

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on April 2, 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 Kutz	Assistant Secretary
David Jackson	Assistant Secretary
Matt Bruno	Assistant Secretary

**Also Present:**

Barry Mazzone	District Manager
Renee Hlebak (via Zoom)	WTS-AAG - Starkey Ranch Lifestyle Director
Kathy Barr	Resident
Jerry Yetman	Resident

**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. Mazzone called the meeting to order at 5:31 p.m. Supervisor Anderson, Kurtz, Jackson and Bruno were present. Supervisor Comella was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

Resident Kathy Barr asked if the new housing development shown on the map is part of Starkey Ranch, as the advertisements included photos of CDD amenities.

Mr. Mazzone stated the development is within the Starkey Ranch community, but it is not part of the CDD. He spoke to the Builder, David Weekley, about this and they already changed most of its marketing materials. He sent another email to further discuss the matter and ensure that the sales team informs its homebuyers that they will not have access to CDD property.

Ms. Barr referred to where the CDD's location on the map. Mr. Mazzone stated the map will be corrected as it and the Reserve Study were created by an outside company. The official

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

map of the CDD is on the CDD website. Mr. Mazzoni was asked to put this on the next agenda, if necessary.

Ms. Barr observed landscaping trucks damaging turf. Mr. Mazzoni stated he too observed Red Tree's trucks damaging CDD turf while servicing the Esplanade community; he spoke to them a number of times. It would be helpful for residents to write down the license plate numbers to provide to Staff, who can then contact the Sheriff's office.

Resident Jerry Yetman asked for the purpose of the CDD. Mr. Mazzoni stated the CDD operates, maintains and funds CDD assets, as reflected in the budget, which is on the CDD website, along with other information and documents. He reviewed the protocols for conducting CDD meetings, and noted the purpose of today's workshop. Decisions about items discussed today will be made at a regular CDD meeting. He invited Mr. Yetman to attend the CDD 101 presentation on April 28, 2026 at Cuningham Hall.

**Ms. Comella arrived at the meeting at 5:45 p.m.**

**THIRD ORDER OF BUSINESS****Discussion: Reserve Study – Reserve Advisors**

Mr. Mazzoni distributed the Reserve Expenditures and stated he did not receive any notes or changes to the Reserve Study. He reviewed the highlighted items, which were deemed critical or mostly due at this time; the figures are rough estimates equating to approximately \$80,000 of potential budgeting to prioritize for the Fiscal Year 2027 budget. He noted the following:

- 80% of the contingency budget has been expended through January 2026 and will need to be replenished in the Fiscal Year 2027 budget.
- The storm drain project might require tearing up two streets, at a cost of about \$80,000.
- \$100,000 was allocated for erosion projects and the remaining carp installation, based on conversations with Premier Lakes.
- Pressure washing, the dog park sod and the playground are included items.
- The capital project reserves amount is based on the Reserve Study.

Ms. Comella thinks about \$400,000 is needed to address urgent items, like erosion repairs. She wants to budget up to Fiscal Year 2028, not further; she is not worried about long-term projects.

Discussion ensued about advertising the CDD 101 presentation as a workshop, so several Board Members can attend. This will avoid a potential for a Sunshine Law violation.

Regarding Ms. Comella’s earlier comment about not focusing on funding future projects, Mr. Mazzone discussed the option of building reserves, issuing a bond, or obtaining a short-term loan for future capital projects. He asked for direction as to whether or not to incorporate the reserve amount into the Fiscal Year 2027 budget.

Ms. Anderson wants to see two budgets; one with and one without the reserve amount.

Discussion ensued between Board Members and Staff regarding the direction to budget for ongoing maintenance versus building reserve funds for unexpected projects and projects further in the future, and implementing a 5-Year Priority Project List based on the Reserve Study estimates, to use as a guide to determine what to incorporate into the Fiscal Year 2027 budget.

Ms. Anderson thinks the budget amounts for certain line items need to be adjusted, specifically pond maintenance. Ms. Comella brought up prior discussions about budgeting for plantings for Rangeland East. Mr. Mazzone stated he requested a proposal from Juniper for the grass in front of Stansil Park, due to resident complaints and to consider incorporating it into the Fiscal Year 2027 budget. The Landscaping Team is working with SunScape on five key areas on Rangeland East and Arbor Care that were deferred. The dog park pilot program was discussed.

Ms. Comella asked Mr. Mazzone to prepare a 5-Year Priority Project List to review against the proposed Fiscal Year 2027 budget.

Regarding the request to add the cost to sod a portion of Rangeland East and other areas into the budget, Mr. Mazzone stated that replacing sod is not the only remedy.

**FOURTH ORDER OF BUSINESS**

**NEXT MEETING DATE: April 8, 2026 at 5:30 PM**

- **QUORUM CHECK**

**FIFTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the meeting adjourned at 6:45 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair