

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 13, 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.
Alex Kurth (via Zoom)	Premier Lakes, Inc.
Renee Hlebak	WTS-AAG - Starkey Ranch Lifestyle Director
Paul Gomez (via Zoom)	Juniper
Matt Gerich (via Zoom)	Juniper
Michael Hudak	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Mazzoni called the meeting to order at 5:30 p.m. Supervisors Comella, Anderson, Kurtz and Jackson were present. Supervisor Bruno arrived shortly after roll call.

All recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

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

Resident Michael Hudak stated his attendance pertains to the Notice of Suspension Letter he received, which is the Ninth Order of Business. He discussed his version of the events resulting

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

in Management suspending his family's amenity privileges. He was not aware of the Amenity Policy and apologized for violating them. Mr. Mazzoni suggested he speak to the Amenity Management Team to avoid a similar situation in the future.

- **Discussion: Letter to Hudak Residence Regarding Notice of Suspension – Violation of Amenity Policy**

**This item, previously the Ninth Order of Business, was presented out of order.**

The letter was included for informational purposes.

Ms. Comella deemed it appropriate to lift the suspension, given it transpired over 30 days ago. Mr. Hudak stated he did not require a letter ending the suspension.

**On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, ending the suspension of amenity privileges of those residing at the Hudak residence, 12330 Lyon Pine Lane, Odessa, Florida 33556, was approved.**

### THIRD ORDER OF BUSINESS

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

#### A. **Consideration of Proposal for ERP Statement of Inspection**

Mr. Brletic presented the Brletic Dvorak, Inc. (BDI) proposal to conduct inspections and to bring all but two of the 22 deficient South Florida Water Management District (SFWMD) stormwater permits into compliance; Ms. Willson is researching the two other areas, since the CDD does not own the property. Any additional work needed is unknown until the inspections are completed. The Districts Form of Agreement will be prepared.

**On MOTION by Mr. Jackson and seconded by Ms. Anderson, with all in favor, Brletic Dvorak, Inc. (BDI Engineering) proposal for Environmental Resource Permit (ERP) Statement of Inspection, in the amount of \$7,350, was approved.**

### FOURTH ORDER OF BUSINESS

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

Mr. Kurth stated crews continue treating weeds and algae blooms, due to low water levels, which are typical this time of year. He suggested sending a notice to residents about trash ending up in the lakes, specifically on Rangeland. The grass carp arrives on Friday and will be

deposited in deep water lakes. Mr. Kurth discussed the maintenance protocol and the chemical applied when the water levels are low, which eliminates weed growth in the future.

**FIFTH ORDER OF BUSINESS**

**Monthly Landscaping Community Update  
[Sunscape/Juniper]**

Mr. Soety reported the following:

- The reclaimed water supply is low due to the drought. The water truck is coming in handy and drought stressed areas and new plant materials are being hand watered. The water truck will remain through May, possibly into June, depending on the weather conditions.
- Crews are still working to maintain pockets of firebush that are recovering from the freeze. He submitted a proposal to replace pockets of firebush and grasses that did not recover.
- Pine straw was applied, which will help with weed suppression and moisture retention in the beds.

Mr. Mazzoni stated that rain is not in the forecast for another four weeks. A neighborhood asked him about irrigation usage and he confirmed with Mr. Soety and Mr. Gomez that the CDD is allowed to run irrigation on the days they are testing it. Technicians will follow the Pasco County and the SWFMD rules. Mr. Gomez stated crews will be focusing on water days, which are getting shorter, which will result in relying on the water trucks.

**SIXTH ORDER OF BUSINESS**

**Consideration of Juniper Landscape  
Proposal No. 392119 [Butterfly Garden  
Enhancement]**

Mr. Mazzoni presented Juniper Landscape Proposal No. 392119 to enhance the Butterfly Garden. The proposal was submitted to the Developer who has not committed to funding the project.

Discussion ensued regarding allocating funds in the Fiscal Year 2027 budget.

Mr. Soety recommends planting in the fall rather than in the summer. Ensuring the new design includes keeping the existing rose bush and plant material and tabling this item, as the MPOA President expressed interest in funding some of the project were discussed.

This item was tabled.

**On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, designating Karen Anderson to serve as point of contact with the MPOA, to discuss contributing funds to the CDD for enhancements to the Butterfly Garden, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion/Update: Landscape Maintenance Area (Pasco County)**

Mr. Mazzone and the Board discussed the information in the memorandum outlining the proposed landscaping maintenance yard area project updates, which are based on discussions with Pasco County Staff. Overall, County Staff willing to consider an agreement with the CDD for temporary use of the facility, which will require obtaining a permit and is subject to not developing the property.

**On MOTION by Mr. Bruno and seconded by Ms. Anderson, with all in favor, authorizing Mr. Jackson and Mr. Mazzone engage with Pasco County and identify costs and restrictions to allow the CDD temporary use of the property for a landscape maintenance yard, was approved.**

In response to a question regarding the alternative locations, Mr. Mazzone stated the Developer is not interested in selling the Welcome Center to the CDD. The CDD will be the first ones contacted if they change their mind.

Discussion ensued regarding the options/alternate locations outlined in the memorandum, identifying actual usage for the landscape yard, and allocating funds in the Fiscal Year budgets for future development projects, etc.

Mr. Mazzone stated he will find out if the Long Leaf Landowner is interested in selling their land and will check the files for the proposed plans for the District Office.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Hlebak presented the April Monthly Summary Report.

Discussion ensued regarding the survey stats, moving equipment in the dog park, bike park usage, preparing marketing materials of the CDD amenities to eblast to residents, and exceeding budget due to miscoding specialty items.

**NINTH ORDER OF BUSINESS**

**Discussion: Letter to Hudak Residence Regarding Notice of Suspension – Violation of Amenity Policy**

This item was presented following the Second Order of Business.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Mazzone presented Resolution 2026-03. The proposed Fiscal Year 2027 budget will be reviewed in detail at the Budget Workshop scheduled for May 19, 2026.

Discussion ensued regarding a proposed assessment increase, increased landscaping costs, and ensuring the CDD allocates sufficient funds due to age of its assets.

The consensus was to not approve the proposed Fiscal Year 2027 budget and only to set the Fiscal Year 2027 budget public hearing date.

**On MOTION by Mr. Bruno and seconded by Mr. Kurtz, with all in favor, setting the Fiscal Year 2026/2027 Budget Public Hearing for August 12, 2026 at 5:30 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2026**

Mr. Mazzoni presented the Unaudited Financial Statements as of March 31, 2026. Ms. Willson and the Developer are developing a process to collect fees from the commercial property owners.

The financial were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. April 2, 2026 Workshop**

**On MOTION by Ms. Anderson and seconded by Mr. Jackson, with all in favor, the April 2, 2026 Workshop Meeting Minutes, as presented, were approved.**

**B. April 8, 2026 Regular Meeting**

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the April 8, 2026 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Action & Completed Items**

Items 3, 4, 6, 8, 9, 12, 14, 15, 16, 19, 20 and 21 were completed.

Item 2: Mr. Mazzoni found options that the Aquatics Team can use to eradicate cogongrass without harming the environment. He and the District Engineer are determining how the method would impact the preserve areas. If the Board chooses that route, he will be incorporating the remedial costs into the proposed Fiscal Year 2027 budget.

Item 4: The CDD received the repair costs for the Heart Pine Avenue roundabout and bridge from the insurance companies, which is outlined in the Operations Manager Report. Both projects are completed.

Item 13: Once the future ShoreSox® restoration projects are decided upon, those costs will be incorporated into the Fiscal Year 2028 Budget and beyond.

**FIFTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated work on the commercial property items continues. Comments from the Developer on the form of Assignment are pending. This will place the District in a better position to collect those fees.

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

- **Operations Report**

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

- **UPCOMING MEETINGS**

- **May 19, 2026 at 5:30 PM [Budget Workshop]**

- **June 10, 2026 at 5:30 PM [Regular Meeting]**

- **QUORUM CHECK**

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

**SIXTEENTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Kurtz asked Mr. Mazzone to inspect the raised concrete on Barbour Trail and Night Star Trail and find out if the turf ruts near the Esplanade roundabout and triangles were repaired.

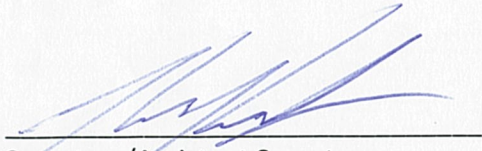
**SEVENTEENTH ORDER OF BUSINESS****Public Comments (non-agenda items) [3 minutes per person]**

No members of the public spoke.

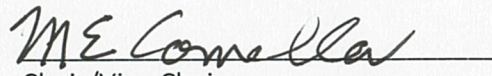
**EIGHTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the meeting adjourned at 7:55 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair