

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 14, 2026 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
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Alex Kurth	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly Landscape Maintenance Professionals (LMP)
Matt Gerich	Juniper formerly Landscape Maintenance Professionals (LMP)

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.

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)

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. Kurth stated. overall, the lakes are in good shape; crews are treating the weeds, which increased over the last three weeks. A slight increase in shoreline weeds in Huckleberry Pond was observed; however, the Board approved stocking grass carp at the last meeting, which will do a better job than long-term herbicide applications. The carp should arrive at the end of the month.

- **Consideration of One-Time Work Order Agreements**

- A. **Huckleberry Pond – 800’ SOX Shoreline Restoration**

This item was presented following Item 3B.

- B. **Grass Carp Stocking – 22 Lakes**

Mr. Kurth presented the One-Time Work Order Agreement to install grass carp in the 22 highest priority lakes, after confirming that the South Florida Water Management District (SFWMD) requires installing only one carp barrier on Pond 16-1. This will help control splendor spike rush, keep the long-term costs down and improve pond health more than herbicides.

Mr. Mazzoni reminded the Board that this is a budgeted expense.

Mr. Kurth discussed the criteria used to identify these 22 ponds and not others. Regarding the Premier Agreements behind 3A and 3B being dated January 5, 2025, Mr. Mazzoni stated that is when the Agreements were issued. He will work with Ms. Willson to prepare the standard CDD Agreement. He noted the Premier Lakes two-year contract expires in August 2026. Resident complaints have decrease since awarding the contract. Mr. Kurth offered to hold the current annual cost for another two-year term, based on the Board’s recent investments.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, the Premier Lakes One-Time Work Order Agreement to install one carp barrier in Pond 16-1 and stock grass carp in 22 lakes, in the amount of \$16,535, was approved.

- **Huckleberry Pond – 800’ SOX Shoreline Restoration**

This item, previously Item 3A, was presented out of order.

Mr. Kurth presented the One-Time Work Order Agreement for shoreline restoration utilizing ShoreSOX erosion control systems; 800’ of ShoreSOX will be installed along Huckleberry Pond, which is similar to the one installed along Pond 17-3. He is monitoring erosion along the Esplanade northwest shoreline.

Regarding the ShoreSOX system installed along Pond 17-3, Mr. Soety stated the system looks solid and is doing its job and the turf looks good and is being maintained. Mr. Mazzoni

stated all prior remediation attempts at Pond 17-3 failed. Since the ShoreSOX system was installed, it is the most stable of any of the ponds in the CDD. Mr. Kurth discussed the options and costs for installing 6’, 12’ and 18’ systems to prevent further erosion. He offered to audit all the ponds and prioritize the projects. Regarding removal of trees at Esplanade, he did not see any negative impact to not remove them. Upon receipt of and executed contract and deposit, mobilization will commence in March or mid-April 2026.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the Premier Lakes One-Time Work Order Agreement for shoreline restoration utilizing ShoreSOX erosion control systems, in the amount of \$94,000 to install 800’ of ShoreSOX along the Huckleberry Pond south shoreline, was approved.

FOURTH ORDER OF BUSINESS

Landscaping Maintenance and Operational Updates from Sunscape Consulting & LMP

Updates on current and upcoming projects were given and the following was reported:

- Crews commenced seasonal cutback of ornamental grasses and will move a crepe myrtle.
- The team is addressing fungal activity, weed growth, and turf areas throughout the CDD.
- Crews started the February sulfur applications for the dead spaces to benefit plant growth and overall health.
- Crews are focusing on picking up sycamore leaf droppings and hand pulling weeds along Rangeland Boulevard.

Mr. Mazzoni commended the crews; the area looks amazing.

FIFTH ORDER OF BUSINESS

Consideration of Juniper Landscaping Proposal No. 379200 [Remove Live Oak Trees]

Mr. Mazzoni and Mr. Soety discussed prior unsuccessful efforts to save the trees and the cause of decline; nearly all the trees are dead.

Mr. Mazzoni presented the Juniper proposal for tree removal along the pond bank on the north side of Lake Blanche Avenue and Juniper’s offer to remove the trees on the peninsula. Staff will determine if permits are required and if the CDD is required to replace the trees.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, Juniper Landscaping Proposal No. 379200 to remove five dead Live Oak Trees, grind all stumps below grade, remove debris, and clean-up the work area upon

completion, along the Pond Bank on the North Side of Lake Blanche Avenue and in the peninsula, in a not-to-exceed amount of \$25,100, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Authorization and Setting Budget for Garden Renewal Project (Continued from Workshop)**

Mr. Mazzoni stated, at the Workshop, Mr. Yahn stated he could work within a budget if the Board chooses to do so. He and others proposed setting a budget of \$5,000, \$10,000, or \$6,250 or less, which is the same amount the Board gave the volunteers. The Board consensus was to defer setting a budget until they review the design plans, which should be of a quality consistent with the standards in the Workshop Agenda and include a bench in tribute of Matt Call's contributions to the community.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, authorizing SunScape Consulting, Inc., to move the Garden Renewal project to the design phase, based on the standards in the Workshop Agenda, was approved.

SEVENTH ORDER OF BUSINESS**Considering for Authorization for Landscaping Maintenance Yard Design & Planning (Continued from Workshop)**

Mr. Mazzoni asked for approval to proceed with the landscape maintenance yard design, as Juniper agreed to maintain the area at no extra charge. He proposed working in phases to keep the project affordable and to obtain permits as needed. The focus of Phase 1 will be cleanup, leveling the land, trimming vegetation, and installing fencing in order to prepare a design.

On MOTION by Mr. Kurtz and seconded by Ms. Comella, with all in favor, proceeding with the Landscaping Maintenance Yard Design & Planning process as necessary for County approval; focusing on Phase 1 gravel, leveling and fencing; and continuing with the design process, was approved.

EIGHTH ORDER OF BUSINESS**Discussion/Consideration/Ratification: Performance Measures/Standard & Annual Reporting Form****A. October 1, 2024 – September 30, 2025 [Posted]**

Mr. Mazzoni stated that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the Fiscal Year 2025 Goals and Objectives Annual Reporting, was ratified.

B. October 1, 2025 – September 30, 2026

Mr. Mazzoni stated that the Goals and Objectives Fiscal Year 2026 Performance Measures and Standards are the same as for Fiscal Year 2025.

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

Mr. Mazzoni presented the Unaudited Financial Statements as of November 30, 2025. He stated the statements are typically dated for the last day of the month one to two months prior to the meeting date. He and Ms. Hlebak are working to ensure the statements capture the program revenue fees and lifestyle expenses correctly. Regarding collecting outstanding payments, the follow up letters Ms. Willson provided were sent to all commercial property owners; she also sent additional backup materials to Bromadnic Real Estate LLC, who is challenging the assessment figure.

Discussion ensued regarding the ability to implement a policy to collect outstanding payments in the future and impose late fees.

Ms. Willson stated she must research the Developer Declaration Agreement recorded against the property to determine if late fees can be imposed. These are off-site commercial contribution properties outside the CDD; the CDD is a beneficiary and cannot place this on their tax rolls. She noted the option to pursue litigation, subject to meeting certain Statute criteria.

Mr. Mazzoni stated he will follow up on any outstanding payments with the property owners, 30-days after the date of the next cycle of invoices.

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

TENTH ORDER OF BUSINESS

Approval of November 12, 2025 Regular Meeting Minutes

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the November 12, 2025 Regular Meeting Minutes, as presented, were approved.

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

Items 2, 5, 8 and 10 were completed.

Item 3: Mr. Mazzoni stated, since other contractors were not submitting proposals, LMP offered to complete the repairs, subject to Mr. Mazzoni purchasing the materials.

Item 5: Mr. Soety submitted a second opinion; he thinks the grass is Cogon grass.

Discussion ensued regarding the rapid encroachment of Cogon grass along the path in Cunningham Park and throughout the CDD, determining a way to eradicate grass without harming the environment, a suggestion to add a new Fiscal Year 2027 budget line item, and the County eradicating invasive vegetation via controlled burns.

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

Ms. Willson stated the legislative session is underway. Her firm will send its weekly Legislative Update Memorandum outlining items that might impact Special Districts. She will continue diligently pursuing collections from the commercial property owners.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

Mr. Mazzoni provided updates on two of the respondents to the Request for Qualifications (RFQ) for Engineering Services, who he asked to be available for the next meeting.

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 “Slow Kids at Play” signs attached to the stop signs by Stencil Park members were removed as they were not uniform throughout the CDD and it requires County approval.
- Signs were installed along Pine Spur Gap, Longspur and Lake Blanche, based on the recently approved County Ordinance. Code Enforcement Officers and the Sheriff’s Department are being trained to handle code enforcement, such as ticketing commercial vehicles in parking

spaces. Upon receipt of the County’s educational materials regarding towing, enforcement, potential fines, etc., an e-blast will be sent to residents.

➤ Communication continues with the County regarding its request about the school crossing, challenging their position that the CDD’s landscape is overgrown, and the decision of the County and Head of the Crossing Guards to relocate the crossing in front of Longspur.

Discussion ensued regarding having the new District Engineer, once engaged, help determine what the County wants or lists as outstanding punch list items in order to complete the roadway transfers to the County.

➤ Two additional “No Parking on the Grass” signs were installed along Night Star Trail.

Discussion ensued regarding the procedure to establish a towing policy and whether to proceed or install a fence or shrubs in lieu of towing, to avoid future damages to CDD property.

Mr. Mazzoni will provide options for both at the next meeting.

- **NEXT MEETING DATE: February 11, 2026 at 5:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 11, 2026 meeting.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the Year in Review Summary Report outlining various programs, amenity rental revenues and maintenance repairs completed throughout 2025.

Discussion ensued regarding the rotating maintenance schedule for the CDD dog parks.

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. Bruno, with all in favor, the meeting adjourned at 7:43 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair