

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on January 14, 2026 at 4:00 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
Mark Yahn (via Zoom)	SunScape Consulting, Inc.
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Blake Gunnels (via Zoom)	SunScape Consulting, Inc. Landscape Architect
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly Landscape Maintenance Professionals (LMP)
Matt Gerich	Juniper formerly Landscape Maintenance Professionals (LMP)

**NO DECISIONS OR ACTIONS WILL BE MADE OR TAKEN
BY THE BOARD DURING THE WORKSHOP**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mazzoni called the meeting to order at 4:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [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.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Discussion: Fiscal Year 2026 and Beyond Project**

- **Discussion: Rangeland Bridge Replacement and Maintenance**

This item was presented after the third bullet point.

- **Presentation/Discussion: Garden Renewal Project**

Mr. Mazzoni recapped the Board's decision to transform the Community Vegetable Garden into a Butterfly Sanctuary, since volunteers have left and Steve, from the maintenance team, is maintaining it and dedicating a bench in tribute of Matt Call's contributions to the community.

Mr. Mazzoni gave the presentation of the Butterfly Sanctuary in the agenda, outlining the current layout, plant species and plans to add additional plantings that will allow it to flourish. He would like to partner with SunScape Consulting, Inc., (SunScape), who offered to help with the design work, and Juniper, which has amazing sourcing of plants. He asked what the Board wants to budget.

Discussion ensued regarding SunScape preparing a budget, plans to keep the raised planter beds, Mr. Mazzoni and his daughter volunteering to repaint the garden shed, budgeting and incorporating a maintenance program instead of using volunteers, and possibly adding irrigation. Mr. Gerich stated that Juniper offered to maintain the garden at no additional cost.

Regarding budget, Mr. Yahn stated until Blake and Mr. Gomez meet on site to come up with a plan with reasonable maintenance expectations from Juniper for the next meeting, it is too early to come up with a budget. Blake mentioned the need to rotate some of the existing plants to be more viable.

Ms. Comella asked to include Ms. Anderson in the walkthrough, if she is available.

Discussion ensued regarding the suggestion to install a metal plaque on the benches; implementing the project in phases; first doing small improvements, plantings and accessories; the Board still deciding on a budget of \$5,000 to \$10,000; and obtaining sponsorships.

Regarding the ability to implement a sponsorship program, Mr. Mazzoni stated he and Ms. Willson are working on specific rules that would allow implementation. The Developer is interested in sponsoring a bench in memory of Matthew Call.

- **Discussion: Landscaping Maintenance Yard Design & Planning**

The Operations Proposed Plan from 2024 was included for informational purposes.

Mr. Mazzoni noted the following:

- At the last meeting, the Board approved completing the mulching up to \$10,000 and not to remove trees that require a permit for removal.
- Confirmation is needed from Pasco County as to the type of fencing and trees required to face the front but thinks the chain link fence on the surrounding sides can stay.
- Starting out small, like removing debris, inspecting the storm drain and electrical box, and leveling the area, is suggested.
- Submitting two designs to the County is suggested, with one being more affordable in the hopes they approve the chain link, since the new landscaping will be mature by the time the road is built five years from now and the other design being for upgraded materials, such as adding equipment storage and offices.
- Since the County Commission meeting is scheduled for the end of January 2026, he suggests the Board focus on enclosing the garden this Fiscal Year and discuss landscaping for the maintenance yard for the Fiscal Year 2027 budget.

Mr. Mazzoni explained that the initial purpose of the yard was to store equipment in containers and use it as a staging area to store materials up to two weeks. Earlier plans included LMP's help funding to set up the yard with mulch and fencing, but the costs eventually prohibited this.

- Once the fence is approved and installed, the Board can decide whether to allow the landscape vendor to keep a mobile office on site.
- Per the County's letter stating that the CDD has until early April to get the plans approved, at the regular meeting following this Workshop, he will request authorization to proceed with the next stage of the project, which is design.

- **Discussion: Rangeland Bridge Replacement and Maintenance**

This item, previously the first bullet point, was presented out of order.

Mr. Mazzoni stated that the County has not provided any updates on reimbursing the CDD for part of the funds to replace the bridge and hopes to have an update on the Rangeland Extension at the end of the month, as this item will be on the County agenda in the second meeting in January. He suggested that the CDD continue maintaining the wooden bridge, if the County does not agreed to the turnover in 2026, and budget for future replacement.

Discussion ensued regarding an arrangement in that the County owns the road; the Developer Board taking ownership of the bridge, as it was built with different materials; the County and the Developer not providing the punch list for certain roadways that need to be conveyed to the County; and the CDD expending costs to repair a pot hole on Rangeland Road, although the County owners the road.

- **Discussion: Reservice Study – Reserve Advisers.**

The Reserve Study will be placed on the February agenda.

FOURTH ORDER OF BUSINESS

UPCOMING MEETING DATES

- **January 14, 2026 at 5:30 PM**
- **February 11, 2026 at 5:30 PM**
 - **QUORUM CHECK**

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

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

This item was an addition to the agenda.

No members of the public spoke.

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

SIXTH ORDER OF BUSINESS

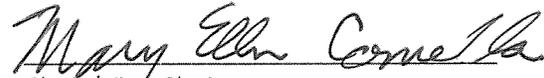
Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 4:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair