

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 14, 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:

Chuck Adams (via Zoom)	District Manager
Barry Mazzoni	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Yahn (via Zoom)	SunScape Consulting, Inc., (SCI)
Pete Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Erin Swanson	Pasco County Transportation Project Mgr.
Carol Hamilton	Resident
Raisa Carvajal	Resident
Kurt Naser	Resident
Other Residents	

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, their name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 6:00 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

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

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Pasco County: Starkey Ranch MPUD Frontage Trail along SR 54**

Ms. Erin Swanson discussed her position as the Pasco County Transportation Engineering Department Project Manager for the Orange Belt Trail and Signal on Silver Springs in Trinity project.

She gave a PowerPoint presentation on the Starkey Ranch Master Planned Unit Development (MPUD) Frontage Trail along SR 54 from inception to the present. The County is asking for confirmation that the CDD is okay with the County designing and constructing the Orange Belt Trail in front of the CDD, as displayed in the existing plans that the MPUD developed.

Ms. Swanson stated this project would require the CDD to issue a Temporary Construction Easement. The area would be returned to the CDD to maintain its portion of the trail. There are other options such as a Perpetual Use Agreement. Ms. Comella stated she prefers the County maintain the CDD portion of the trail via a Perpetual Use Agreement.

In response to questions about liability and maintenance responsibilities, Ms. Swanson stated the owner of the pavement would be responsible for both.

The Board consensus was to approve the County designing the trail, subject to the County building and maintaining it.

Mr. Mazzoni and Ms. Willson will prepare a formal response to Ms. Swanson. Ms. Willson stated the Board can express preliminary support to Pasco County subject to confirmation of all Agreements, etc., discussed with the County Real Property Division and as otherwise stated.

<p>On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, authorizing preliminary support and for District Staff and the Chair to prepare and provide written support, if the County requests it, was approved.</p>
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FOURTH ORDER OF BUSINESS**Consideration of SunScape Consulting Landscape Maintenance Services Agreement**

Mr. Yahn presented the SunScape Consulting Landscape Maintenance Services (SunScape) Project Management Agreement and Fees. The base and management fees remain unchanged from the original Agreement negotiated with the prior Board about four years ago.

Mr. Stalzer proposed coding SunScape's Management fees differently and asked if the CDD is getting its monies worth on the \$40,000 cost of the water truck. Mr. Yahn stated the water trucks are the only way the CDD is getting by. He questioned whether this method is sustainable. He discussed his conversations with Mr. Mazzoni about alternatives and the County and St. Johns River offering the CDD the option to drill deep wells versus using reclaimed water, which it has chosen to do. After speaking to Mr. Gomez, he thinks the CDD should explore other options instead of waiting on the County to improve its reclaimed water and based on the lack of it around the State and cost.

Mr. Mazzoni stated that he, Mr. Soety, Paul and Alex on Paul's team discussed obtaining proposals to install moisture managers for next spring, which helps stretch the water material and combine with a water truck. Wells might or might not be the ultimate answer.

Ms. Willson stated she will prepare the CDD's standard form of Agreement and will keep the same scope of work in the SunScape Agreement.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the SunScape Consulting Landscape Maintenance Services Agreement, was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Mazzoni, on behalf of Mr. Kurth, discussed actions taken to date, including spraying and keeping up with weed growth on the banks while managing algae blooms, which is included in the Operations Report. The main goal is to ensure torpedo grass is under control before the water levels rise. Ms. Anderson stated Lake 5A was treated yesterday and is now covered with algae blooms and emitting a foul odor. Mr. Mazzoni will ask Mr. Kurth to inspect the area.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

Mr. Mazzoni presented Resolution 2025-05. Mr. Adams presented the Amended Fiscal Year 2024 budget. This is necessary due to expenditures exceeding budget and to avoid a finding

in the audit currently being finalized. He explained the process in determining if a budget amendment is necessary which is done at the end of a fiscal year, once all the expenditures are processed.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Storm Drain and Inlet Repair

Mr. Mazzone discussed his, the District Engineer and District Counsel's conversation about issues in Chapin Pass, Barn Cat Run and Lyon Pine. The District Engineer thinks there is an issue and has a geotechnical crew inspecting the area and the storm drain to see if there is any commonality with anything that the CDD already commonly repaired. He is also retrieving historical records for the original installation.

In response to a question, Ms. Willson discussed protocol to hear public comments and the Board's discretion to modify that approach.

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

This item, previously the Thirteenth Order of Business, was presented out of order.

Resident Carol Hamilton asked who to speak to for permission to install four permanent hurricane shutters on four 30' high windows. She was told to contact the MPOA and the Architectural Review Committee (ARC); MPOA guidelines are posted on its website.

Resident Raisa Carvajal stated that she took an adult Esplanade Member to court for physically attacking her 13-year-old son for fishing in Huckleberry pond. She asked how fencing can be installed on public property. She asked for this to be on the next agenda. She stated the golf cart users are driving her insane. Mr. Mazzone stated that the CDD installed a maintenance fence and gate to prevent vehicle access and further damage to the pathway.

Discussion ensued regarding similar incidents in Esplanade.

Ms. Comella stated this will be a discussion item on the next agenda. Mr. Mazzone stated, on behalf of the CDD, the Lifestyle Team sent a reminder about the fishing rules. Ms. Carvajal stated her son is doing well and that person no longer resides in Esplanade.

Resident Kurt Naser asked the Board to contact the County with safety and security concerns about the effects of the Rangeland Extension, which he thinks goes beyond the wooden bridge. He encouraged the Board Members to contact the Bexley CDD community leaders to obtain further leverage with the County. Mr. Mazzoni stated he attended a County meeting of neighboring leaders and conveyed conversations with a Bexley CDD Member, the Manager from the Preserves, the County Traffic Division and Commissioner Starkey regarding this project. The CDD engaged Special Counsel with this expertise. The County Project is set for 2029; the CDD's intent is to see what it can get the County to address, since the project is most likely proceeding.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Stalzer asked for the Accounting Department to move the \$169,253 in the "Special program revenue" budget line item to the appropriate "Taylor Morrison" settlement line item. Mr. Mazzoni stated he already submitted a request.

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

NINTH ORDER OF BUSINESS**Approval of April 9, 2025 Regular Meeting Minutes**

The following changes were made:

Line 131: Change "POA" to "MPOA"

Line 194: Change "Cars" to "bars"

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the April 9, 2025 Regular Meeting Minutes, as amended, were approved.

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

Items 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 were completed.

Item 3: The updated Amenity Policy will be placed on the June or July agenda.

Item 5: Taylor Morrison Homes agreed to fund the cost to finish the stop bars and crosswalks in Stansil Park. An e-blast will be sent once the project is scheduled.

Completed Item 7: The Developer declined the request to give the CDD the right of first refusal to purchase the Welcome Center.

Completed Item 14: It was reported that the high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows need trimming again.

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

Ms. Willson stated certain bills that passed in the legislation session do not have major impact to Special Districts. She is continuing to monitor certain for bills that might affect CDDs.

B. District Engineer: Johnson Engineering, Inc.

Mr. Mazzoni reported on this item earlier in the meeting.

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

- **Operations Report**

The Operations Report was included for informational purposes. Mr. Mazzoni reported on the following:

- Woofield Dog Park: All sod installation is on hold due to watering constraints.
- The Common Area Pressure Washing Project is expected to be completed within the next two to three weeks.
- The Rose Paving Agreement for the amenity sidewalk will be executed today; notices will be sent to the Lifestyle Team.
- The SR 54 Fence Repair & Huckelberry Pond Installation projects were completed.
- MPOA Management will contact him once the Violation Notice regarding fencing along Pond 17-3 is issued.

- **NEXT MEETING DATE: June 4, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 4, 2025 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the April 2025 Monthly Summary Report.

- **Consideration of Natural Trailbuilding Proposal #00022 to Rebuild and Repair the Dirt Park and Kids Area**

This item was an addition to the agenda.

Ms. Hlebak presented Proposal #00022.

Discussion ensued regarding adding a new proposed Fiscal Year 2026 budget line item, whether the Board wants to keep and maintain the amenity or remove it altogether and amenity usage.

This item was tabled; Staff will continue to keep the area clean.

- **Consideration of Smart Solutions Quote SSQ-1951 to Install and Program (2) New Door Locks (Key Fobs) on the Bathroom Doors at Albritton, Whitfield and Homestead Park**

This item was an addition to the agenda.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Smart Solutions Quote SSQ-1951 to Install and Program (2) New Door Locks (Key Fobs) on the Bathroom Doors at Albritton, Whitfield and Homestead Park, in a not-to-exceed amount of \$8,535.31, was approved.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Kurtz asked who is responsible for addressing the trailers and RVs that are parking on Long Spur. Mr. Mazzoni replied that the MPOA is responsible for parking enforcement. Commissioner Starkey discussed this at his event last night and the County is looking to change the Parking Ordinance within the next 90 days.

THIRTEENTH ORDER OF BUSINESS

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

A resident asked why the meeting location changed from Cuningham Park to the Welcome Center and if the CDD is purchasing the building. Mr. Bruno stated it was moved because of the poor acoustics at the prior location; no one was able to hear what the speakers were saying. The CDD is leasing the Welcome Center for the next five years.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 8:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair