

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on March 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 (via Zoom)	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 (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly LMP
Matt Gerich	Juniper formerly LMP
Member of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:34 p.m.

Supervisors Comella, Anderson, Bruno and Jackson were present. Supervisor Kurtz attended via Zoom.

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

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

THIRD ORDER OF BUSINESS**Monthly Landscaping Community Updates
[Sunscape/Juniper]**

Mr. Soety reported the following:

- He is pleasantly surprised that the landscaping, peanut grass and zoysia turf damaged in the freeze is recovering so nicely.
- Crews are mowing and spot treating new weed growth and cutting back a lot of damaged plant material that did not recover.
- Granular turf fertilization applications that were deferred due to the cold snap, are now underway.
- Pasco County indicated that the meter for the water truck will be installed by March 13, 2026. The meter will be activated as needed.

Mr. Gomez asked for patience while crews are removing dead vegetation up to the green base and from the moss hanging from the trees. Mr. Mazzoni stated notifications about the soft and hard pruning projects were e-blasted to residents.

Mr. Gerich stated he completed a walkthrough with Mr. Yahn today and promised to increase the number of crew members with pruning expertise for Paul next week.

- Pine straw installation is scheduled for one week after the pruning and cleanup.

Ms. Comella asked if Juniper would consider offering residents a price for tree trimming on their private property. Mr. Gerich stated it could be an option if it is based off each neighborhood and the HOA pays for it instead of Juniper having to send hundreds of invoices. Mr. Mazzoni stated he will find out if the MPOA is interested.

- They were able to source the remaining plants at the right size.

Regarding the roundabout, Mr. Mazzoni stated the final shipment of parts arrived today and repairs will commence this Friday, as outlined in his Report. The signs will be repaired once the repairs are completed.

FOURTH ORDER OF BUSINESS**Monthly Aquatics Community Update
[Premier Lakes]**

Mr. Kurth discussed the actions taken. Crews are treating the increased number of algae blooms. Overall, the lakes look pretty good. He expects the Huckleberry Pond SOX Shoreline Restoration Project to be completed no later than next Friday. Board Members, if interested, can meet with the Project Manager to tour the site. Once the Florida Fish and Wildlife Commission (FWC) signs off on the carp barrier installation, the remaining grass carp will hopefully be stocked within the following 30 days.

FIFTH ORDER OF BUSINESS

Staff Report: Lifestyle Director & Amenity Manager [Arch Amenities Group]

Ms. Hlebak presented the February Monthly Summary Report.

Mr. Mazzone stated he intends to schedule a “CDD 101” presentation for late April or May. He noted that two seats will be up in the November 2026 General Election.

SIXTH ORDER OF BUSINESS

Consideration of Division 32 USA, LLC Proposal to Replace Sharkey Ranch Play Timber Tower [Earthscape]

The DIV32 Proposal to replace the Timber Tower 2 with a custom slide was included for informational purposes.

Ms. Comella asked when Mr. Kurtz wants to close the slide. Mr. Kurtz’s stated that, if the experts deem the slide unsafe, they should close and dismantled it now.

Discussion ensued regarding the condition of the slide, failure areas, replacement costs, \$500,000 quote from the Whitfield Park equipment vendor to remove and install a custom slide using the same footprint, relocating the playground to another area, obtaining quotes for a new design, budgeting for Fiscal Year 2027, notifying residents of the decision to remove the slide while looking into other options, and the language to include in the e-blast.

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, closing and dismantling the slide, was approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion Items

A. Landscape Maintenance Yard

The Pasco County letter allowing the CDD to construct and maintain a Landscape Maintenance Yard, which was based on the preliminary plan, was included for informational purposes.

Discussion ensued regarding the site plan, inspecting the well, fencing, Staff ensuring any contradictions in the Pasco County letter are cleared up before obtaining final approval, and outlining the Phase 1 next steps to obtain a survey and install fencing.

B. Garden Renewal Project

Mr. Mazzoni presented Sunscape’s planting recommendations to enhance the Butterfly Garden.

Discussion ensued regarding trimming the rose bush instead of removing it as recommended, watering and Staff obtaining bids.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, authorizing Staff to obtain proposals, was approved.

C. Bridge Replacement and Rangeland Blvd Extension

Mr. Mazzoni provided updates from the County Commission meeting, noting the Rangeland Boulevard Extension project will not be on the County agenda until May or June 2026. Since there is no additional update regarding the Rangeland bridge replacement, he recommends monitoring the wood bridge repairs and increasing maintenance until the County makes its decision. The Board agreed.

This item will be removed from the agenda until further notice.

Mr. Mazzoni stated he executed a \$7,800 contract to repair the Heart Pine Avenue bridge and is waiting on the landscaping proposal; the necessary items will be submitted to the insurance company upon receipt of the accident report.

EIGHTH ORDER OF BUSINESS

Consideration Brletic Dvorak, Inc. (BDI Engineering) Professional Engineering Services Agreement

Ms. Willson presented the Brletic Dvorak, Inc. Professional Engineering Services Agreement, which was prepared in the CDD’s standard form of Agreement. When in attendance, Mr. Mazzoni suggested moving the District Engineer’s Staff Report to earlier on the agenda so the District Engineer can give the report and then leave, which could save costs.

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Brletic Dvorak, Inc. Agreement for Professional Engineering Services, was approved.

NINTH ORDER OF BUSINESS

Consideration of Assignment from WS-TSR, LLC Regarding Collection of Commercial Property Fees

Ms. Willson stated the Developer is willing to execute the assignment to transfer the collection of commercial property fees over to the CDD, upon review. Ms. Willson stated that she and a real estate partner at her firm are researching whether the CDD is able to enforce lien rights.

On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, the Assignment from WS-TSR, LLC Regarding Collection of Commercial Property Fees, in substantial form, and authorizing the Chair to execute in final form, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

Mr. Mazzoni stated he will be working with Accounting to correct certain items coded to the wrong budget line item.

Discussion ensued regarding locking the Whitfield dog park due to observances of dog walking in the park, which could potentially damage the new sod, and explaining to residents that the reason for initiating these programs is to prolong the life of CDD assets and avoid increasing homeowner assessments.

On MOTION by Ms. Comella and seconded by Mr. Jackson, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of February 11, 2026 Regular Meeting Minutes**

The following changes were made:

Line 60: Insert “and all other ponds” after “Riders Pass”

Line 106: Change “choses” to “chooses”

Mr. Mazzoni reminded the Board Members to submit their comments on the Reserve Study by next week.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the February 11, 2026 Regular Meeting Minutes, as amended, were approved.

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

Items 2, 3, 4, 5, 8, 14, 16, 18 and 19 were completed.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP****B. District Engineer: Brletic Dvorak, Inc. (BDI Engineering)**

There were no District Counsel or District Engineer reports.

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

- **Operations Report**

Mr. Mazzoni presented the Monthly Field Operations Report. He noted that the CDD is prepared to offset the Phase 2 water restriction stage.

- **UPCOMING MEETINGS**

- **April 2, 2026 at 5:30 PM [Reserve Study Workshop]**

- **April 8, 2026 at 5:30 PM [Regular Meeting]**

- **QUORUM CHECK**

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

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 7:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair
