

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on April 8, 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
Stephen Brletic (via Zoom)	District Engineer
Pete Soety (via Zoom)	SunScape Consulting, Inc.
Bill Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez	Juniper formerly LMP
Neal Johnsky	President of the Starkey Ranch MPOA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 5:29 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

Staff Report: District Engineer [Brletic Dvorak, Inc. (BDI Engineering)]

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. Brletic stated he and Mr. Mazzone conducted an on-site inspection of ongoing landscape, inlet repairs, and permit compliance issues, the results of which are in Mr. Mazzone's Report. Some of the 22 South Florida Water Management District (SFWMD) stormwater permits require attention, as inspections are overdue or upcoming and some are still assigned under the old Management's name. The Board agreed to his request to expend time to provide a proposal to bring items into compliance for the next meeting.

Mr. Kurtz asked if the inlet repairs means the storm drains. Mr. Brletic replied affirmatively. He inspected the storm drain repairs the CDD did in the past and, of new areas they are unaware of. Ms. Willson is researching which ones are the CDD's responsibility to repair.

FOURTH ORDER OF BUSINESS**Monthly Landscaping Community Update
[SunScape/Juniper]**

Mr. Soety reported the following:

- The spring enhancement project is complete. Juniper upgraded the planting material at no cost to the CDD, as suppliers were limited on quality material due to the recent frost.
- SunScape is monitoring the project and the water truck is on standby, if needed, due to drought conditions and water restrictions.
- The pine straw project will be completed by the end of week.
- Seasonal cutbacks of the perennial peanut plantings will commence this week and include cutting the blooms, which will return quickly. This will provide good structure and density with the plant material.

Mr. Gomez asked if the CDD obtained approval to construct the Landscape Maintenance Yard. Mr. Mazzone stated the plans were not submitted to the County, as Pasco County Representatives did not give approval to construct the yard yet and requested additional documentation. He exchanged 15 emails as of 1:00 p.m., yesterday, which Mr. Brletic is following and will go over later on in his Report.

Discussion ensued between District Staff regarding whether the CDD is able to initiate a process until Pasco County approves the yard, which allows Juniper temporarily use of the property to install a hopper for cutbacks and a container to store equipment, noting that the area abuts the forest and there is no fencing at this time.

Ms. Willson stated she will research the zoning restrictions and review the Pasco County letter giving the CDD approval to start the preliminary development process. Updates will be provided at the next meeting.

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, designating William David Jackson to serve as the point person to work with Pasco County on the landscape maintenance yard, subject to coming back to the Board for any final action items for full Board discussion, review and decisions, was approved.

In response to a question, Mr. Soety stated, within the next few weeks, he should be able to tell if the plants damaged in the freeze will make a full recovery. Mr. Mazzoni stated he will incorporate the replacement costs into the Fiscal Year 2027 budget. Mr. Gomez stated plants that were damaged or stressed might not show up until the summer, so they might have to incorporate additional replacement costs into the Fiscal Year 2027 budget.

FIFTH ORDER OF BUSINESS

Monthly Aquatics Community Update [Premier Lakes]

Mr. Kurth stated it is typical for the lake banks to be exposed this time of year. Crews will make sure the lake banks are well prepared for the upcoming rainy season. Overall, the lakes are in pretty good shape. The Huckleberry Pond 800' ShoreSox® restoration project was completed. The Florida Fish and Wildlife Commission (FWC) gave verbal approval to stock the amounts remaining on the grass carp permit. Documents are pending and the permit is expected within the next two weeks.

- **Consideration of Annual Management Program Agreement (Contract Renewal for Annual Lake Maintenance)**

Mr. Mazzoni presented the Premier Lakes Annual Management Program Agreement for renewal at the current rates for another two years. The contract expires in August 2026. He recommends approval.

Mr. Mazzoni and Mr. Kurth responded to questions and noted that Premier is prioritizing which ponds require the ShoreSox® system or another remedy for shoreline erosion repairs, which will be provided to the District Engineer for input prior to commencing projects. They reviewed the terms and conditions in the Agreement. Ms. Willson stated she will prepare an amendment to the District's Form of Agreement.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, authorizing District Counsel to prepare an amendment to the District's Form of Agreement extending the Premier Lakes' Annual Lake Management contract another two years, in a not-to-exceed annual amount of \$127,920,000, equating to a not-to-exceed monthly amount of \$10,660, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Hlebak presented the March Monthly Summary Report. The dog park projects are 50% completed and the greens recovered and crews started mowing. Mr. Mazzoni stated two more dog parks were authorized for turf replacement, due to the condition of the sod.

Discussion ensued regarding responding to resident complaints about the dog parks and explaining the pilot program to them, actions leading up to the decision to remove the slide at the Homestead playground, and initiating the process of polling residents before the Board makes a major decision impacting residents.

The Board is in agreement with Staff sending the playground equipment survey to residents.

- **Discussion: Facility Exceptions and Review Process**

Mr. Mazzoni discussed a resident who used Chapin Pass pocket park without authorization, installed a water slide, and used the CDD's electricity, and their negative response to Amenity Staff when told about the violation. A letter will be sent suspending the person's amenity privileges, based on violating the CDD's policy. The letter will invite them to attend the May 13, 2026 meeting.

Mr. Mazzoni explained his and Ms. Hlebak's decision, which was based on the Amenity Policy, to deny a rental request for an event at Cunningham Hall. The person is running for a School Board seat but gave different reasons about the event.

Discussion ensued regarding possibly changing the Policy to allow residents to use the amenity for that type of event.

Ms. Willson stated that the amenity cannot be used for private commercial purposes because it was funded with tax-exempt bonds nor can it be used for events that are not permitted or not suited for the building. The Amenity Policy states it "prohibits petitions, posters or promotional material originated, solicited, circulated or posted on CDD property unless approved in writing by the Amenity Manager."

SEVENTH ORDER OF BUSINESS**Discussion/Update: Landscape
Maintenance Area (Pasco County)**

Mr. Mazzoni stated the County Commission voted 3 to 2 to go back to the effected communities and to place the Rangeland Extension Project on hold, as they want to conduct further studies. He reviewed the lengthy document and noted the development of the road has plans to install a new pond on CDD property. The County rejected the recent submittal of the CDD's Preliminary Site Plan and wants the CDD to engage a Civil Engineer to develop the plan for the landscaping maintenance chart, amongst other items that will cost about \$80,000. If the CDD defers the project until the County starts its project, he thinks it will lead to further negotiations. He plans to speak to County Staff who are more receptive to these types of situations to see if that is an option for the CDD. He will provide his and the District Engineer's recommendation at the next meeting.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

Mr. Mazzoni presented the Unaudited Financial Statements as of February 28, 2026.

Mr. Kurtz asked for an update on the process of transferring the lien and collection of commercial property fees over to the CDD. Ms. Willson stated the CDD is able to accept assignment of the lien and the collection process. She is working with the Developer on preparing draft documents.

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

NINTH ORDER OF BUSINESS**Approval of March 11, 2026 Regular
Meeting Minutes**

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

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

Items 1, 4, 5, 6, 8, 9, 12, 13, 14, 15 and 17 were completed.

Item 13: As some Board Members want to attend the CDD 101 presentation, Ms. Willson advised noticing it as a Workshop, which will require taking meeting minutes. A quorum is not required and no action will be taken by the Board at the Workshop. Ms. Hlebak stated most of the questions she received are from new residents asking what their CDD assessments are paying for. The Workshop will be advertised for April 28, 2026 at 6:30 p.m., at Cunningham Hall.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Mazzoni stated that, based on Ms. Willson’s research, he will let the Lotus Apartment Complex know that the property owner, not the CDD, is responsible for its road or stormwater drains. Ms. Willson stated research shows there is nothing in the file assigning responsibility of the road or the stormwater drains to the CDD.

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

• **Operations Report**

The April Monthly Field Operations Report was included for informational purposes.

• **Discussion/Consideration of Setting FY2027 Budget Workshop**

On MOTION by Ms. Anderson and seconded by Mr. Kurtz, with all in favor, authorizing Staff to schedule and advertise a Budget Workshop for May 19, 2026 at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, was approved.

• **NEXT MEETING DATE: May 13, 2026 at 5:30 PM**

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 13, 2026 meeting.

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

This item is included for informational purposes.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

Ms. Anderson asked about the proposal to enhance the Butterfly Garden. Mr. Mazzoni stated he approved Juniper’s request to delay this until the May meeting, given their workload and because the planting season already ended.

THIRTEENTH ORDER OF BUSINESS

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

MPOA President Neal Johnsky thanked everyone for the services they provide the CDD. He noted the MPOA entered into a Community Access Agreement with Spectrum last year and since it is unable to use the 16 courtesy accounts for internet and voice access, he offered it to the CDD, which will cut the CDD's expenses. Ms. Hlebak will work with Mr. Johnsky on implementation.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the meeting adjourned at 7:44 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair