

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on November 4, 2020, immediately following the Landowners' Meeting scheduled to commence at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public may participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Tim Green	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes (via telephone)	District Engineer
Mark Yahn (via telephone)	Sunscape Landscape Consultant
Sidney Manas (via telephone)	WTS Starkey Ranch Lifestyle Director
Katie Chandler	WTS
Mary Ellen Comella	Supervisor-Elect
Jason Silber	Supervisor-Elect

Residents present were:

Cameron Spears	Bob Comella	Krzysztof Rzymiski
Edward Bodden	Mike Youdai	Larry Sekely

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:04 a.m. Supervisors Liquori, Call and Green were present. Supervisor Berlinsky was not present. One Seat was vacant.

SECOND ORDER OF BUSINESS**Public Comments [3 minutes per person]**

Resident Edward Bodden asked if there would be a resident roll call. Mr. Adams stated Staff records the names all meeting attendees and identifies residents who make comments.

THIRD ORDER OF BUSINESS**Administration of Oath of Office to Newly Elected Supervisors [SEATS 3, 4 & 5] (*the following to be provided in a separate package*)**

Mr. Adams stated only the Supervisor in Seat 4 would be sworn in today. Since Seats 3 and 5 were elected through the General Election, under the law, the elected Supervisors would be sworn in at the next meeting.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Green, who received a total of 553 votes at the Landowners' Election. He provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2021-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-02 and reiterated that Mr. Green received a total of 553 votes at the Landowners' Election.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Resolution 2021-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the TSR Community Development District, and Providing for an Effective Date

Mr. Adams presented Resolution 2021-03. He noted that the two elected to Seats 3 and 5 could not, by law, take their seats until November 17, 2020. Mr. Liquori nominated the existing slate of officers, as follows:

Mike Liquori	Chair
Matt Call	Vice Chair
Chuck Adams	Secretary
Tripp Berlinsky	Assistant Secretary
Timothy Green	Assistant Secretary
Vacant	Assistant Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the TSR Community Development District, and Providing for an Effective Date, as nominated, was adopted.

SIXTH ORDER OF BUSINESS**Discussion: Landscaping Improvement in Open Space Next to 3100 Barbour Trail**

Mr. Adams stated that the Sixth and Seventh Orders of Business were requested by Resident Krzysztof Rzymiski. He asked Mr. Rzymiski to address the Board.

Referencing photographs, Mr. Rzymiski voiced his opinion that the public open space next to his home is an eyesore and, although he brought it to the landscapers' and Management's attention, the space is still overrun with weeds, has several patchy areas and is not consistent with the standards of other parts of the community. He asked the Board to consider long-term maintenance solutions for the parks and open spaces and to replace the grass with zoysia grass.

Mrs. Adams stated she recently received a proposal for partial replacement of some of the worst areas but, at the last meeting, it was determined that there were more pressing priorities and the landscaping would be delayed. Ms. Comella stated that she toured the open space and other pocket parks and concurred that those areas are not up to par with Starkey Ranch. She suggested identifying areas in need of maintenance to bring them up to par for inclusion in the budget. Discussion ensued regarding maintenance costs, how the areas were platted, the best grasses for high-intensity foot traffic, dollar weed, irrigation and tree lawns. Mr. Adams stated Staff would inspect the areas, secure options to remedy the landscaping issues and report the findings at the next meeting.

SEVENTH ORDER OF BUSINESS**Discussion: Traffic Calming Plan on Barbour Trail**

Mr. Rzymiski expressed his opinion that the recently completed road and bridge work on the northern part of Barbour Trail resulted in increased speeding by construction vehicles. He requested the following three traffic calming items to prevent accidents:

1. Install signage at the beginning of Barbour Trail and the intersection of Rangeland Traffic Circle stating that construction traffic is not allowed in the area.
2. Ask the builders to inform all contractors of the speed limit and for them to use Rangeland instead of the southern part of Barbour Trail.

3. Transfer ownership of the roadway to Pasco County so that other mitigation options could be considered.

Mr. Liquori stated Staff would act on the first two requests. He asked Ms. Willson to address transfer of ownership. Ms. Willson stated several of the District's roads were in the process of being conveyed to the County. She would check the status of the northern portion of Barbour Trail and report her findings at the next meeting. Mr. Adams stated Management would urge the builder to install temporary signs addressing construction traffic.

EIGHTH ORDER OF BUSINESS

Consideration of Draft Final Plat for Esplanade at Starkey Ranch Phase 4

Ms. Willson presented the Draft Final Plat for Esplanade at Starkey Ranch, Phase 4. The homebuilder requested inclusion of this item on the agenda and asked for Board approval, with the incorporation of comments by the District Engineer and District Counsel, if any, and authorizing the Chair to sign. In response to Mr. Liquori's question regarding the bond issuance, Ms. Willson stated she would work with Management to ensure the final plat matches the correct number of lots for the bond issuance.

