

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on November 12, 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
Mark Yahn	SunScape Consulting, Inc.
Pete Soety	SunScape Consulting, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director

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.

A moment of silence was observed in honor of former Supervisor Matthew Call.

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)**

This item was presented following the Fifth Order of Business.

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

Mr. Soety provided updates on current and upcoming projects and reported the following:

- The seasonal cutback of ornamental grasses is complete; growth will resume and aesthetics will improve after winter.
- Teams are removing tree stakes installed during storms, which will improve aesthetics and maintainability.
- Sulphur and fertilization treatments were applied to benefit plant growth and overall health.
- Irrigation has been running more consistently for the past two weeks, after issues in late October resulted in no water for one week. Teams will monitor the system and provide daily updates.

It was noted that no water trucks were needed; it was considered and a signed proposal was ready if it had been necessary. Mr. Soety stated that cuts were recently reduced to every other week. Mr. Mazzoni stated that selected areas will be cut less frequently due to the current sparse conditions, especially toward the back area near the preserves.

Discussion ensued regarding the uncertainty of County water availability, previous discussions in which a well was considered and found to be cost prohibitive, water restrictions, water management in Pasco and Seminole counties, coordination of water trucks, temporary

measures, the CDD well that refills the pond, and the stormwater pond's purpose being to catch roadway runoff.

It was noted that a well might need to be considered again in the future but stopgap measures have been effective up to this point.

Mr. Yahn discussed water management and conservation considerations, such as pumping from a resupply pond that might be a possible future solution depending on County and Southwest Florida Water Management District (SWFWMD) and expressed support for continued teamwork to protect the landscape and considering other options in the future if necessary.

Ms. Comella expressed concern about encroachment of Cogongrass and mistletoe and asked for those to be identified and culled out. Mr. Yahn stated that teams are trimming it, but Cogongrass is very difficult to eradicate once it invades landscape as it grows very fast. It was noted that moss is not as parasitic as mistletoe, but it is harmful and smothers living vegetation. Teams will treat these areas and prune affected branches on the off-cutting weeks.

FIFTH ORDER OF BUSINESS

Continued Discussion: Landscape Maintenance Area / Land Clearing Group Proposal for Land Clearing [Forestry Mulching Services]

Mr. Mazzone presented the letter from Pasco County and stated the CDD has until April 7, 2026 to submit preliminary plans for the proposed Landscape Maintenance Area. SunScape offered to help design the area so that a preliminary design can be presented to the County for approval. He presented the Land Clearing Group Proposal and stated that the intent is to clear enough of the property so that a design can be prepared in the hopes that a design can be presented at the January workshop. The intent is to limit the scope of work of the Landscape Maintenance Area to initial fencing, groundcover and temporary equipment boxes, as more substantial construction would require permits. More work can be done in the future.

Discussion ensued regarding the CDD's authority to clear the area, the scope of work, the need to determine how many trees must be removed, whether permits are needed and fees associated with tree removals.

Mr. Mazzoni was directed to work with Mr. Soety, Mr. Yahn and the Land Clearing Group to ensure that issues are addressed before moving forward.

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Land Clearing Group Proposal for Land Clearing, including addressing all tree issues, in a not-to-exceed amount of \$10,000, was approved.

Mr. Soety and Mr. Yahn left the meeting.

▪ **Waterways Update from Aquatics Vendor – Alex/Bill Kurth (Premier Lakes)**

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

Mr. Mazzoni stated no significant issues occurred this month. The Florida Fish and Wildlife Conservation Commission (FWC) approved the amended grass carp permit for Huckleberry Pond. He presented the Premier Lakes One-Time Work Order Agreement to stock grass carp in 23 lakes.

The Board and Staff discussed the benefits of grass carp for the long-term health of the ponds, the need for additional information to secure approval for Task 2, installation of sterile fish, an e-blast to inform residents about the program to improve the health of the ponds and to remind them of the “catch and release” requirement which applies to fishermen.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, Task #1 for stocking of grass carp in Huckleberry Pond (B2), in the amount of \$8,680, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Relating to the Amendment of the Budget
for the Fiscal Year Beginning October 1,
2024 and Ending September 30, 2025; and
Providing for an Effective Date**

Mr. Mazzoni presented Resolution 2026-01. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations.

In response to a question raised at the last meeting, Mr. Mazzoni stated that the tax bill was higher than expected due to the Lease Agreement for the Welcome Center.

Discussion ensued regarding the need to amend the budget and a letter indicating that the CDD will receive \$39,525 from the Tax Collector; when the funds will be received is unknown.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Resolution 2026-01, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Mazzoni stated that the current District Engineering firm was sold. The acquiring firm is welcome to respond to the RFQ. He provided a timeline of outstanding matters, work initiated, reports submitted, issues resolved and work to be done. Other firms have expressed interest in responding to the RFQ. He noted the importance of addressing storm drain issues.

Ms. Willson stated the current contract is an ongoing contract with a 30-day termination clause. The RFQ process can be initiated before sending a notice of termination; a turnover period will apply. She discussed the RFQ process and stated the Board needs to adopt Selection Criteria.

Mr. Mazzoni will work with Ms. Willson to ensure that the timeline and advertising are completed; responses will be considered at the February meeting.

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the Request for Qualifications for Engineering Services, the Competitive Selection Criteria, and authorizing Staff to advertise, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Mazzoni presented Resolution 2026-02. Seats 1 and 2, currently held by Kevin Kurtz and William David Jackson, respectively, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Pasco County. Each Board Member is

entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Mazzone presented the Unaudited Financial Statements as of September 30, 2025. All remaining outstanding assessment payments were forwarded to Ms. Willson to pursue late fees. Follow up letters will be sent and information will be provided to Accounting.

Mr. Mazzone stated the \$47,210 "Due to Developer-Liabilities" line item was addressed.

On MOTION by Mr. Kurtz and seconded by Mr. Bruno, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 8, 2025 Regular Meeting Minutes**

The following changes were made:

Lines 90 and 91: Delete "It was noted that County Staff agreed to reimburse the CDD a portion of the costs to install a new bridge."

Line 92: Change "identified" to "expressed concerns about the"

Line 208: Change "no one" to "all"

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the October 8, 2025 Regular Meeting Minutes, as amended, were approved.

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

Items 1, 3, 4, 5, 7, 9, 10, and 12 through 17 were completed.

Item 8: Due to changes to costs and materials, an updated proposal was received. The proposal will be provided to the insurance company. The driver's information was obtained.

Item 9: The Cogongrass is eradicated for now; the expert advised that two other types of grass are present in the area.

Regarding Item 9, discussion ensued about the rapid proliferation of Cogongrass, photos of the area, and areas that were inspected. Mr. Soety will be asked to walk the area again and provide a second opinion.

Regarding the Reserve Study, Mr. Mazzoni stated the tour and inspection will begin on Friday, November 21, 2025. It is anticipated that the Reserve Study will be presented at the January 2026 meeting.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Ms. Willson reminded the Board Members to complete the required four hours of ethics training by December 31, 2025; completion will be noted when filing Form 1 in 2026.

Ms. Willson will email links to free ethics training courses to the Board.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

• Operations Report

The Monthly Operations Report was included for informational purposes.

Mr. Mazzoni reported the following:

➤ Regarding the Rangeland Project, the Assistant Engineer for the County advised that their study is being finalized; they expect to present the findings for the Rangelands Extension at the Board of County Commissioners' (BOCC) meeting the second week of January.

➤ Today, the BOCC approved an Ordinance allowing them to ticket commercial vehicles in parking spaces on Pine Spur Gap, Longspur and Lake Blanche. A small number of signs will be ordered to allow the County and the Sheriff's Department to provide enforcement. A communication will be sent to inform residents in advance. The HOA has a parking issue; these

particular spots fall within the CDD's purview and the CDD will only provide the signage. Enforcement will likely begin with 30 days.

Mr. Mazzoni stated the sidewalk and street drain assessment will likely be rescheduled to December. He distributed useful information from the County, including a punchlist of roadwork to be done, some of which will be completed in sections, and a map depicting CDD-maintained areas. He has asked the Developer and Mr. Starkey's office for additional informational updates.

Discussion ensued regarding Rangeland Boulevard, which is projected to be turned over to the County in 2026; road repairs to be done by the County; and the need to continue to work through the punchlist. Mr. Mazzoni will continue following up on these items.

Mr. Mazzoni presented a diagram and design for the Garden Renewal Project and asked the Board Members to consider the dedication of a butterfly garden. SunScape offered to help with the design, and vendors have offered to supply materials. He suggested dedicating a bench to Matthew Call with the sentiment, "May we always have the courage to embrace freedom, change, love and hope in all its forms." Several Board Members expressed agreement and discussed Mr. Call's contributions to the community.

- **UPCOMING MEETINGS:**
 - **January 14, 2026 at 4:00 PM [Workshop]**
 - **January 14, 2026 at 5:30 PM [Regular Meeting]**
 - **February 11, 2026 at 5:30 PM [Regular Meeting]**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 14, 2026 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the October 2025 Monthly Summary Report and discussed upcoming programs, ongoing trash removal issues, repairs to playground equipment, and rotted boards and maintenance items.

Ms. Hlebak and Mr. Mazzoni discussed the Homestead Park pool resurfacing, which began earlier than planned, and the changes and upgrades to the project. A "Polar Plunge" themed reopening is anticipated before the end of winter.

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

<p>On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the meeting adjourned at 7:10 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair