

**TSR Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**  
<https://tsrcdd.com/>

March 4, 2026

Board of Supervisors  
TSR Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on March 11, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Monthly Landscaping Community Updates [Sunscape/Juniper]
4. Monthly Aquatics Community Update [Premier Lakes]
5. Staff Report: Lifestyle Director & Amenity Manager [Arch Amenities Group]
6. Consideration of Division 32 USA, LLC Proposal to Replace Starkey Ranch Play Timber Tower [Earthscape]
7. Continued Discussion Items
  - A. Landscape Maintenance Yard
  - B. Garden Renewal Project
  - C. Bridge Replacement and Rangeland Blvd Extension
8. Consideration of Brletic Dvorak, Inc. (BDI Engineering) Professional Engineering Services Agreement
9. Consideration of Assignment from WS-TSR, LLC Regarding Collection of Commercial Property Fees
10. Acceptance of Unaudited Financial Statements as of January 31, 2026

11. Approval of February 11, 2026 Regular Meeting Minutes

12. Action & Completed Items

13. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Brletic Dvorak, Inc. (BDI Engineering)*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- Operations Report
- UPCOMING MEETINGS
  - April 2, 2026 at 5:30 PM [Reserve Study Workshop]
  - April 8, 2026 at 5:30 PM [Regular Meeting]

○ QUORUM CHECK

SEAT 1	KEVIN KURTZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	WILLIAM DAVID JACKSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

14. Supervisors' Requests

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

16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 813-399-0865 or Chuck Adams at 239-464-7114.

Sincerely,



Barry Mazzoni  
 District Manager