On MOTION by Mr. Liquori and seconded by Mr. Green, with all in favor, the Draft Final Plat for Esplanade at Starkey Ranch Phase 4, in substantial form, and authorizing the Chair to execute, was approved.

NINTH ORDER OF BUSINESS

Consideration of First Amendment to Sunscape Consulting, Inc., Landscape Management Agreement

Mr. Adams presented the First Amendment to Sunscape Consulting, Inc., Landscape Management Agreement. The contract was updated to reflect an adjustment in pricing due to a change in the scope; the start date would be retroactive to October 1, 2020. Discussion ensued regarding the Agreement, the budget, the Developer and subsidies.

On MOTION by Mr. Liquori and seconded by Mr. Green, with all in favor, the First Amendment to Sunscape Consulting, Inc., Landscape Management Agreement, was approved.

Mr. Adams presented a proposal by Florida Natives Nursery, Inc., for \$67,800, for mitigation site maintenance and monitoring of weeds, exotics and invasives for three years.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the Florida Natives Nursery, Inc., proposal, in the amount of \$67,800 for three years, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the Unaudited Financial Statements as of September 30, 2020, were accepted and closing out the Construction Funds for the Series 2015A, 2016 and 2017 bonds, pending Engineering certification, was approved.

ELEVENTH ORDER OF BUSINESS

Approval of October 14, 2020 Virtual Public Hearing and Regular Meeting Minutes

Mr. Adams presented the October 14, 2020 Virtual Public Hearing and Regular Meeting Minutes. The following changes were made:

- Line 26 and throughout: Change “Camilla” to “Comella”
- Line 44: Change “landscaping at Golden Rod by” to “Golden Rod landscaping on”
- Lines 46 and 49: Change “Knight’s Star Trail” to “Night Star Trail”
- Lines 103 and 120: Change “Mr. Liquori” to “Mr. Call”
- Line 173: Change “palm” to “pine”

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the October 14, 2020 Virtual Public Hearing and Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Ms. Willson reported the following:

- The Governor's Executive Orders expired and in-person meetings would be occurring, with adequate social distancing.
- Staff would continue working with the County to make sure that all roadways are properly conveyed.

B. District Engineer: *Heidt Design, LLC*

Mr. Wilkes reported the following:

- Staff was working with Pasco County Staff regarding the roadway conveyances.
- Staff was in the process of obtaining quotes for conservation M11-A repairs.
- The map would be finalized with the graphics team tomorrow and he would forward it upon completion.

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

I. Discussion: Electronic Agenda vs. Hardcopy

The Board wished to receive a hardcopy of the agenda.

II. NEXT MEETING DATE: December 9, 2020 at 5:00 p.m.

Mr. Adams inquired about whether to cancel the next meeting or move it to December 2nd or 16th. The Board decided to reschedule the next meeting to December 2, 2020.

- **QUORUM CHECK**

D. Lifestyle Director & Amenity Manger: *WTS International*

Ms. Manas reviewed the WTS Monthly Report.

I. Pocket Park Event Use Request Form

Ms. Manas stated that the intention of the request form is for Staff to have a record of who is using the space and when and to make sure they have proper documentation, such as

vendor insurance. Discussion ensued regarding the request form, the pocket park reservation process, insurance, CDD rules, liability and revising the language of the request form. Mr. Liquori suggested tabling this item to the next meeting to make sure that all necessary information is included on the request form.

II. Pressure Washer Options

Ms. Manas presented the following options:

Option 1: Utilize a pressure washer with a 100-gallon tank that would work in conjunction with the previously-approved 5'x10' trailer attached to the back of a gator.

Option 2: Utilize a trailer pressure washer mounted on the back of the gator.

Discussion ensued regarding the options, the trailer, the flatbed and storage space.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Option 1 for pressure washing the common areas, was approved.

III. Pool Resurfacing

Ms. Manas presented three quotes, presented photographs and discussed the references and pool construction. Discussion ensued. The Board's consensus was to postpone resurfacing to the next fiscal year and patch areas in the interim.

E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

Mrs. Adams reported the following:

- The November mulching was postponed to a later date due to availability of product.
- The Davey Tree contract was revised and executed. The project would commence in November with the second phase scheduled in March.
- Staff received a \$53,000 quote from RIPA for the conservation M11-A washout required repair and is in the process of securing an additional quote.
- SOLitude commenced required Sonar treatments on Huckleberry Pond on October 12th.

Mr. Call stated, regarding the landscaping work orders, he coordinated with Down to Earth Landscaping (DTE) about the enhancements discussed at the last meeting and agreed on a \$23,000 final scope of work. The proposals were forwarded to Management for execution.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Discussion ensued regarding the maintenance of the roads, the weeds and pine trees, as raised by Mr. Larry Sekely.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the meeting adjourned at 10:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair