

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 12, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Gary Hawkins (via telephone)	Down to Earth Landscape (DTE)
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Mark Yahn	President, Sunscape Consulting, Inc. (SCI)
Pete Soety (via telephone)	SCI

Residents present via telephone or in person were:

Larry Sekely	Krzysztof Rzymiski	Kristy Abbasciano	Nicole _____
Dustin Johnson	Mark Goeshin	Mike Krnjaich	Alex Connors
Matt Labore	Jo Ann Otero	Peter Carey	Percy Coleman
Bob Kind	Chris Gaj	Elise Rzymiski	Brian Cox
Alex Connors	Nick Urena	Tammie Stewart	Sarah Williams
Michael Wisper	Benjamin Sanchez	Stephanie Cryer	Bruce Pedersen
Other Residents			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Liquori, Call, Silver and Comella were present, in person. Supervisor Green was not present.

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

Resident Larry Sekely asked if the Builders were addressing the ongoing pond and alleyway issues he discussed at the last meeting. Mr. Adams replied affirmatively.

Resident Krzysztof Rzymiski thanked the Board, Mr. Adams and Mrs. Adams for what they do working with the community and having open communications with the residents. He suggested newer residents listen to past meeting minutes to understand what projects were proposed and discussed in detail.

A resident on the phone asked that the meeting be turned into a web session so other people could participate. Mr. Liquori understood there are issues with the speaker and noted that the issue could not be fixed tonight.

The following is a synopsis of resident issues, suggestions to address speeding on Barbour Trail and throughout the community and other requests/suggestions to improve the community:

- Some residents did not support sharing the cost to install speed monitoring boards, as the issue was specific to only certain areas. They suggested that affected residents pay the cost and asked the Board not to rush into a decision.
- Certain HOA and CDD bylaws and responsibilities were read and Statutes were mentioned. The thought was that, based on the definitions in the current documents, that it is not within the scope of the Board but the CDD could undertake this activity and install those signs if it changes the scope of work.
- Other suggestions were to consider installing stop signs at both ends of the bridge and both ends of Barbour Trail to slow down traffic and on Riders Pass and the Rangeland Boulevard intersection. This could be a less costly option for residents and the community; however, other residents thought signs already littered the road and some were outdated and needed to be removed.
- Another suggestion was for homeowners to trim the street trees in front of their property for better line of sight views.

Mr. Liquori stated it was necessary to discuss meeting decorum and noted that, if there are further interruptions, the conference call would end, as the District is not under a

requirement to allow residents to attend, via conference call. Residents can appear in person if they cannot hear, as this is an open public meeting.

➤ It was again suggested that affected residents pay the costs and that the Board not rush to a decision. Others believed benefits far outweigh the cost that the CDD or HOA would incur. It was noted that the devices could be rotated around the community to deter reckless driving.

Resident Nicole _____, asked for meetings to be scheduled later in the day so those that work during the day can attend.

➤ Residents on Barbour Trail stated that they just want drivers to drive the speed limit so it is safe for kids to ride bikes and play in front of their homes.

➤ Some residents felt that the issue was not limited to vehicles, as they observed semi-trucks speeding down the road.

Resident Jo Ann Otero stated that she observed the alleyway drainage areas caving in from the construction trucks coming through; she felt that they need to be addressed immediately. She asked the Board to consider installing waste receptacles for dog walkers, as she observed many bags being left on the ground, and to assign one parking space per household, as there were typically no spots available for guests.

Mr. Adams noted that the conference call was no longer active.

➤ Resident Percy Coleman reported an incident of being attacked by someone in the audience at Willow Branch who hit his golf cart and accused him of speeding, although the cart only goes up to 25 miles per hour (mph).

➤ Resident Bob Kind's comment was inaudible.

➤ Residents hoped the conversations would help encourage the community to slow down, as there was concern with schools opening and there was presently nothing to protect the kids.

Resident Nick Urena suggested installing a pedestrian walkway by the Welcome Center to connect the paths.

THIRD ORDER OF BUSINESS

Update: Roadway Ownership and Maintenance Turnover Reconciliation

Ms. Willson stated that Mr. Call had several conversations with the County and was monitoring when the roadway maintenance bond period expires with the County. They would

ensure that, once the maintenance bonds are released, the County records are updated appropriately. In order to provide regular updates, this item would remain on the agenda.

FOURTH ORDER OF BUSINESS

Ratification of Conveyance Agreement to Turn Over Westbay Parcels A and B1 to the CDD

Mr. Call identified the location of Westby Parcels A and B1 on a map. It was noted that the ponds and wetlands, not lots, would be turned over to the District. This item was deferred to the next meeting, until backup materials are provided.

FIFTH ORDER OF BUSINESS

Discussion/Consideration Partnership with Pasco County Public Works for Installation and Monitoring of CDD Purchased Speed Monitoring Boards

- **Radarsign Quotation for Safety in a Box Turn key Bundle: Solar TC-600S-13 Full Matrix Display Area**

Mr. Adams presented the email thread between Mr. Call, Mr. Wilkes and Pasco County Representatives regarding creating a partnership where the District purchases the speed monitoring boards and the County would install and monitor them at the County's expense and convey data to the Sherriff. He presented a \$16,262 proposal, with a discount, to install four signs and 12' solar powered poles, instead of the typical 16'. The poles would be sunk into the ground, as those with stands are often stolen. The County is familiar with the brand, identified them specifically and offered to relocate them for a nominal fee.

Board Members asked if installing stop signs was ever researched. Mr. Wilkes stated that the County is willing to discuss this with the District; however, the County has preferences. He would have to discuss the effectiveness with the County. Discussion ensued regarding homeowner comments. Actions, aside from the ones the District had already taken, would be considered and taken on behalf of the whole neighborhood.

Resident comments continued about residents engaging law enforcement and installing their own speed bumps. A resident felt that they cause more harm than safety and asked what the results were from the speed monitor at Barbour Trail last November.

Mr. Liquori stated that the District would deal with this issue and discuss it with the District Engineer to determine the best approach. He encouraged residents to voice their concerns at the Pasco County Commissioner's meeting, as the Commission has the authority to make changes to police and handle speeding issues, not the CDD.

Mr. Silber believed the CDD should not have to pay for signs and recommended sending another letter advising the County that it is the County's responsibility. He reiterated that residents should contact the Sheriff and the County Commissioners directly, as they have jurisdiction. He directed them to the County Commissioner's website to obtain meeting dates.

For the next meeting, Staff was directed to obtain information about the speed boards, how data is obtained and used, relocation costs and the cost for additional stop signs and off-duty Florida Highway Patrol (FHP) patrols for inclusion in the proposed Fiscal Year budget. Mr. Wilkes would research the potential for stop signs and FHP patrols. It was noted that Barbour Road is a County road and the maintenance bond will be released December 25, 2021.

A resident and former law enforcement officer stated that residents should contact FHP directly because, as soon as FHP receives a large number of calls, FHP would dedicate a trooper to conduct drive bys; there was no need for the CDD to hire FHP to patrol. He stated that portable signs are better than those installed in the ground.

Resident Bruce Pedersen distributed his business card and offered to make and install signs, free of charge. He noted several alligators near his residence.

Residents were asked to convey to fellow residents that they should contact FHP and attend the County Commissioner's meeting to get this matter on the public record.

A resident asked how residents get an item on the agenda. Residents were instructed to call or email the District Manager or one of the Supervisors. Regarding addressing parking on the road, the resident was advised to contact the County directly, as this is not a CDD matter.

SIXTH ORDER OF BUSINESS

Discussion: Budget Considerations - FY 2022 Landscape Repairs/Improvements

Mr. Yahn distributed and presented the Fiscal Year 2022 Landscape Work Orders Summary Analysis package for the overall community, including associated costs, color coded map and photographs. He discussed prior repairs were due to cold weather and old plant

material not regenerating. As part of maintenance, he suggested the District implement an ongoing program, including mowing, sod/plant replacement with a monthly or semi-annual assessment for replacement to address pedestrian traffic and other effects and to maintain the natural beauty of the landscape. He offered to develop a pattern or correction plan with associated costs and suggested the District include these costs in the first quarter of each year's budget to stay up with that portion of maintenance; although not everything had to be done now. The life expectancy of Zoysia turf, is 10 to 20 years or beyond, with good care.

Mr. Yahn noted that the Down-to-Earth (DTE) proposal for sod was based on contract rates and was slightly high. A secondary quote was obtained from Resmondo Sod; however, the DTE contract stated it could provide certain unit prices, if the District authorizes "work as you go" and is able to determine the amount of turf to be replaced at a certain time. He suggested including herbicide applications for seeded areas to prevent invasive weeds and grasses from growing on the new Zoysia turf, as this was not included in the Resmondo proposal.

Mr. Liquori asked why the sod at Rangeland Boulevard never looked good from the beginning and continues to deteriorate. Mr. Yahn explained that the area was never sodded, it was only seeded. No one could recall why seed, instead of sod, was selected for that area.

A homeowner asked if the District could sod an area around the pond that was not being maintained properly, near the conservation area at Rangeland Boulevard. The area was full of dirt and weeds. It was noted that Bahia sod was installed at the retention ponds for erosion control purposes and could have migrated to other areas. Mr. Yahn stated areas are inspected twice a month. He encouraged residents to notify Staff of areas of concern and SCI would report to Staff after inspections. He would inspect the area today.

A Board Member stated he observed that the reclaimed water pressure at Rangeland Boulevard was low. Mr. Hawkins stated he would inspect that area.

Board Members discussed the proposal amounts against the proposed Fiscal Year 2022 budget, prioritizing projects, whether assessments would increase and the suggestion to consider obtaining a loan to complete projects all at once, given the low interest rates. For the next meeting, Staff was asked to add an individual "turf replacement" line item to the proposed Fiscal Year 2022 budget and designate \$150,000 and to provide a list of upcoming projects.

Mr. Yahn talked about the Turf Care Program and noted the contract included an 8.5% management fee for improvements, which was not charged last year. This could be discussed later and the District could choose not to have them manage the project. Added parcels should be included in the SCI and DTE proposals next year.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. Mr. Wilkes and Staff were working on certification close outs of the Series 2015A, 2016 and 2017 Capital Projects Funds. It was noted that the budget fiscal year runs October 1 through September 30. Regarding a directive in the last minutes, Mr. Adams explained that it was not necessary to reallocate funds to offset another line item; the only concern is not to exceed the cumulative budget. Discussion ensued regarding a comment that the holiday decorations final product was less festive compared to the amount billed.

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of April 14, 2021 Regular Meeting Minutes**

Mr. Adams presented the April 14, 2021 Regular Meeting Minutes. The following change was made:

Line 34 and throughout: Change "Christof O'Jenski" to "Krzysztof Rzymiski"

Discussion of Unaudited Financial Statements as of March 31, 2021 Resumed

A Board Member reiterated a request that check runs be included in the agenda.

A Board Member asked when the audit is due. Mr. Adams stated it would be presented at the June meeting; however, it may be July, as Ms. Willson noted it is due to the State by the end of June.

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the April 14, 2021 Regular Meeting Minutes, as amended, were approved.

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

Mr. Adams presented the Action & Completed Items List.

Items 2, 5, 6, 9, 15, 16 were completed.

Several action items were discussed and updates are noted on the Action Item List.

- **FY 2021 Landscape Work Orders Summary**

This item was an addition to the agenda.

“DTE (W/O)” Section: Mrs. Adams to remove the four estimates, totaling \$18,150, from the FY 2021 Landscape Work Orders Summary, as they are deferred at this time.

TENTH ORDER OF BUSINESS**Staff Reports**

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

Ms. Willson had nothing to report.

Mr. Liquori asked Ms. Willson to call him to discuss the District’s legal requirements, with regard to holding virtual meetings and to revolve the cross talk issue. Ms. Willson stated that, as long as the District provides adequate public access to attend meetings in person, the District is not required to offer public comments virtually or telephonically, unless in-person attendance is limited or the Board wants to allow the public to attend via telephone, if noticed appropriately.

B. District Engineer: *Heidt Design, LLC*

There being no report, the next item followed.

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

I. 3,463 Registered Voters in District as of April 15, 2021

There were 3,463 registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: June 9, 2021 at 5:00 p.m.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 9, 2021 meeting. Supervisor Silber would attend via telephone.

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

Ms. Hlebak reviewed the WTS Monthly Report, which was distributed during the meeting. The following actions would be taken:

➤ Trapper Program: The trapper advised Mrs. Adams that, before she notified him of wild boar sightings, residents had already contacted him directly. Mrs. Adams would notify Steve of a resident's regular sightings at Cunningham Park at 5:00 a.m., on the weekends.

Ms. Murphy distributed and presented the Lifestyle Director/Amenity Manager Job Responsibilities List, Park & Pool Cleaning Schedule and the Program and Activities Survey.

The Board discussed the survey and expected response rate and asked Staff to include a section that allows residents to submit comments, questions and information about holiday lighting before it is emailed to the residents.

Ms. Murphy would send the amenity staff's year-to-date expenses and next year's projections to the Board, before the next meeting.

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

This item was deferred to the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member asked for the Long Spur, "Barker Park", Dog Park to be designated for small dogs, 25 pounds and under, until the one at Albritton opens, which was expected soon. He asked if any COVID-19 restrictions, remain active. Mr. Adams stated all restrictions in public spaces were lifted; it was now up to the local governments to enforce COVID-19 related restrictions. Ms. Hlebak stated that the only active restriction was on capacity for private rentals and waivers. Ms. Willson stated that the Board could lift all restrictions, unless the Board wants to implement a policy. Staff was directed to return to pre-COVID policies and remove the extra cleaning detail, effective immediately, and to refund any charges incurred. It can be offered to residents, as an option, but it was not a requirement.

TWELFTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the meeting adjourned.</p>
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Secretary/Assistant Secretary


Chair/~~Vice Chair~~