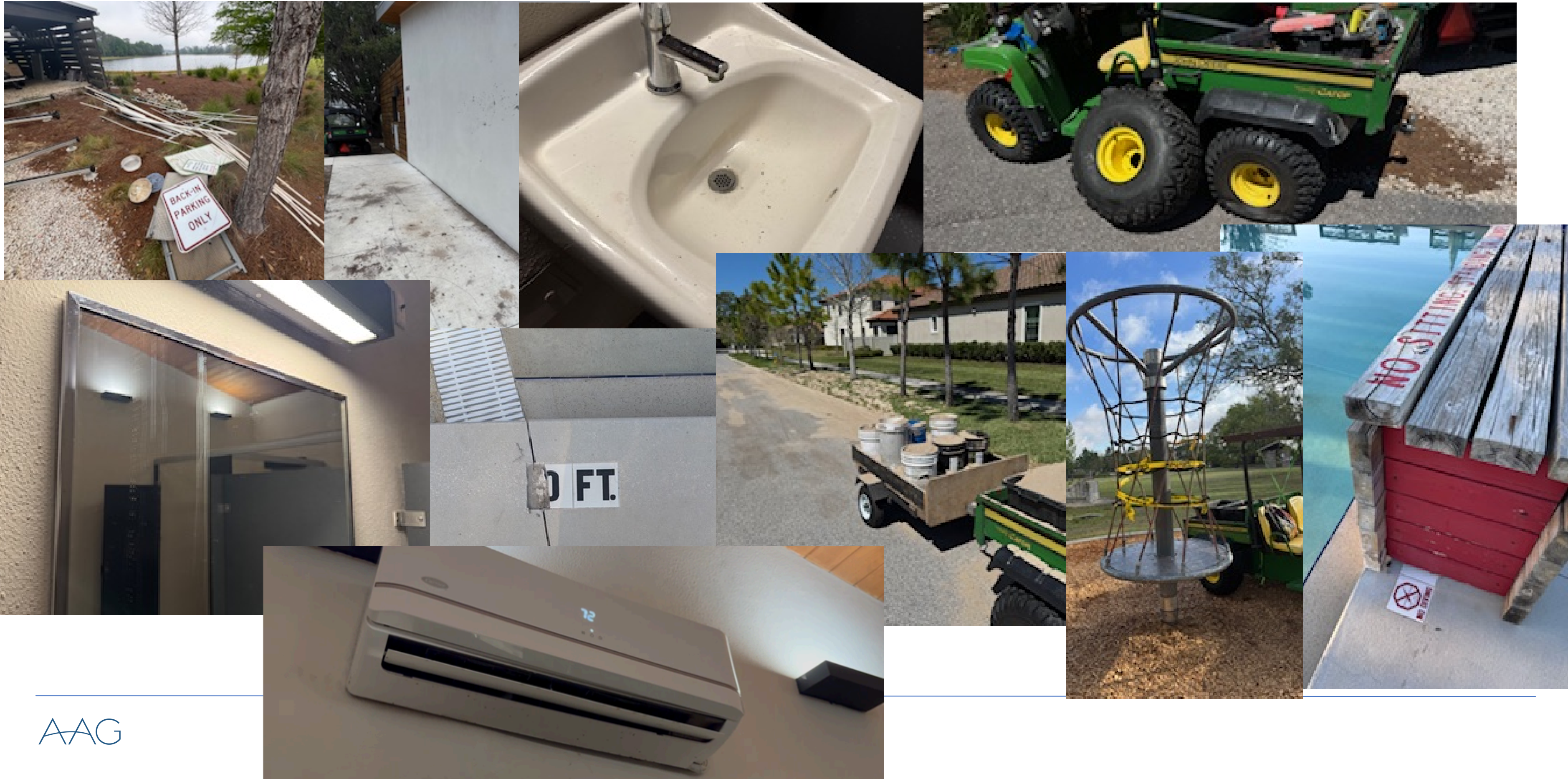
March 21, 2025
12 PM
Whitfield Park



MARCH AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	10 Days/58 Hours	\$2,900
Whitfield Park Pavilion	4 Days/15 Hours	\$225
Homestead Park Pavilion	5 Days/15 Hours	\$225
Albritton Park Pavilion	7 Days/27 Hours	\$405
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

FACILITY OPERATIONS & MAINTENANCE



APRIL PROGRAM FORECAST

PROGRAM	CATEGORY
Family Fun Day	Family Social
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Starkey Strides for Cystic Fibrosis	Family Social/Fitness/Educational
Kids Night Out	Kid's Social
Eggstravaganza	Family Social
Environmental Day	Family Social/Educational
Drink This, Make That	Adult Social
Sound Healing Meditation	Fitness
Music in the Park	Family Social
Community Garage Sale	Community Sale
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness



COME JOIN US FOR SOME LIVE MUSIC FROM TRIPLE PLAY!

DON'T FORGET TO BRING THE FAMILY, CHAIRS, BLANKETS, AND YOUR APPETITE AS WE WILL HAVE FOOD TRUCKS ON SITE!

FRIDAY, APRIL 25TH 2025
6 PM - 8 PM

Whitfield Park

THE STARKEY RANCH LIFESTYLE TEAMS PRESENTS

EGGSTRAVAGANZA



Saturday, April 19th @ Whitfield Park

*Calling all families!
Someone left eggs at Whitfield Park and we need your help gathering them!*

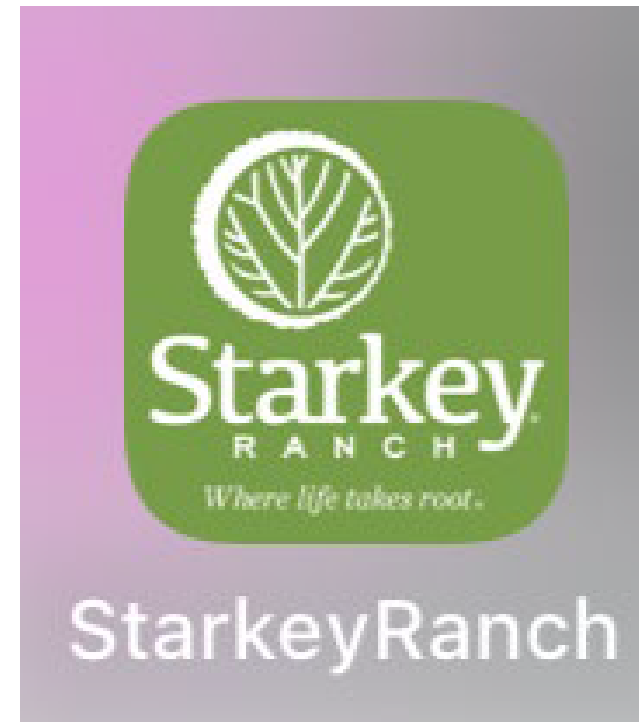
We will have the Easter Bunny on site, Music, Food Trucks, and an Egg Hunt!

Reservations are Eggstra important!

RSVP to fun@ourstarkeyranch.com and let us know which time slot will work for you!

Available EGG HUNT START TIMES: 9:30AM, 10:15AM, 11AM, 11:45AM

DOWNLOAD OUR FREE APP!!!



APPLE



ANDROID/GOOGLE PLAY

THANK YOU.





TSR Community Development District Amenity Policy & Fees

Adopted August 23, 2016

Revised: December 1, 2021

Resident Services / Lifestyle & Amenity Management:

2500 Heart Pine Avenue, Odessa, FL 33556

813.925.9777

renee@starkeyranch.com

CDD Offices & District Manager:

9220 Bonita Beach Road, Suite #214,

Bonita Springs, FL 34135

(239) 464-7114

adamsc@whhassociates.com

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Definitions

“Amenity Facilities” or “Amenity” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, multi-purpose fields and dog parks, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” shall mean these Amenity Facilities Policies of the TSR Community Development District, as amended from time to time.

“Amenity Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisor.

“Annual User Fee” shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” shall mean the TSR Community Development District’s Board of Supervisors.

“Guest” shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

“District” shall mean the TSR Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“Non-Resident User” shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

“Property Owner” shall mean that person or persons having fee simple ownership of land within the TSR Community Development District.

“Renter” shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

“Resident” shall mean any person or persons residing in a home within the TSR Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

Introduction & Welcome

We are pleased to welcome you to our community, and we look forward to introducing you and your family to the wide variety of programs, special events, and quality leisure experiences that define the exceptional lifestyle enjoyed by our residents. Our team takes great pride in providing amenities maintained to our high standards of excellence and an atmosphere that is always warm, welcoming and friendly. We provide the community with a place where friends are plenty and a neighborly spirit and smile set the tone.

This Welcome Packet & Amenity Policy has been designed to provide you with all of the information that you need to begin utilizing the facilities and programs available to you as a resident of our community. The usage guidelines provided in this packet have been thoughtfully established to help us to maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- 20-miles of walking, biking and hiking trails throughout the community.
- 800 acres of dedicated leisure space, including:
 - Whitfield Park, a central park in our first neighborhood
 - Heart Pine Parks, two “pocket parks” at the community’s entrance
- Pool and splashpad facilities
- Playgrounds
- Dog parks
- ...and much more!

If you have any questions about your parks and recreation amenities, please don’t hesitate to reach out to the team at (813) 925-9777 or through renee@starkeyranch.com

Sincerely,

Chuck Adams, District Manager
TSR Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials and employees are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or in writing (as per Florida Statute 119).

Amenity Management

WTS International Inc., a globally recognized leisure management firm; manages amenities owned and operated by the TSR Community Development District. For questions or concerns regarding usage of your facilities, please contact the Amenity Manager's office via email at renee@starkeyranch.com or by calling 813-925-9777.

Community Contacts

TSR Community Development District

9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 464-7114

www.TSRCDD.com

Chuck Adams, District Manager, adamsc@whhassociates.com
Cleo Adams, Assistant District Manager, crismond@whhassociates.com

Resident Services & Amenity Manager's Office

2500 Heart Pine Avenue
Odessa, Florida 33556
Phone: 813-925-9777

www.OurStarkeyRanch.com

Renee C. Gillooly-Hlebak
Lifestyle Director, renee@starkeyranch.com

1. Facility Access Cards

1. Access Cards may be issued to all members of each Resident's household and/or Non-Resident Members. There is a \$10 charge per Access Card to replace lost or stolen cards and/or for additional cards above two as well as access cards for renters.
2. All Residents and Non-Resident Members 16 years of age or older are required to have a card for Facility Access.
3. All Patrons will be required to sign a waiver of liability before using the District amenities.
4. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

2. Non-Resident Annual User Fee

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

3. Guest Policies

1. All guests, regardless of age, must complete a Guest Waiver located next to each access gate of the pools prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the guest must be present upon visiting the Amenity Facilities and sign off on the waiver. Residents must accompany their guests at all times while using the Amenity Facilities.
2. All guests over the age of 18 must sign a waiver of liability upon entering all Amenity Facilities.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
4. Each household/dwelling unit will be permitted to bring up to five (5) guests per day to the aquatic facilities and splash pad. In no event shall the number of guests per household/dwelling unit exceed five (5) per day.

4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID/access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
 - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities, will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings (offices, social halls), pools, , or related improvements, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

If the Service Animal is out of control and the handler does not take effective measures to control it; If the Service Animal is not housebroken; or, If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or access devices should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
11. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD facilities. This includes facilities used during private rentals as well as all entrances to facilities and within parks.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
13. Aquatic facilities, including splash pad, rules that are posted in appropriate areas must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes and/or vehicles, including golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
17. Skateboarding is not allowed on the Amenity Facilities property at anytime.
18. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of

- these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
 24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
 25. There shall be no overnight parking in the Amenity Facility parking lots unless owner of vehicle notifies Amenity Manager and obtains a 24-hour parking pass from the Amenity Facility parking lot only.
 26. When using outdoor Amenity Facilities, including trails and open spaces, please adhere to the following guidelines:
 - a. Non-domesticated animals ("wild animals") encountered on trails and in other areas are wild and should never be approached. Never leave small children unattended.
 - b. Never feed wild animals, or leave food/garbage unattended.
 - c. Please see Attachments A-C for more information regarding interaction with wild animals from the Florida Fish and Wildlife Conservation Commission.

6. Loss or Destruction of Property or Instances of Personal Injury

1. Each patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries must be reported to the Amenity Manager (phone 813-925-9777), email renee@StarkeyRanch.com), who will notify the District Manager when appropriate. If during normal business hours, please notify District staff at 813-925-9777.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.

8. Aquatic Facility & Splashpad Rules

No lifeguard on duty – swim at your own risk.

Starkey Ranch features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

Usage Guidelines

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pool and splashpad hours are as follows:
 - a. March through September: 7:00am to 8:30 pm or Dusk, whichever is earlier
 - b. October through February: 7:00am to 6:00pm or Dusk, whichever is earlier
3. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years and older.
4. Children under the age of 10 must be directly supervised by a person 16 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
5. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 16 years of age or older.
6. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.

7. To prevent accidental loss or damage, we recommend that personal pool toys, large flotation devices, pop up tents, and cornhole boards be left at home.
8. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
9. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
10. Alcohol, glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 4 feet of the pool.
11. All swimmers must shower before initially entering the pool.
12. Persons with open cuts, wounds, sores or blisters may not use the pool.
13. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
14. Appropriate swimming attire (swimsuits) must be worn at all times.
15. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
16. Animals are not permitted in the pool or wet areas.
17. Sitting on or hanging from pool ladders is not allowed.
18. No diving is permitted.
19. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
20. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
21. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
22. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
24. All swim instructors must be approved, certified and employed by the Amenity Manager.
25. All other general facility rules apply.

9. Starkey Ranch District Park Usage

This property is a County facility that is operated through a License Agreement with a contracted agency.

10. Event Lawns, Pavilions and Other Outdoor Areas

The outdoor areas of Starkey Ranch are maintained for the usage of residents of the community. The policies below adhere to pavilions, outdoor patios, grilling areas, pool cabanas and event lawns managed by the CDD.

The event lawn and patio areas are available for use by residents and their guests on a first come, first serve basis. Private rentals may be reserved through the Amenity Manager's office.

1. Pavilions may be rented as per the Rental Section of this guide.
2. Residents on a first-come, first-served basis may utilize the pavilion grills.
3. Residents are responsible for cleaning the -pavilion grills after use.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years or older.
5. Bikes, rollerblades, skateboards and equipment with wheels are prohibited, with the exception of the paved trails.
6. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
7. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog parks.
8. Profanity, fighting or disruptive behavior will not be tolerated.
9. Smoking and the use of electronic smoking devices is not permitted in public spaces.
10. Residents are responsible for bringing their own equipment.
11. All instructors and coaches must be approved, certified and employed by the Amenity Manager.
12. Picnic areas are available on a first come first serve basis. Private rentals may be reserved through the Amenity Manager's office and is subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
13. Amplified sound systems and DJs are prohibited unless it is an approved program or event..
14. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
15. Removal of tables and grills from the picnic area is prohibited.
16. The consumption of alcohol is prohibited in public spaces.
17. The event lawns, playgrounds, pavilions and other park areas close at dusk unless otherwise approved by the Amenity Manager.
18. All other general facility rules apply.

11. Fire Pits

The Fire Pits located at Whitfield Park are use at your own risk on a first come, first serve availability and are not available for private rentals.

1. The fire pits may be utilized by adult residents only. Anyone under the age of 18 may not use the fire pits unsupervised.
2. The fires may be lit starting as early as dusk and put out or extinguished no later than 10pm.
3. Residents are responsibility for shutting off or extinguishing any fires that are lit.
4. Landscaping in the surrounding areas are not to be used as accelerants.

12. Dog Parks

Dog parks are available within Starkey Ranch, for the enjoyment of residents and their four-legged friends.

1. Residents and their pets may utilize the dog park at their own risk. Owners are responsible and liable for the actions and behavior of their dogs at all times.
2. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
3. Owners are limited to 3 dogs per visit.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from an adult.
5. Female dogs in heat and dogs under the age of four months are prohibited.
6. Owners must keep dogs in sight and under voice control at all times.
7. All pets must be licensed and vaccinated.
8. Only friendly and non-aggressive dogs are permitted in the dog park. If a dog becomes unruly or plays rough, it must be leashed immediately.
9. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
10. Owners must keep dogs in the designated off-leash areas. In all other areas, dogs must be on their leash.
11. Owners must pick up and dispose of dog waste in appropriate receptacles.
12. It is recommended that a parent or guardian supervise children.
13. Barker Park located at 2890 Heart Pine Avenue is designated for dogs 25 pounds and under.
14. All other general facility rules apply.

13. Trails

1. Trails are open to all forms of non-motorized transportation.
2. Golf carts are not permitted on any trail.
3. Pedestrians have the right-of-way on trails unless otherwise posted.
4. Bicycles, in-line skaters and other "wheeled" travelers must yield to hikers.
5. Downhill traffic must yield to uphill traffic.
6. All events, races, and competitions must be approved programs.
7. Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions.
8. Faster users should pass on left and announce their intention before passing.
9. Trail users must stay on existing designated trails.
10. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.
11. Do not disturb vegetation or wildlife.
12. The staff should be notified if any trail requires maintenance or any strange behavior is witnessed on the trails.

14. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are beautifully designed and maintained for the enjoyment of our community.

“Catch and release” fishing is permitted in District-managed bodies of water, however residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are natural habitats to wildlife living within our community. Anyone taking part in activity in or near said water bodies are doing so at their own risk. District waterbodies may be deep and those participating in recreational activities in District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

Non-motorized recreational watercraft is permitted in Cannon Lake only from Dawn to Dusk. No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Pasco County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature’s process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Pasco County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

15. Wildlife and Contacts

In the event of an emergency situation, please call 911.

For situations involving wildlife that may be encroaching property, please contact the Amenity Manager’s office at 813-925-9777 and action, when deemed appropriate, will be taken.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Pasco County Animal Services at 352-521-5194 for assistance.

16. Amenity Rental Procedures

Staff will take reservations in advance for the Amenity Facilities, as per District approval. Reservations are on a first-come, first-served basis and can be made by emailing amenityrentals@starkeyranch.com or in person at the Amenity Manager's office. Reservations must include a completed request form. Reservations must be made at least thirty (30) days in advance.

There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

17. Cunningham Park

Cunningham hall and the surrounding park are maintained for the usage of residents of the community. The policies below adhere to the hall, canoe and kayak facilities and outdoor spaces at Cunningham Park are managed by the CDD.

1. Cunningham Hall is available for use by residents and their guests during structured programs, classes or community events.
2. Private rentals may be reserved through the Amenity Manager's office per the amenity rental section of this policy. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
3. Residents must accompany their guests at all times and adhere to the CDD guest policy: Each household/dwelling unit will be permitted to bring up to five (5) guests per day.
4. Residents must have at all times in their possession their access card for identification to enter and utilize the amenities.
5. Residents under twenty-one (21) years of age may not consume alcohol on property at any time without prior approval from the Amenity Manager. The serving of alcohol must be conducted by a licensed bar service for all private rentals.
6. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
7. All members utilize the amenities at their own risk. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
8. A schedule of activities will be posted in the building and updated by the staff.
9. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years or older.
10. Canoes and kayaks may be used on a first come, first serve basis. No one under the age of 16 is allowed to use the kayaks alone unless accompanied by a person 16 years or older.
11. Canoes and kayaks are available from dawn to dusk only. Water recreation is not permitted outside of these hours.
12. Bicycle, skateboard, rollerblade and other vehicle use is limited to designated outdoor areas only such as the paved parking lot and trails.
13. With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors unless it is an authorized event.
14. Profanity, fighting or disruptive behavior will not be tolerated.
15. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD Facilities. This includes facilities used during private rentals.
16. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the

Amenity Manager.

17. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental. Excessive noise that will disturb other residents and guests is not permitted.
18. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
19. All equipment and supplies provided for use of the amenities must be returned in good condition after use. Removal of any equipment or supplies from the building is prohibited.
20. Cunningham Hall must be vacated and secured by staff no later than 10pm unless approved by the Amenity Manager.
21. The facility and staff are not responsible for lost or stolen items. All found items should be turned in to the Welcome Center or Lifestyle Staff. Any items left in public areas will be stored for up to one week in a secured lost and found location.
22. All other general facility rules apply. Rules are subject to change as deemed necessary by the TSR-CDD.

18. Rental Fees for Amenity Facilities

Outdoor – Minimum rental of 2 hours

Area and Location	Description	Fees
Cunningham Hall <i>This includes use of the adjacent catering kitchen. Special requests will need to be made to use outside lawn/event space.</i>	<ul style="list-style-type: none">Maximum attendees is 75.	\$50 per hour. *2-hour minimum <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i> Requires a \$250 deposit
Pavilions <i>We make every effort to ensure that picnic tables/benches remain within the Pavilions, however, you are encouraged to plan accordingly in case tables are removed or relocated due to another community event or program.</i>	<ul style="list-style-type: none">Maximum attendees is 30.	\$15 per hour *2-hour minimum <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i>

The Amenity Manager approves reservations on a first-come, first-served basis. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District. Please speak to the Amenity Manager's office for further information regarding rental procedures and to file an application for rental.

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

Rental fees do not include additional fees that may be charged as direct result of additional staffing, usage or equipment required by Amenity Manager.

Local civic service organizations (i.e. Rotary Club, Kiwanis) may rent park amenities (with the exception of any facility requiring key card access) on a case-by-case basis through the Amenity Manager's office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.

19. Bike Park

All users must be a resident of or current paid non-resident user for the TSR Community Development District (the "District") or a guest of a member and have a signed release and waiver in the form below on file with the District prior to entering the park. Prior to use of the bike park participants under 18 years of age must have a waiver signed by a parent or legal guardian in the presence of a District staff member or a notary public. Proper I.D. is required.

Florida State Statute:

In accordance with Section 316.0085, Florida Statutes, any person who participates in or assists in off-road biking, skateboarding or in-line skating assumes the known and unknown inherent risks in these activities irrespective of age, and is legally responsible for all damages, injury or death to himself or herself or other persons or property which result from these activities. Any person who observes biking, skateboarding or in-line skating assumes the known and unknown in the inherent risks in these activities irrespective of age and is legally responsible for all damages, injury or death to himself or herself which result from these activities.

1. We are a family of riders. We care for the safety of others.
2. Use of the park is at your own risk. Know your own abilities and limits.
3. This is a hazardous sport. Use of the park may expose the user to serious injury or death, including but not limited to broken bones or paralysis.
4. Adult supervision is strongly recommended for riders age 13 and under and adult supervision is required for those ages 9 and under.
5. Riding in the park is permitted from dawn to dusk only. Trespassers will be prosecuted.
6. Before riding, inspect all surfaces before park use and report any trash, debris, erosion, or other problems with the surface to District staff immediately.
7. No riding during rain, lightning, or maintenance periods. Ride with the flow of other riders. Do not proceed over obstacles or around course until it is clear of other riders.
8. Only BMX or Mountain bikes are permitted in the active riding area.
9. No motorized vehicles (Golf Cart / Mini Bike / Dirt Bike / ATV / 4 Wheelers) are permitted in the bike park or on the single-track trails.
10. Bikes with training wheels are not permitted in the bike park. Pedal cars or tricycles are not permitted in the bike park.
11. All riders must wear an American National Standards Institute (ANSI)-approved helmet with securely fastened chinstrap and closed-toe shoes. It is strongly suggested that riders wear elbow pads, kneepads and wrist guards.
12. Destruction of obstacles, vandalism, graffiti, or other types of damage to the facility shall be governed in accordance with the District's Suspension and Termination of Amenity Privileges Policy and may result in the loss of use of the facility.
13. No animals allowed in the active riding areas.
14. No music boxes or speaker systems are allowed.
15. Absolutely no alcohol, drugs, smoking, or vaping allowed in the active riding area.
16. We value kindness. No profanity or abusive language will be tolerated

**TSR COMMUNITY DEVELOPMENT DISTRICT
RELEASE AND WAIVER FOR ADULT'S USE OF BIKE PARK**

Participant Information

FULL NAME OF PARTICIPANT: _____ ("Participant")

PARTICIPANT'S ADDRESS: _____

PARTICIPANT'S TELEPHONE NO.: _____

RELEASE AND WAIVER:

I, Participant, understand that the TSR Community Development District, and its respective residents, agents, supervisors, officers, directors, employees, contractors and staff, including but not limited to WTS International, LLC, (collectively, the "Released Parties") assume no responsibility for injuries or illness that I may sustain as a result of use of the Bike Park. I expressly acknowledge on behalf of myself and my heirs, assigns, personal representatives or estates that I assume the risk for any and all injuries and illness that may result from my use of the Bike Park. I hereby defend, indemnify, hold harmless, release, and discharge the Released Parties from any and all actual or alleged claims, demands, causes of action, liability, loss, damage and/or injury for injury (to property or persons, including without limitation, wrongful death), illness, death, loss or damage that myself may suffer as a result of my use of the Bike Park, whether such is brought by an individual or other entity, or imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency. Further, I understand that the Released Parties are not responsible for personal property lost or stolen while I use the Bike Park. This indemnification applies to and includes, without limitation, the payment of all penalties, damages, fines, judgments, awards, decrees, attorney's fees, and related costs or expenses, and any reimbursements to the Released Parties for all legal expenses and costs incurred by them.

PURSUANT TO SECTION 316.0085, FLORIDA STATUTES, THE RELEASED PARTIES ARE NOT LIABLE TO ANY PERSON WHO VOLUNTARILY PARTICIPATES IN SKATEBOARDING, INLINE SKATING, OR FREESTYLE OR MOUNTAIN AND OFF-ROAD BICYCLING FOR ANY DAMAGE OR INJURY TO PROPERTY OR PERSONS WHICH ARISES OUT OF A PERSON'S PARTICIPATION IN SUCH ACTIVITY, AND WHICH TAKES PLACE IN AN AREA DESIGNATED FOR SUCH ACTIVITY.

MEDICAL RELEASE: In the event that I am unconscious or otherwise unable to make medical decisions for myself in an emergency, I hereby give permission for medical treatment, and related transportation, to any licensed physician, surgeon, clinic, hospital, or ambulance service to secure proper treatment, and to order anesthesia, for myself as named above.

I am allergic to the following medications: _____

**SIGNATURES MUST BE NOTARIZED UNLESS WITNESSED BY TSR COMMUNITY
DEVELOPMENT DISTRICT STAFF**

Signature of Participant

Date

Notary Information:

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: April 2025
SUBJECT: Status Report – Field Operations

WATERWAY & MITIGATION UPDATES:

- **MARCH AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the March service reports from Premier Lakes for the Board's review.

LANDSCAPING UPDATES:

- **LMP CONTRACT EXTENSION CONSIDERATION:** Following the March meeting, Representatives from Sunscape and LMP met to discuss the parameters for contract extension through the end of 2027. Operations Manager expects to receive this recommendation to present to the Board at the April meeting.
- **LANDSCAPING ENHANCEMENT PROJECTS:** Sunscape has alerted Operations that the Spring 2025 Landscaping Enhancement projects have been completed by LMP.
- **WOOFIELD DOG PARK:** The sod in this dog park is being replaced as part of the warranty and non-warranty sod replacement project approved by Operations. Once the sod is replaced, this dog park will be closed to traffic for a minimum of 30 days to allow the sod to be established. Operations will work with the Lifestyle team to communicate the closure and reopening to residents.
- **STANSIL PARK:** Plant material arrived, and dead plant removal began in Stansil Park the week of 3/23. According to Sunscape, LMP is projected to be completed with this section by Mid-April. A project update will be provided at the April meeting.
- **WATER TRUCK:** Operations has been notified that reclaimed water supplies and pressures are not at sufficient levels to support the District's needs. LMP has secured a water truck, and it will be deployed in April to support both the enhancement projects and the installations in Stansil Park.
- **HURRICANE RATES (2025):** Sunscape met with LMP to discuss the hurricane rates and the timing of said rates, should the District need these services in 2025. These rates will be provided for the Board's review as soon as they become available.

MISC. COMMON AREA UPDATES:

- **BACKFLOW:** 3/21 - Operations notified of leaking backflow at Cunningham Park (4" Wilkins 375DA / RPDA / S/N: M10780) and provided 10 business days to correct by Pasco County. Authorized vendor **A Total Solution (ATS)** to investigate. 3/26 - ATS found Check 1 to be leaking and relief valve leaking as well due to back pressure. ATS recommends a rebuild kit for check 1 as well as relief valve. (Cost \$1693.85). ATS will retest and Operations will submit completion test to County to resolve.



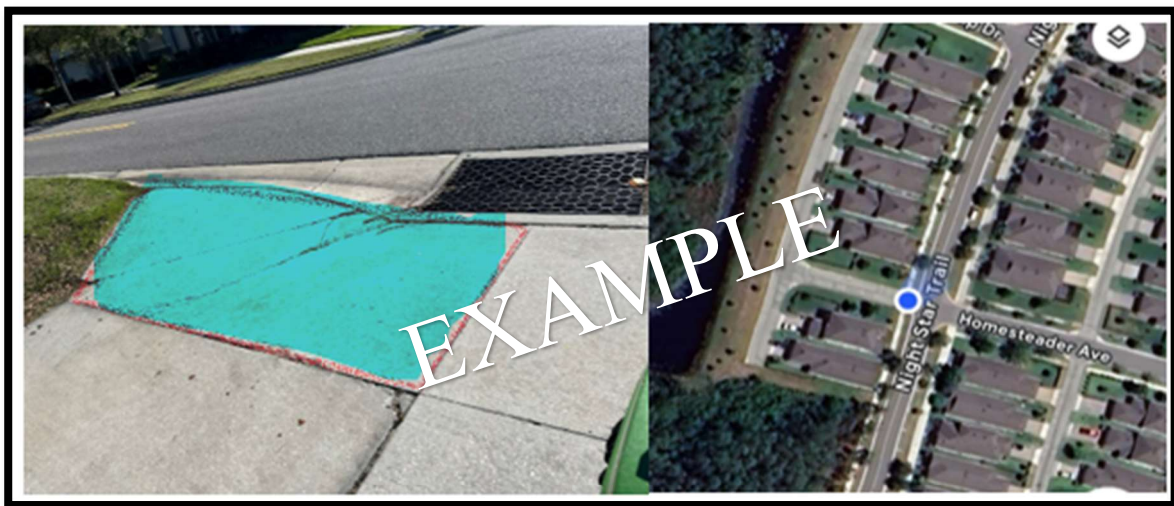
- **COMMON AREA PRESSURE WASHING:** American Power Washing has informed Operations that they plan to begin the project on Monday, April 7th. Staff will monitor the project to ensure that all CDD common areas are addressed.

- **ROAD / WAYFINDING SIGNAGE**

REVIEW: Operations completed its review of the District's road and wayfinding signage on 3/19. Located 4 street signs that were missing and 8 signs that needed to be uprighted. The list of signs and locations has been turned over to FastSigns for a repair quote. This quote will include the Speed Sign replacement on Night Star Trail and the memoriam.



- **SIDEWALK / STORM DRAIN REVIEW:** Operations completed its review of the common area sidewalks and storm drains on 3/18. Our inspection report has been turned over to Rose Paving for them to review and provide a quote. Operations will be conducting a review of the amenities and parks during the month of April.



- **RANGELAND BRIDGE MAINTENANCE:** Southern Land Services (SLS) completed their quarterly repairs early due to additional wear appearing on the wear layer of the bridges. SLS notified Operations that it appears some of the 3x12 stringer board, beneath the wear layer, will need replacement soon as the wear layer boards have less points to screw into as these stringers age. Operations will be meeting with SLS during the June board replacement to review this issue. Operations would welcome a Board representative to participate, if interest exists.
- **STANSIL PARK:** Following the last meeting, Operations has reached out to Taylor Morrison Homes regarding the missing stop bars at the stop signs in Stansil Park and will have an update on this item at the meeting. Operations is also in the process of getting a backup quote from Rose Paving for this item, if it is not resolved with the builder.



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Work Order

DATE	03/03/2025 -
TECH(S)	Dave Smallridge
JOB #	1061801372

CUSTOMER
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

SERVICE LOCATION
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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated floating weeds on ponds d-1,m11a, Algae on ponds 18-9,18-10,4-a,4-b,5-a,17-b,13-1,25-3,m14e,m14g,12-4, 14-5.
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Work Order

DATE	03/04/2025 -
TECH(S)	Dave Smallridge
JOB #	1061801376

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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated Algae on ponds 5-5a,5-5b,m3a, Stencil ponds a,b,c,d, trash pickup.
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JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Trash pickup on ponds 17-2,17-3,6-2,15-1,14-7,18-9,18-10,m14g,m22c,m22b,3-1,3-2,3+3m3b.

Work Order

DATE

03/10/2025 -

TECH(S)

Dave Smallridge

JOB #

1062264285



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Work Order

DATE	03/11/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264330

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated Algae on ponds 26+3,26-4,16-1,12-4,9-3,9-1,18-1,9-2. Trash pickup on ponds



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Work Order

DATE	03/11/2025 -
TECH(S)	Alex Kurth
JOB #	1062407288

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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Applied Dye & Beneficial Bacteria to lakes 1A, 5A, 4B, 16-3, 16-4, 17-2, 12-1, 5-5B. Beneficial bacteria to Stancil A, 5-3a, and 1B.
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Work Order

DATE	03/17/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264286

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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	No treatment, windy conditions, trash pickup on ponds 17-2,17+2,15-1,27-1,16-3,16-4,16-1,15-3,16-5,13-1,15-2,13-2,12-3,12-4,12-5,m12a,12-2,12-6,m12d,m14a,m14b,10-2,11-1,m11a.
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Work Order

DATE	03/18/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264331

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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated grasses on ponds 5-b,16-a,15-1,16-2, stancel a,b,c,d. Algae on ponds stancel a,b,c,d 5+5a,5-5b. Trash pickup.
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Work Order

DATE	03/26/2022 -
TECH(S) D	av Smallridg
JOB #	1062264332

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JOB DETAILS	Annual Lake Maintenance - Weekly
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Trat d grass s n p nds m3a,8-1, - a, - b, stan il a,b, ,d. Submerg d ds 3-1,3-2 stan il a. Alga n p nds n p nds m12 ,3-3,9-3, - a, - b,4-1,14-7, -a,17-2,16-2,1 -1.
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