

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on June 4, 2025 at 4:00 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
Pete Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS/AAG Starkey Ranch Lifestyle Director
Bill Conrad	Landscape Maintenance Professionals (LMP)
Paul Gomez	Landscape Maintenance Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzoni called the workshop to order at 4:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public

THIRD ORDER OF BUSINESS

Discussion: Fiscal Year 2025/2026 Proposed Budget

Mr. Mazzoni stated that he will make any edits in the proposed Fiscal Year 2026 Budget as it is presented.

Ms. Comella stated that she and Mr. Mazzoni met with County Staff and the County Commissioner, who proposed the CDD split the cost to construct a new bridge, which the County believes will cost about \$5 million, instead of the CDD's proposed \$2 million. She asked the Board to keep in mind expensive projects like the bridge, the staging area for the landscapers and potentially incurring costs to remediate hurricane damage when reviewing the budget. Due to

***Disclaimer:** These summary minutes are intended to only highlight
the topics discussed, items being considered and actions taken.*

the age of the CDD, she thinks it is important for the CDD to spend funds so it remains a premier neighborhood and property values increase. She believes the trees in Trinity are dying because they are not being trimmed properly. Regarding the bridge, Mr. Mazzoni stated the County will give the CDD how much it will cost them to construct a new bridge and the process it would take; the CDD would have to do the same.

Mr. Stalzer recalled the prior Board rejecting his request to conduct a Reserve Study, at a cost of about \$50,000. He advised the Board that he spoke to Mr. Adams about implementing a three to five-year long range projects list and building a capital fund balance for capital improvements, as he thinks the projects should not be funded from the general fund. Ms. Comella agreed with Mr. Stalzer completely, as well as Mr. Kurtz.

Mr. Mazzoni presented the proposed Fiscal Year 2026 budget line items, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget. He was asked to research the purpose of the “trash collection assessments” line item and how the “Property appraiser & tax collector” amount is calculated.

Discussion ensued regarding the Board determining whether to increase or decrease certain budget items and the reason for purchasing another golf cart.

The following changes to the proposed Fiscal Year 2026 budget and final assessment amount will be presented for consideration at the Regular Meeting later today:

Page 1, Audit: Change “\$4,570” to “\$6,600”

Page 2, Contract Services: Add “Landscape consulting fees” line item for \$10,129

Page 2, Wetland maintenance and monitoring: Change “\$130,200” to “\$114,200”

Page 2, Wetland mitigation reporting: Insert “\$15,945”

Page 2, Hurricane clean-up: Insert \$100,000

Page 2, Community trash hauling: Change “\$375,000” to “\$444,000”

Page 2: Delete “Capital Projects-future” line item and re-assign the \$25,000 to the “Contingency” line item

Mr. Mazzoni was asked to incorporate the new “Irrigation water truck rental” item into the current Fiscal Year 2025 budget and reallocate costs from the contingency line item.

Page 2, Security/alarms/camera: Change “\$30,000” to “\$50,000”

Page 3, Contract Services line items:

Page 3: Based on the above changes, change “Contingency” line from “\$50,000” to \$75,000”

Mr. Adams stated that the proposed O&M General Fund 002 assessments will increase from \$1,836.84 to \$1,942.47.

Mr. Stalzer asked if the amount in the “trash collection assessment” line item, on Page 23, should be increased from \$158.80 to \$169.95, to align with the CDD’s costs, since that amount has not changed in over three years. Mr. Adams replied affirmatively. Mr. Mazzoni will email the proposed changes to Mr. Adams to incorporate into the proposed Fiscal Year 2026 budget.

Mr. Adams responded to questions, noting that the CDD fund balance should be kept at 30% and 40% of its annual revenue. He discussed the process of designating assigned and unassigned surplus fund balance.

FOURTH ORDER OF BUSINESS**UPCOMING MEETING DATES**

- **June 4, 2025 at 6:00 PM**
- **July 9, 2025 at 6:00 PM**
 - **QUORUM CHECK**

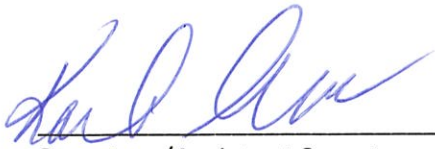
FIFTH ORDER OF BUSINESS**Supervisors’ Requests**

There were no Supervisors’ requests.

SIXTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the meeting adjourned at 5:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Karl D. Am", written over a horizontal line.

Secretary/Assistant Secretary

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

Chair/Vice Chair