

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 11, 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 (via Zoom)	Juniper
Taylor Bleistein (via Zoom)	Reserve Advisors
Stephen Brletic	BDI Engineering
Robert Dvorak	BDI Engineering
Philip Chang	BGE, Inc. (BGE)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:32 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

Monthly Landscaping Community Updates [SunScape/Juniper]

Mr. Soety reported the following:

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

➤ Dead plant material was kept to blanket and insulate the landscaping and turf to avoid further stress from the freezing temperatures and in the hopes that the vegetation will recover. At the end of the month, it will be reevaluated to determine if replacement is necessary.

➤ Fertilizer applications were deferred, as another cold snap would damage new growth.

Mr. Mazzoni stated the pine straw contractor agreed to delay installation and trimming is on track. Mr. Gomez stated crews are preparing the beds for the pine straw application.

FOURTH ORDER OF BUSINESS

**Monthly Aquatics Community Update
[Premier Lakes]**

Mr. Kurth discussed the actions taken. 347 12” to 14” grass carp were stocked in Huckleberry Pond and installation of the carp barrier for Pond 16-1 is underway. He anticipates stocking the remaining 660 carp in the other 21 highest priority ponds in March or April, subject to Florida Fish and Wildlife Commission (FWC) approval. The technician inspected the lakes and identified and removed fish from three fish kills. They are monitoring the lakes due to complaints of dead fish from fish kills rising to the surface. Shoreline and submersed weed and algae growth in the lakes is minimal due to the cooler weather. The Huckleberry Pond SOX Shoreline Restoration Project deposit was received and mobilization is underway. He will send Mr. Mazzoni the schedule to distribute. Mr. Mazzoni stated the Chair executed the standard CDD Agreement.

Ms. Comella asked for the litter around the pond behind Riders Pass and all other ponds to be removed. Regarding the oil slick, Mr. Kurth stated he will check to see if the pond was treated this week.

FIFTH ORDER OF BUSINESS

**Presentation of Reserve Advisors, LLC
Reserve Study**

Mr. Bleistein presented the Reserve Advisors Full Reserve Study. It is recommended that the CDD start contributing reserves of \$431,400 in Fiscal Year 2026, based on initiating the funding threshold funding model. The irrigation system is driving the initial recommendation.

In response to a question, Mr. Bleistein recommended transferring certain items in the Operation & Maintenance (O&M) budget to the Reserve Account. Mr. Mazzoni stated the CDD can adjust the reserve figure to reflect the Capital Projects budget and noted that the biggest component of the Reserve Study is identifying how much funding is needed at a specific time.

Mr. Mazzone and Mr. Bleistein discussed the CDD’s maintenance responsibilities for certain sidewalks, alleyways, curbing and the bridge. The Study includes the roof replacement and painting at Cunningham Hall. Mr. Mazzone stated he must make sure these are accounted for in the Fiscal Year 2027 Capital Projects budget.

Mr. Mazzone suggested that the Board Members send questions and comments on the Reserve Study to him to incorporate into an electronic document for further discussion.

Discussion ensued regarding scheduling a workshop to specifically discuss the Reserve Study and Board Members’ submitted comments and the Board Members not receiving compensation for the last two meetings.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, authorizing Staff to schedule and advertise a workshop for Thursday, April 2, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondents

Mr. Mazzone stated that three respondents submitted responses to the RFQ for Engineering Services and two are in attendance. If the Board chooses to award the contract, it will need to initiate the 30-day termination notice to Johnson Engineering.

Mr. Mazzone distributed a distance analysis spreadsheet he prepared to assist the Board Members in scoring the Competitive Selection Criteria Geographic Location category. The BDI Engineering (BDI) and BGI representatives voluntarily left the room while the other gave their presentation.

I. Alliant Engineering, Inc.

Representatives were not present.

II. Brletic Dvorak, Inc. (BDI Engineering)

Mr. Brletic distributed a condensed version of his firm’s RFQ response. He will be the point of contact for the CDD contract. He introduced Mr. Dvorak and noted that he and Mr. Dvorak

both founded the firm. He gave an overview of the firm, their professional backgrounds and their experience working with resident controlled CDD Boards.

Mr. Mazzone stated he emailed Mr. Brletic and Mr. Chang a list of the CDD’s projects and background information to help the transition run smoothly, if selected.

Mr. Brletic responded to questions regarding different methods used for pond maintenance and restoration that are based on budget constraints, staffing, etc.

Mr. Mazzone listed issues the CDD wants the new District Engineer to help resolve, including storm drain failures, caved in sidewalks, and dealing with Pasco County on road and bridge turnovers.

III. BGE, Inc.

Philip Chang discussed his experience working with CDD Staff and gave an overview of the firm and his personal and professional background.

Mr. Mazzone listed issues the CDD wants the new District Engineer to help resolve, such as dealing with Pasco County on road and bridge turnovers, storm drain failures and caved in sidewalks.

Mr. Chang responded to questions regarding his experience with remediating lank bank erosion, familiarity working on wooden bridges with expertise from staff outside Florida, and the firm’s experience working with CDDs and on landscaping projects.

D. Competitive Selection Criteria/Ranking

The Board Members discussed their individual scoring for each respondent, in the categories, and the reasoning for their scores.

Mr. Mazzone tabulated and reported the overall scores and ranking, as follows:

#1	Brletic Dvorak, Inc. (BDI Engineering)	450 points
#2	BGE, Inc.	413 points
#3	Alliant Engineering, Inc.	177 points

E. Award of Contract

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, ranking Brletic Dvorak, Inc. (BDI Engineering), as the #1 ranked respondent to the RFQ for Engineering Services; awarding the Engineering Services contract to Brletic Dvorak, Inc. (BDI Engineering); terminating the existing Engineering Agreement with Johnson Engineering and authorizing Staff to send a 30-Day Notice of Termination; authorizing Staff to send the Notice to Award letters; and authorizing Staff to present a form of District Engineering Agreement with the

new District Engineer at the next Board meeting coinciding with the 30-day termination, was approved.

SEVENTH ORDER OF BUSINESS**Continued Discussion Items****A. Landscape Maintenance Yard**

Mr. Mazzoni stated he and Sunscape representatives walked the parcel yesterday. The design will be available at the next meeting. The project will be completed in two phases. He confirmed with Sunscape that they will need to cut another entrance to the yard.

B. Garden Renewal Project

Mr. Mazzoni stated he and Sunscape representatives had a walkthrough and will quantify how many plants are needed.

C. Bridge Replacement and Rangeland Blvd Extension

Mr. Mazzoni stated that he researched County records and there have been no new updates on this matter, nor has it been mentioned in the County's meeting minutes; it will be mentioned in the meeting with Commissioner Starkey set for the end of the month.

EIGHTH ORDER OF BUSINESS**Discussion: Repair of Heart Pine Avenue Roundabout**

Mr. Mazzoni discussed the contractor's failed efforts to repair the roundabout and additional information behind Tab 8 related to ordering parts from the supplier and having Juniper do the work. There will be some trial and error in the process. Ms. Comella directed Mr. Mazzoni to track labor and repair costs to submit to the insurance carrier for reimbursement.

A Board Member stated he observed Pasco County working on the barriers on Gunn Highway between State Road 54 and Rangeland Boulevard. Regarding a broken-down truck, Mr. Mazzoni stated Pasco County's official code enforcement starts March 2, 2026. He will ask Jennifer, from the POA, to assist with this matter.

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

Mr. Mazzoni stated, of the four commercial property outstanding cost share payments, only Coronado Group paid. Ms. Willson proposed sending a demand letter threatening to file a claim in small claims court. Mr. Mazzoni will research why landscape arbor care exceeded budget.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, authorizing District Counsel to send second demand letters and a draft litigation complaint to the delinquent commercial property owners, was approved.

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

TENTH ORDER OF BUSINESS

Approval of Minutes

A. January 14, 2026 Workshop

Discussion ensued regarding compensating Board Members for past and future workshops while staying within the Fiscal Year 2026 budget.

On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the January 14, 2026 Workshop Meeting Minutes, as presented, were approved.

B. January 14, 2025 Regular Meeting

The following change was made:

Line 50: Change “Car” to “Carp”

On MOTION by Mr. Jackson and seconded by Mr. Kurtz, with all in favor, the January 14, 2025 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Action & Completed Items

11.12.25 for 01.14.26 Meeting List: Items 2, 5, 6, 7, 8, 9 and 10 were completed.

01.14.26 for 02.11.26 Meeting List: Items 4, 6, 7 and 8 were completed.

TWELFTH 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:

➤ Once engaged, the new District Engineer will inspect and provide recommendations to address CDD drainage issues at the apartment complex along Longspur and Stancil Park, which were staked and taped off; and at Albritton Park.

➤ In response to the tree removal project letter to residents along Huckleberry Pond, a resident believes the arborist deemed it necessary for financial purposes only. He read from the Arborists’ Report: “Corrective pruning, soil remediation or stabilization measurements are not viable due to advance decline immortality, excessive root loss and ongoing shoreline erosion. Retention of these trees are not considered feasible or safe.”

Regarding the color-coded Road Turnover Report, Mr. Mazzoni defined which entity is responsible for certain roadways.

- **Performance Measures/Standards & Annual Reporting Form for informational purposes**
- **NEXT MEETING DATE: March 11, 2026 at 5:30 PM**
 - **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the January Monthly Summary Report outlining her company’s rebranding, various programs and the amenity rental revenues. The builder will provide a proposal to repair the Homestead Park slide; she proposed closing it due to safety concerns.

On MOTION by Mr. Jackson and seconded by Ms. Comella, with Mr. Jackson, Ms. Comella, Ms. Anderson and Mr. Bruno in favor and Mr. Kurtz dissenting, keeping the slide open and closing and dismantling the slide, if the repair proposal is not received by the end of February 2026, were approved. [Motion passed 4-1]

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 Ms. Comella, with all in favor, the meeting adjourned at 8.21 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair