

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 4, 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
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
David Caplivski (via Zoom)	CPA - Grau & Associates (GRAU)
Raisa Carvajal	Resident
Roberto Alejandro	Resident
Other Resident	

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 6:01 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

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

SECOND ORDER OF BUSINESS**Public Comments (agenda items) [3 minutes per person]**

No members of the public spoke.

THIRD ORDER OF BUSINESS**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (to be provided under separate cover)**

Mr. Caplivski noted the pertinent information in the Audited Financial Report for the Fiscal Year Ending September 30, 2024. He discussed the Auditor's responsibilities and the purpose of the Report. There were no findings, recommendations, deficiencies on internal control or instances of noncompliance; it was an unmodified opinion, known as a clean audit.

Mr. Stalzer asked what is considered a reasonable amount of time to remove the \$47,238 "Due to other" liability, which dates back to 2021. Mr. Caplivski stated he would be comfortable removing it from the next audit, with the understanding that the parties might ask for the funds in the future. St. Lucie County referenced in the Management Letter will be corrected.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

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

Mr. Kurth reviewed actions taken to treat algae blooms, catching up on shoreline grass work and controlling torpedo grass in preparation for the rainy season. Lake 5A was added to the dye program, due to reoccurring algae blooms.

Mr. Kurth reviewed the prior vendor's Water Testing Report and suggested implementing nutrient remediation techniques, such as aeration or a phosphorous binding product program for Lakes 5-A, 16-3 and 16-4 or anywhere that the dye and bacteria program is not working.

Mr. Kurth discussed his reason for assigning \$100,000 towards erosion, \$20,000 towards water quality testing and stocking the lakes with grass carp. He suggests starting with stocking grass carp, as needed and with erosion repairs, as water quality testing would only be beneficial if there is a plan to take action, which would require adding a new budget line item for nutrient remediation. The ShoreSox® project they did several years ago in another CDD looks the same as the day it was installed.

In response to a question about what happens if the CDD does not address shoreline erosion, Mr. Kurth stated the property line will continue eroding and landscaping and landscape equipment might fall into the lake. The permit criteria requires a 4:1 slope or no more than a 9" vertical drop; the existing littorals on Lake 15-2 doubled since Premier was awarded the contract and that might be the reason for fewer algae blooms.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

This item was presented following the Tenth Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Mazzoni presented Resolution 2025-08.

The following change will be made to the Fiscal Year 2026 Meeting Schedule.

TIME Change "6:00 PM" to "5:30 PM"

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, 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. Mazzone presented Resolution 2025-10. The Amended Fiscal Year 2024 budget reflects adjustments to the Fiscal Year 2024 beginning and ending fund balances.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, Resolution 2025-10, 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.

NINTH ORDER OF BUSINESS

Discussion Regarding Amenity Use Policies and Maintenance Area Designations

Resident Raisa Carvajal proposed holding a fishing event at Huckleberry Pond to instill community connection and help offset the negative perception of teenagers and the perception that no fishing is allowed.

Ms. Carvajal and resident Roberto Alejandro distributed photos and questioned why the CDD designated a public CDD area as a restricted area for maintenance purposes and installed a fence, which they believe was to appease certain Esplanade homeowner requests for privacy, instead of the homeowners installing a fence on their own property. Since the May 2022 meeting minutes did not specify the reason for designating the area as a maintenance area and the approval process for such, and being told that what happened to their son and his friend while fishing at Huckleberry Pond was a civil and criminal matter and not a CDD matter, they think the same should have been said to the Esplanade residents.

Ms. Comella asked Ms. Willson to provide an opinion on whether the CDD is required to remove the fence. Ms. Carvajal and Mr. Alejandro were told that they can speak to Ms. Helbak regarding holding a fishing event. Mr. Mazzoni stated that the incident referenced did not occur in the maintenance area.

Discussion ensued regarding the CDD's action of restricting public areas, recalling the original reason the fence and gate were installed was to prevent vehicles from accessing and further damaging CDD property. The fishing rules, holding events at Cuningham Park or where there is parking and other amenities available and being inclusive to all residents in the community, were discussed.

Mr. Mazzoni stated the Esplanade, MPOA and CDD Rules as to restrictions on fishing in the different areas and use of the ponds are generally the same. He highlighted the MPOA Rules about entering individual properties.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

Mr. Mazzoni stated that the \$169,253 in the "Special Program Revenue" budget line item was moved to the new "Misc revenue-Stancil Park Turnover" budget line item.

Mr. Stalzer asked if the penalty clause was included in the commercial property invoices so Staff checks on the status of the payments and works with Accounting to ensure regular monthly invoices are processed timely. Mr. Adams stated the CDD received several payments in May. He noted the difficulty determining the correct entity, since they have been split up.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

- **Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

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

Mr. Adams stated that he incorporated the changes to the proposed Fiscal Year 2026 budget that were discussed at the workshop earlier today, which matched Mr. Mazzoni's calculations, with the exception of the "Property appraiser & tax collector" line item increasing a few thousand dollars and the recently adopted Fiscal Year 2024 budget amendment changing the beginning and ending fund balance. The overall changes resulted in the General Fund 002 assessments increasing from \$1,836.84 in Fiscal Year 2025 to \$1,997 in Fiscal Year 2026, which is an overall increase of about \$160.16 per unit. The newly updated proposed Fiscal Year 2026 budget will be emailed to the Board; the items highlighted in yellow depict the differences between the budget that is in the agenda and the changes proposed at the workshop.

Mr. Adams responded to questions regarding the overall Operations and Maintenance (O&M) expenditures and trash collection amounts and how much assessments increased from Fiscal Year 2024 to Fiscal Year 2025.

Ms. Comella asked if the Board wants to add any other projects to the budget before setting the maximum assessment level.

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026, as

amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Approval of May 14, 2025 Regular Meeting Minutes**

The following change was made:

Line 234: Change “Mr. Kurtz” to “Mr. Bruno”

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, the May 14, 2025 Regular Meeting Minutes, as amended, were approved.

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

Items 2, 4, 6, 8, 9, 11, 12 and 13 were completed.

Item 1: Ms. Willson stated that she is working with the Developer on providing additional items pertaining to the Trust Indenture for the District Engineer to review before he issues the Certificate of Completion for the 2019 Bond issue.

Item 3: Staff is meeting in June and expect to submit documents to Ms. Willson for review before placing this item on the agenda.

Item 8: The SunScape Standard Form of Agreement will be executed tonight.

Ms. Comella asked about the status of the County repairing Rangeland Boulevard. Mr. Mazzoni stated that the work is being performed today; the Board previously approved the work. Ms. Comella voiced her opinion that this should have been brought back to the Board to reconsider. Going forward, she does not want the CDD to incur any costs just because the County delays repairing Rangeland Boulevard.

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

Ms. Willson stated she will review the items from this meeting and will follow up with the Developer on the final 2019 bond requisition. The Legislative session is being monitored and will give final updates on items that might require updating the CDD's Rules of Procedure Policy.

Mr. Kurtz asked about Special Counsel addressing the issue with the County regarding Rangeland Boulevard. Mr. Mazzoni thought the meeting he and the Chair attended with County Staff regarding the bridge was successful. The County offered potential solutions and is determining the cost to replace the bridge and if there is potential for cost-sharing. He was asked to obtain a quote to replace the Rangeland bridge. Ms. Comella recalled the County expressing willingness to pay for half or some of the cost to replace the bridge, if the CDD contracts the project, as the County's approval process would take much longer than the CDD.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **Operations Report**

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

- The Sidewalk Common Area Pressure Washing Project is expected to be completed by the end of the week; the curbs will be next. He expects the work to be completed within seven to ten days. The post-inspection is scheduled for Tuesday, June 17, 2025.
- He will be on site with the contractor when the Rangeland Bridge Repair Project commences in June to inspect, take photos and provide updates to the Board.
- Any new sidewalk/asphalt maintenance repair items will be incorporated into the Fiscal Year 2026 budget.

- **Consideration of Allowing Resident of 3895 Edgar Avenue to Engage Vendor to Repair CDD Landscaping Damaged in the Process of Constructing a Pool**

This item was an addition to the agenda.

Mr. Mazzoni stated that the resident of 3895 Edgar Avenue is obtaining approvals to install a pool but, since the project involves damaging CDD landscaping in the buffer zone, the CDD's permission to proceed is needed. The resident will engage a vendor and incur the cost to

replace the damaged landscaping. The Board agreed to the request, subject to Mr. Mazzoni providing the resident a proposal from LMP to complete the repairs.

- **NEXT MEETING DATE: July 9, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 9, 2025 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak stated that the Lifestyle Team's duty is to promote fun and to enforce rules, as needed; however, some residents' perceive their duty to include security at the pools and to monitor resident behavior at all hours. She discussed a Facebook post about an after-hours incident at the pool and, at the same time, handling an issue that involved the Fire and Police Departments, which resulted a filing a police report.

Ms. Hlebak presented the May 2025 Monthly Summary Report. She will work with the Environmental Club on scheduling a fishing event.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Stalzer stated he thinks the CDD might exceed budget projections for Fiscal Year 2025 and asked Mr. Adams to ensure all expenses through September 30, 2025 are posted when presenting the Financials at the November 2025 meeting and to present a Fiscal Year 2025 Budget Amendment at the January or February 2026 meeting.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 7:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair