

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on October 8, 2025 at 5:30 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 (via Zoom)	District Counsel
Charles Reed (via Zoom)	District Engineer
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Pete Soety (via Zoom)	Sunscape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Landscape Maintenance Professionals (LMP)
Bill Conrad	Landscape Maintenance Professionals (LMP)
Ralph Verrastro	Bridge Engineering Consultant
Gina Verrastro	Bridge Engineering Sales Consultant
Gary Miller (via Zoom)	David Weekly Homes
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 5:30 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**Waterways Update from Aquatics Vendor – Alex/Bill Kurth (Premier Lakes)**

Mr. Alex Kurth discussed the actions taken to date, which were general routine maintenance items; crews sprayed the areas adjacent to the wetland shorelines via boat and algae growth decreased due to cooler weather. The Florida Fish and Wildlife Conservation Commission (FWC) requested additional documentation before issuing the amended grass carp permit; he is working with the District Engineer to obtain the information from the prior District Engineer. He hopes to present a proposal to stock grass carp at the next meeting. Mr. Mazzoni pointed out a significant decrease in resident complaints since awarding the lake maintenance contract to Premier Lakes (Premier) a little over a year ago.

Ms. Comella voiced concerns about the cogongrass spreading rapidly and asked who is responsible for treating it. Mr. Mazzoni stated that Premier treats the shoreline areas and Florida Natives treats the preserve wetland areas. A proposal to eradicate cogongrass will be presented at the next meeting.

FOURTH ORDER OF BUSINESS**Landscaping Maintenance and Operational Updates from Sunscape Consulting & LMP**

Mr. Soety provided updates on current and upcoming projects. He will be on site next week to monitor the Davey Tree project, which includes removing moss, fertilization and dead tree removal. Mr. Gomez expects the tree canopy raising project to be completed at the end of October. The water source schedule remains as is. Mr. Mazzoni stated that areas were trimmed and the County initiated a traffic study on Longspur due to ongoing line-of-sight issues when accessing the shopping center. He and Mr. Gomez are working on a rotation schedule for closing the dog parks. This will allow the sod to recover from wear and tear and decrease future replacement costs.

Asked why the irrigation repair expenditures exceeded budget, Mr. Mazzoni stated that two irrigation timers had to be replaced due to a lightning strike.

FIFTH ORDER OF BUSINESS**Presentation of Rangeland Vehicular Bridge
Design Build Approach / Bridge Engineer
Consultant [Ralph Verrastro, PE]**

Mr. Mazzoni introduced Ralph Verrastro and Gina Verrastro to discuss the proposal to be the Owner's Representative expert and to provide options regarding replacing or repairing CDD bridges.

Mr. Verrastro discussed his and Ms. Verrastro's professional backgrounds, the design build and the Request for Proposals (RFP) approach. Ms. Comella asked if it is better to spend \$60,000 to \$80,000 a year to repair and maintain the bridge than to spend \$4 to \$5 million to replace the bridge.

Discussion ensued regarding the criteria for constructing wooden and concrete bridges, the pros and cons of each, 25 to 35-year life expectancy for a timber bridge, timber bridges typically being less traveled, and maintenance requirements. It was noted that County Staff agreed to reimburse the CDD a portion of the costs to install a new bridge.

Based on an evaluation of the CDD bridges, Mr. Verrastro identified construction design flaws in the bridge, which differs from the Engineer's plans and the Florida Department of Transportation (FDOT) codes. He identified another design flaw in that the bridge is not wide enough. A "Texas" barrier is typically used throughout the country and in FDOT bridges throughout Florida; the cost would be an additional \$500 per foot versus \$300 per foot. He proposed replacing both bridges at the same time to save construction time and costs; it would take eight months to build both bridges.

Mr. Mazzoni proposed obtaining an update on the Rangeland East and the Extension projects when he and District Counsel meet with County Commissioner Starkey to discuss the streets.

SIXTH ORDER OF BUSINESS**Continued Discussion: Landscape
Maintenance Area / Land Clearing Group
Proposal for Land Clearing [Forestry
Mulching Services]**

Mr. Mazzoni stated the Pasco County Zoning Department is preparing a letter outlining what the CDD is allowed to do on the specific parcel. The intent is to maintain the property and

apply for a fence permit. The CDD will have to advise the County if, in the future, it decides to install a temporary structure or add utilities to the area.

This item was deferred.

SEVENTH ORDER OF BUSINESS**Discussion/Consideration: Reclaimed water
Access Agreement for Bonfire Drive Lots 1,
17, and 48**

After speaking with a homeowner and inspecting the irrigation line, Mr. Mazzoni proposed that the solution would be to enter into a Temporary Access Agreement that allows the homeowner to connect to the CDD's irrigation system, which all three homeowners now want to participate in. He distributed and presented two draft Agreements.

Ms. Willson proposed modifying the Agreement to record the property with the County, which will run with the new property owner for the remaining of the term and the Agreement will show up in the chain of title. If the new property does not agree to the arrangement, the CDD can terminate the connection. The CDD can revisit the actual costs after one year.

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Temporary Access Agreements with homeowners Daoud Ramzy and Ibrahim Ramzy, Block 2 Lot 1; and Ilya Luschitsky and Nichole Marie Yordan Lopez, Block 1 Lot 17, and the Block ____ Lot 48 homeowner, if interested; in substantial form and updated to allow recoding of the Agreements and execution by the Chair, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Board Workshop Prior to
January 14, 2026 Board of Supervisors
Meeting and Cancellation of December 10th
Board of Supervisors Meeting**

Discussion ensued regarding scheduling a Workshop at 4:00 p.m., on January 14, 2026, to occur before the Regular meeting; and defining the agenda.

The Workshop will be rescheduled if there are no new updates to discuss.

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, authorizing Staff to schedule and advertise a Workshop on January 14, 2026 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, was approved.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, canceling the December 10, 2025 Board of Supervisors Meeting, was approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

Mr. Mazzoni presented the Unaudited Financial Statements as of August 31, 2025. Outstanding assessment payments of \$49,101 from the Starkey Ranch Asset Commercial property owner were received. Supporting materials will be forwarded to Ms. Willson to pursue late fees. Recalling prior discussions about the \$47,210 in the "Due to Developer-Liabilities" line item, he will notify the Accounting Department to write it off.

Mr. Mazzoni stated he and Ms. Hlebak audited the Field Operations budget items that are near or exceed budget and explained the reasons for exceeding the budget. A Fiscal Year 2025 Budget Amendment will be presented.

Ms. Comella asked for the check detail pages to be in the electronic agenda and to exclude them from the physical agenda.

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

TENTH ORDER OF BUSINESS**Approval of September 10, 2025 Public Hearing and Regular Meeting Minutes**

In response to questions regarding the motion box starting on Line 207, Mr. Mazzoni will listen to the audio and revise if necessary to clarify the motion.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the September 10, 2025 Public Hearing and Regular Meeting Minutes, subject to Mr. Mazzoni verifying the intent of the motion starting on Line 207 and making any necessary changes to reflect the action taken with regard to the Taylor Morrison of Florida, Inc. request for reimbursement, were approved.

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

Items 2, 3, 8, 9 and 12 were completed.

Item 1 Status: Change from "ONGOING" to "POSSIBLY DONE BEFORE NXT MTG"

Items 4 and 5 Status: Change from "COMPLETED" to "ONGOING"

Item 9: Findings related to 2025 Goals and Objectives Reporting were posted on website.

Item 10: Add "Discussion Bike Trail" to the Workshop agenda.

Regarding Item 10, Ms. Comella stated she is obtaining information about the library's volunteers maintaining its vegetable gardens to discuss at the Workshop.

Item 12: The CDD will have to address the storm drain issue in the Stancil pocket park, since Taylor Morrison will not provide any warranty information about earlier repairs.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

▪ Consideration of Assigning an Encroachment Agreement to Florida Gas Transmission Company, LLC (FGT)

This item was an addition to the agenda.

Ms. Willson, introduced Gary Miller who will present a request for an Encroachment Agreement, which the neighboring development urgently needs for the improvements to be done within the CDD's platted Right-of-Way (ROW) for Lake Blanche Drive. The Developer is responsible for assisting with coordination of the final turnover to the County. Mr. Mazzoni distributed the draft Agreement and a map for consideration.

Gary Miller, of David Weekly Homes, stated an Agreement to extend the County's utilities to serve the 139 single-family homes being constructed on the lots originally part of the blueberry farm is needed from the CDD, as the land has not yet been conveyed to the County. Ms. Willson suggested modifying the Agreement to include sovereign immunity for the CDD and other modifications.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with no one in favor, authorizing District Counsel to work with Florida Gas Transmission Company, LLC to acknowledge this work as being done within the CDD's property and within the FGT easement and assist with coordination and execution of the final Agreement, subject to review by District Staff, was approved.

Mr. Miller was asked to obtain approval from the MPOA for using the Starkey Ranch logo on its marketing sign.

B. District Engineer: Johnson Engineering, Inc.

- 2955 Chapin Pass Geotech Report

This item was addressed during Item 12C.

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

- **Operations Report**

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

- The Engineer's Report states there is no sinkhole activity in the Chapin Pass pocket park; however, there is a washout around three areas that Crosscreek Environmental will be addressing.
- The County's release from the wetland mitigation monitoring requirements for Starkey Ranch and Night Star Trail was received; the CDD still needs to maintain the area.
- The Board will be notified of the Reserve Study meeting date.

- **NEXT MEETING DATE: November 12, 2025 at 5:30 PM**

- **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the September 2025 Monthly Summary Report and discussed upcoming programs.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

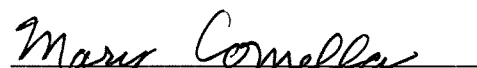
Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the meeting adjourned at 8:00 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair