

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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August 5, 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 August 12, 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. Engineering Project Updates: *BDI Engineers*
4. Monthly Aquatics Community Update: *Premier Lakes*
5. Monthly Landscaping Community Update: *Sunscape/Juniper*
6. Resident Presentations/Consideration of Flock Cameras Installation [10 minutes per presentation/10 minutes question period]
7. Presentation/Consideration of Kilinski | Van Wyk Proposal for District Counsel Services
8. Consideration of Holiday Lighting Proposals
 - A. American Illuminations
 - B. Decorating Elves
 - C. Festive Glow
9. Consideration of Resolution 2026-07, Amending Resolution 2026-03 to Re-Set the Date, Hour and Location of Public Hearing on the Fiscal Year 2027 Proposed Budget Thereon; Providing a Severability Clause; and Providing an Effective Date
10. Acceptance of Unaudited Financial Statements as of June 30, 2026
11. Approval of Minutes

- A. July 7, 2026 Workshop
- B. July 8, 2026 Regular Meeting

12. Action & Completed Items

13. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Operations Report
 - NEXT MEETING DATE: September 9, 2026 at 5:30 PM [Adoption of FY2027 Budget and O&M Assessments]

○ QUORUM CHECK

SEAT 1	KEVIN KURTZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	WILLIAM DAVID JACKSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KAREN ANDERSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MATT BRUNO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARY COMELLA	☐ IN PERSON	☐ PHONE	☐ 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