

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Public Hearing and Regular Meeting on September 10, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present:

Mary Comella	Chair
Karen Anderson	Vice Chair
Kevin Kurtz	Assistant Secretary
Matt Bruno	Assistant Secretary
Dave Jackson	Assistant Secretary

Also present:

Barry Mazzoni	District Manager
Alyssa Willson	District Counsel
Bill Kurth (via Zoom)	Premier Lakes, Inc.
Pete Soety (via Zoom)	Sunscape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez (via Zoom)	Landscape Maintenance Professionals (LMP)
Ramzy Daoud	Resident
David Fox	Resident
Residents/Members of the Public	

The names of all attendees, residents and/or members of the public might not appear in the 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 a sign in sheet, the 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.

Mr. Mazzoni asked that comments related to the Amenity Policies, Amenity Rules or the Bonfire Drive Lots be held until that agenda item.

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Bill Kurth discussed the actions taken to date, which overall were routine maintenance items, such as crews using a boat to spray areas adjacent to the wetland shorelines, algae treatments, dye applications and submersed weed treatments in the 3B Lakes.

Regarding the grass carp permit, Mr. Kurth stated he is deferring a proposal to restock Huckleberry Pond because it was necessary to submit an application to amend the CDD's existing permit, as all the carp was stocked off that permit. He expects it to take a few months to obtain approval.

In response to a comment before the meeting, Mr. Kurth stated that, during the next visit, crews will be treating the floating vegetation coming out of the preserves and entering the eight or so lakes.

Regarding a question posed by the Ms. Comella regarding areas with cogon grass, Mr. Kurth stated that crews are spraying the areas using non-harmful materials.

▪ Discussion: Resident Maintenance Requests for Bonfire Drive Lots 1, 17, and 48

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

Referencing the map, Mr. Mazzoni stated that the CDD can no longer expend funds to maintain the berm on Bonfire Drive Lots 1, 17 and 48 abutting the lift station, as it is on private property that the CDD maintained in error. Options included sending a letter to the homeowners advising them that maintaining the berm at their expense is their responsibility. Two of the three homeowners expressed interest doing so, subject to the CDD connecting the irrigation system, or entering into an Agreement with the CDD to will allow the CDD to maintain the lots, but that would encumber the lots in perpetuity and allows access to the public.

Mr. Mazzoni discussed how he became aware of the situation and notified the homeowners, which is why the MPO has not issued violation notices. He noted that the prior or new Lot 48 homeowner connected to the CDD irrigation system.

Resident Ramzy Daoud, of 4226 Bonfire Drive, stated he has no issue maintaining the berm. His only issue is in communication between the MPOA and CDD, since he did not receive the CDD's January 2025 letter. He has been complaining to the MPOA about the overgrown area for months. He discussed actions taken with the MPOA and CDD to resolve the matter. He is only asking the Board to re-connect the CDD irrigation system to his irrigation system and install new sod, he will take care of the rest.

Resident David Fox, of 4117 Bonfire Drive, believes Taylor Morrison of Florida, Inc. (TM) installed the berm, landscaping and irrigation with the intent that it would become CDD property, not the homeowners property. He thinks an error in the paperwork just needs to be corrected.

Ms. Willson presented the CDD's position and resolutions, such as issuing an Easement Agreement or re-platting the lots to turn it into an easement pocket park, which is costly.

Discussion ensued regarding TM replacing the landscaping due to turning off the irrigation for five months, prior to conveying the lots to the CDD; any intent by a homeowner of cutting down and removing trees will require MPOA approval and obtaining a permit. Directing homeowners to pursue the Developer for negligence during the purchase of their home was discussed. Mr. Mazzoni can be contacted to help with getting the irrigation system connected.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, leaving Bonfire Drive Lots 1, 17, and 48 as platted, was approved.

FOURTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Amenity Policy and Fees

Mr. Mazzoni opened the Public Hearing.

- A. Affidavits of Publication**
- B. Amenity Policy Revisions and Documents**

Mr. Mazzoni stated that he and Ms. Willson provided input on the documents Ms. Murphy and Ms. Hlebak prepared.

- I. Policy Revisions Summary**

Mr. Mazzoni presented the Policy Revisions Summary of proposed changes to the Amenity Policy.

II. Amenity Policy Review Draft

The Board and Staff discussed the Cunningham Hall maximum rental capacity, correcting the number to read 75 throughout the documents and changing the language from an authoritative tone.

Regarding the ability to enforce the policy prohibiting use of motorized vehicles on CDD property, Mr. Mazzoni stated the CDD's policy was emailed to the schools and crossing guards and they will try to enforce it. This protects the CDD financially, in the event on an accident, since the person using it is in violation of the CDD policy. Ms. Hlebak constantly reminds residents of the CDD policy which is also a condition in the MPOA's Declaration and of the Florida Highway Patrol (FHP) Officer issuing warnings. Ms. Willson stated the CDD does not have traffic enforcement authority on the bike path to enforce fines.

The Board and Staff discussed the table set up fee, rental fees, ability to charge additional fees for additional staff, changing certain time periods within the documents, ensuring existing signage on major trails include the rules about motorized vehicles and golf carts.

No affected property owners or members of the public spoke.

The following changes were made to documents behind Items 4BII and 4BII:

Page 15, Section 16 Amenity Rental Procedures and throughout Rental Documents: Insert “; exceptions can be made subject to availability” after “submitted”

Page 16, Section 18 Rental Fees for Amenity Facilities, Description: Change “60” to “75”

Page 1, Amenity Rental Document-Pavilions, #3 and throughout Rental Documents: Insert “not to exceed” after “allow”

III. Amenity Rental Documents

This item was presented with Item 4BII.

C. Consideration of Resolution 2025-15, Adopting Revised Amenity Policies and Fees; Providing Severability Clause; and Providing an Effective Date

The Public Hearing was closed.

On MOTION by Mr. Kurtz and seconded by Mr. Bruno, with all in favor, Resolution 2025-15, Adopting Revised Amenity Policies and Fees, in substantial
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form; Providing Severability Clause; and Providing an Effective Date, was adopted.

Ms. Comella asked about upkeep of the bike trails and if they are being used. Ms. Hlebak stated it is typically used a lot more during cooler weather; she recalled the Board tabled this item until the new Fiscal Year.

FIFTH ORDER OF BUSINESS

**Discussion: Resident Maintenance
Requests for Bonfire Drive Lots 1, 17, and 48**

This item was presented following the Third Order of Business.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration: Reserve
Advisors Reserve Study Proposal**

Mr. Mazzoni presented the Reserve Advisors proposal to conduct a Reserve Study. He explained the process, noted the vendor's experience with CDDs, HOAs and condos and listed the components of the CDD study. If approved, the intent is for a Reserve Advisors representative to present the draft Reserve Study at the January Workshop.

Ms. Comella asked for the January Workshop agenda to have a discussion of whether to convert the vegetable garden into a parking lot or other enhancement and ensuring the CDD is using its lands in the correct way.

In response to a question as to what is included in the study and if it includes erosion, Mr. Mazzoni listed the services outlined on Page 8 of the proposal. He must speak to the representative addressing erosion related to the ponds. Regarding a suggestion to increase the District Management's spending ability up to \$10,000, in the event additional discussions result in increased costs, Ms. Anderson amended her proposal to increase spending limits.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Reserve Advisors Reserve Study Proposal, in the amount of \$8,400, and authorizing District Management to spend up to \$10,000, if necessary, was approved.

SEVENTH ORDER OF BUSINESS**Discussion: Land Clearing Group Proposal
for Land Clearing [Forestry Mulching
Services]**

Mr. Mazzoni provided historical information about the CDD using the land as a landscape maintenance yard until the District Park was conveyed to the County in 2023. He recalled past discussions of the landscape vendor clearing the land but then the deal fell through.

Mr. Mazzoni presented the Land Clearing Group Proposal and noted that laying mulch was not included in the prior vendor's project scope. He thinks if the CDD clears the land and installs fencing, the CDD could approach the CDD landscaper with a proposal to use and maintain the area at its expense and any additional costs for electricity or a water tanker, if warranted. If projects are approved, the area will be ready for the Spring 2026 Projects and will help in future negotiations when the CDD goes out to bid the contract.

Discussion ensued regarding researching the current zoning of the land, ensuring the approval from Pasco County to build the landscape maintenance facility is still valid, presenting a fencing proposal at the next meeting and entering into a Use Agreement with the landscaper that addresses environmental considerations.

This item was tabled.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-16,
Electing Officer(s) of the District and
Providing for an Effective Date [Barry
Mazzoni]**

Mr. Mazzoni presented Resolution 2025-16. The purpose of this Resolution is to appoint Barry Mazzoni as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, Resolution 2025-16, Electing, Barry Mazzoni, as Officer(s) of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Taylor Morrison of Florida,
Inc. Invoice # - StarkeyRanchCDDUtilities**

Mr. Mazzoni stated the reason for the invoice is because TM transferred the improvements to the CDD but not the electric and water meter utilities. He distributed a photograph of the pocket park in Stancil, which TM repaired prior to turnover. His request for TM to provide the name of the vendor who completed the work to fix the storm drain in the Stancil pocket park and warranty information remain unanswered. Ms. Willson stated the Board can choose to pay or not pay the invoice, using the legal defense they did not perform its administrative due diligence. Staff will continue to request warranty information.

On MOTION by Ms. Anderson and seconded by Ms. Comella, the Taylor Morrison of Florida, Inc. Invoice # - StarkeyRanchCDDUtilities, for reimbursement in paying utilities after the turnover of common areas in Whitfield and Starkey Ranch, in the amount of \$14,487.72, was not approved. [Motion 5-0]. The invoice will not be paid.

In response to a question of the cost for general storm drain repairs, Mr. Mazzoni stated around \$4,000 to \$5,000. He recently installed new caution tape around the storm drains being monitored and will make sure the insurance carrier was notified of the issue.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

Mr. Mazzoni presented the Unaudited Financial Statements as of July 31, 2025. The deadline for commercial property owners to submit outstanding payments is September 30, 2025. He and Ms. Hlebak will conduct a mini audit of Field Operations budget items that are near or exceed the budget and will meet with the Accounting Team to determine if a Fiscal Year 2025 Budget Amendment is warranted.

Regarding the bridge project, Mr. Mazzoni stated the number of stringer boards that need to be replaced is less than expected. The contractor will use different finishing nails. He provided a photograph showing that the finishing nails used during construction were not long enough, which he believes contributed to the bounce. The bridge engineer will attend the October meeting to provide a proposal to be the Owner's Representative expert on potentially replacing the two bridges. Ms. Comella recalled that County Staff verbally agreed to reimburse the CDD a portion of costs to install a new bridge.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Action & Completed Items

Item 11 was completed.

Item 1: Ms. Willson stated the final requisition is close to being finalized. She expects this item to be removed from further discussion next month.

Item 7: Mr. Mazzoni stated that the fishing event with the Environmental Club never transpired; however, one was completed with the Boy Scouts.

Item 13: Ms. Comella recently executed the Findings Related to the 2025 Goals and Objectives Reporting.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

• Operations Report

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

- Repair of the roundabout at Heart Pine Avenue and restitution will be pursued based on receipt of the Driving Under the Influence (DUI) accident report and insurance information.
- Mr. Starkey's Office reviewed the road transfers and will provide an update soon as to what needs to be done.

- **NEXT MEETING DATE: October 8, 2025 at 5:30 PM**

○ **QUORUM CHECK**

Mr. Mazzoni noted the Fiscal Year 2026 meeting time is 5:30 p.m. He suggested scheduling a January 14, 2026 Workshop at 4:30 p.m. and asked whether the Board wants to cancel the December 10, 2026 meeting. This will be decided at the October meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the August 2025 Monthly Summary Report and upcoming programs and discussed the criteria allowing “Gator Rick” to remove alligators. She is securing proposals from the security company to change the gate system/old wiring at the Homestead pool and from LMP and Davey Tree to remove a couple of palm trees, relocate some palmetto trees to improve visibility of the camera system, and two other trees that could potentially cause damage to the pool deck in the future, etc.

The Board discussed Ms. Hlebak’s recommendation to select the Bay Area Pool Tech proposal to repair the Homestead pool and Mr. Mazzoni’s suggestion to change the fencing to a 5’ aluminum fence, as it could make a substantial difference in staffing requirements since the Board budgeted to install additional cameras in Fiscal Year 2026.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the Bay Area Pool Techs Proposal dated July 9, 2026, in the amount of \$97,459, and Florida State Fence Estimate #54328, in the amount of \$35,774,15, were approved.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Ms. Anderson asked to receive the agenda packages on Fridays before the meeting date.

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. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 8:58 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair