

**MINUTES OF MEETING
TALIS PARK
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, April 22, 2025, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor
Steven Wishner
Barry Sinoway
Barbara Hurt-Simmons

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn
Patrick Burgess
Ms. Michele
Alyssa Willson
Josh Evans

District Manager
Governmental Management Services
District Counsel (by phone)
District Counsel (by phone)
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Related to Right to Speak Statute Changes)

There not being any, the next item followed

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 18, 2025 Meeting

Mr. Winkeljohn: Moving to item No. 3 are the minutes from your February 18th meeting, and if those are in order, a motion is appreciated.

April 22, 2025**Talis Park CDD**

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, the Minutes of the February 18, 2025 Meeting were approved.

Mr. Winkeljohn: Actually, we're using some AI transcription technology and I forgot to do this, so if you could say your names, and then the computer will figure out who is who.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: The big reason we're here as I mentioned is the public hearing to adopt the 2026 budget. We knew in advance that our finances were going to be stable this year because of last year's increase and our capital projects are essentially over, and so with that we put the budget early to deal with schedules and that other reasoning, so if we could have a motion to open the public hearing that would be appreciated.

On MOTION by Mr. Sinoway seconded by Mr. Wishner with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-11 Annual Appropriation Resolution

Mr. Winkeljohn: At this time, we would take public comment and have a lengthy discussion about all of the efforts to keep the assessments the same but, since we've already had those discussions we probably don't have any new ones. I will say that we added a few things to the budget as the Board requested, we put in the crosswalk charter of our legacy titles of property with the street names and the marketing names and also the property types and it adds a lot of data to your budget but, it's a great baseline, so anyone who might want to trace the history of their property type, they'll be able to recognize it, so we've done that. We also circulated to the Board the list of vendors and contractors that are engaged with the District and their terms of their contract from professional services to maintenance vendors, so that was provided for you as well and as support for your budget. In the overview of the budget itself, as you know we raised the operation and maintenance assessment a little bit last year to begin replenishing the reserves that were used in the quite

April 22, 2025

Talis Park CDD

expensive berm project which was a two year project, and we'll give a report later about that project but, it's complete. The other thing we did was, well I mentioned the replenishing the reserve but, we also negotiated down our landscape contract a little bit, a significant amount actually so I feel very comfortable that we have the agility financially throughout the year for surprises like a lighting system that didn't work, or irrigation, and we have some significant planting to talk about that was brought up in the last few meetings, so I think you're well-financed and staff recommends this budget for approval and that would be through resolution #2025-11.

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, Resolution #2025-11 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-12 Levy of Non-Ad Valorem Assessments

Mr. Winkeljohn: Now that we've agreed on the assessment level and the line items to accompany it, we ask under resolution #2025-12 which is the collection method for our revenue which is the Non-Ad Valorem Assessment technique and resolution #2025-12 approves that for you.

Mr. Wishner: I don't know why but, I thought that was automatic?

Mr. Winkeljohn: No, you always have a choice on how you want to assess all of the are bad except this one, direct bill.

Mr. Wishner: Ok, let's go with that one.

Mr. Winkeljohn: Historically, you did actually had quite a few direct bills, you used to do that with the developers, they had that option.

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, Resolution #2025-12 Levy of Non-Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And with the hard work behind us, a motion to close the public hearing is welcomed.

April 22, 2025

Talis Park CDD

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to our staff reports, and we'll start with our guest Michele who's in for Alyssa, hello Michele?

A. Attorney

Ms. Michele: Hi, good morning, Board members, I don't have anything in particular to report but, I'd be happy to answer any questions or take back any requests back to Alyssa.

Mr. Winkeljohn: Thank you.

Mr. Wishner: I have a number of topics that I want to make sure we cover today but, none of them were legal.

Mr. Winkeljohn: Ok, and the only one I would chime in on is, and it's under manager's report but, with the attorney report it's helpful if you had any questions. You've done the financial disclosure form, it's online and the ethics training that's been circulated, I've added the links to what I think are the better ethics training, they're 2 blocks, 2 hours each, they give you a break so you don't have to endure 4 hours straight on your website so, it's on the agenda at the bottom, the talisparkcdd.com there's a link to that.

Mr. Wishner: And we have to do that every year?

Mr. Winkeljohn: Yes, every year.

Mr. Wishner: And it's 2 hours every year or 4 hours?

Mr. Winkeljohn: It's 4 hours, but the 2-hour block session was the best of the worst.

Mr. Wishner: And we have until the end of the calendar year?

Mr. Winkeljohn: It's every December 31st but, your form that you execute comes out in June and so you'll get an email like you did last year to renew your Form 1, and there's a box in there that you check that you completed the ethics training.

Mr. Wishner: Ok, and I'm sorry, just one more, does that represent the completion of the ethics training for the prior year or for the coming year?

Mr. Winkeljohn: It's in arrears.

Mr. Wishner: So, then that would be for 2024.

Mr. Winkeljohn: Yes, 2024, which ended December 31st, which was the first year of the requirement.

April 22, 2025

Talis Park CDD

Mr. Wishner: Ok.

Mr. Proctor: I think this might be a possible invoice to the continued turnover of the Fairgrove which is outstanding and Josh is obviously involved in it.

Mr. Winkeljohn: Right, and that's our next topic probably so we could blend right into that if you'd like.

B. Engineer

Mr. Evans: Ok, so they put those pipes in, and have you seen that lake lately?

Mr. Winkeljohn: I saw your picture, yes.

Mr. Evans: That thing was so low it looked awful. So, there's a problem installing pipes below the water table when you actually to keep water in the lake, and I said well let's wait until the lake gets to its very bottom which we concluded that last week that would be a good time to do it. So, they put the pipes as close to the water as possible, so just a little bit of it is exposed and I'm ok with it, you really can't install a pipe underwater. So, we got it as low as possible, they covered it with dirt, but they didn't stabilize it, now some of that dirt washed off into the lake. So, they did say they would be stabilizing it and sodding it this week sometime, so when I took those pictures I asked them to compact, and I'll just go back, compact, and I'll talk to them more about it, compact with soil, put the soil back and then sod it but, I think we should make them responsible for when they do this, the first couple of rains you have a washout because the roots don't grow into the dirt for a couple months, so I think we should keep them on the hook for maintaining that through mid-summer or so.

Mr. Wishner: They don't stabilize it with rock or anything?

Mr. Evans: No, rock really doesn't stabilize the soil, it will keep rock there but, it will still wash around it. When you put sod around it the roots grow down and it actually holds the soil, it's better actually than rock, unless you were going to do the whole lake bank with rock, then that would work but, if you just backfill with rock that doesn't work very well. So, they need to sod it, let that sod grow in, and be responsible for it for the duration of that sod growing in but, I am ok with the installation of the pipe.

Mr. Sinoway: Are you suggesting though that we take it over now because I'm not real comfortable with that if they don't complete the project. We've had this experience before with Corsica and I'm not willing to pay more money to fix their thing and you won't know whether it's good or not for a number of months, am I correct in that?

April 22, 2025

Talis Park CDD

Mr. Evans: Yes, and I don't know what method you go about doing that, I don't know if there's a, we take the lake but we make them continually responsible for those components but, it's totally up to you how you do it but, I'm suggesting we accept maintenance responsibility for those three pipes that are currently in the lake, the rest of the lake is fine though.

Mr. Wishner: Do you have input on that?

Mr. Winkeljohn: Yes, the correspondence about this topic with our attorney and the developer, they understood that it wouldn't be ready for today's meeting and they're not expecting an approval, and they also aren't expecting you to meet until the fall, which is unusual. So, there were no signs of heartburn for that cycle.

Mr. Evans: Perfect, then I would recommend then if that's the case then you absolutely do not until you have a permit.

Mr. Winkeljohn: Right, I think that makes sense, so I'd like to keep monitoring it in case something isn't being done well enough where we have a bigger problem, so they can mitigate it earlier than later.

Mr. Evans: Ok.

Mr. Winkeljohn: Michele are you good with that strategy?

Ms. Michele: Yes.

Mr. Winkeljohn: Thank you.

Mr. Wishner: Barbara are you ok with it?

Ms. Hurt-Simmons: I am ok with it.

Mr. Wishner: Ok.

Mr. Evans: The only other thing I had, a while back we sent the lake bank inspection report we do every year, and it hasn't been put on the Board's agenda but, there was like maybe 7 or 8 little lake bank erosion areas that we want to fix, do we just give that to the golf course, or what do you want me to do about that?

Mr. Winkeljohn: Well, do you remember what the type of repair it was going to look like?

Mr. Evans: It's minor, soil and sod.

Mr. Winkeljohn: I mean technically we can fix it but, on the golf course we'd typically don't.

Mr. Evans: Ok, so I can ask them.

April 22, 2025

Talis Park CDD

Mr. Winkeljohn: Yes, so we send it to Kevin and ask him for feedback.

Mr. Evans: Ok, I'll meet with Kevin and get it to him.

Mr. Winkeljohn: Ok.

Mr. Evans: And then if we have something that's leftover that they just say that's not our responsibility, I'll circle back to you.

Mr. Winkeljohn: Ok, that works.

Mr. Evans: And we do that, just to remind you, we do that report every year and document the lake bank, we didn't do it last year because of all the golf course renovations but, we're doing that again.

Mr. Winkeljohn: Very good, and do you use any technology on that, or do you just eyeball it and if you see something out of the ordinary you measure it?

Mr. Evans: We have criteria that we use, if it's more than a 6" drop from the sod to the bank that's considered a safety hazard by itself, so we use their criteria.

Mr. Winkeljohn: Ok.

Mr. Evans: And we go back and if see the slopes are getting like 3 to 1 or 2 to 1, then it's a big red flag, most of the time the slope stays at 4 to 1 it's just you have these areas where wave action reduced the soil and you create your normal slope it drops like a little ledge, so you want to get rid of that.

Mr. Sinoway: I still have another question if you don't mind.

Mr. Evans: Sure.

Mr. Sinoway: This lake has almost virtually no water in it now, the Fairgrove one, and at this point with almost no water in it now, could it be lined and do we have any leverage to make them do so?

Mr. Evans: It can be lined if we get it dry, and there's way to get it dry in the dry season, we lined one year ago something like that, we did that here, we fixed a bunch of the lakes, so yes it can be lined, it's very expensive, we don't have as far as I understand it, a way to make that happen. It's a preferential aesthetic thing not a functional thing.

Mr. Proctor: Barry, when the lake was reduced in size at the request of the developer they requested the lake be lined and it was going to be taken under consideration but the inference they probably wouldn't do it and it was not done.

April 22, 2025

Talis Park CDD

Mr. Evans: So, my response to that was, if you're not going to line it, I want a wall between your lake and our lakes, or the rest of the lakes so that your lake doesn't drain the rest of the system because if you just piped it to them it would be like a drain in a bathtub.

Mr. Sinoway: And I have a technology question, when you examine a lake, I know on golf courses they can laser the greens, is that technology something that you guys would eventually move to laser the lakes to understand changes, etc.?

Mr. Evans: We could, we own a system, it's a satellite survey but it's accurate enough that you could build a house foundation with it, it's a really expensive piece of equipment and we can go and check the lake banks at any point in time. Your community, we could do whatever you want but, we don't normally do that for a community that's quite older because we just don't see a problem generally for 20 or 25 years, and especially when you have a robust lake bank management program, you just don't have that problem. I'll give you a quick example of a community that I literally walked away from was, they asked me to come out and look at their lake banks, they had done no maintenance, the development was done in the early 80's, they had done no lake bank maintenance that entire time and they were seeing dirt in the middle of their lakes, and when I did a survey I found that the entire lake bank maintenance easement which you're supposed to use to maintain the lake was gone, it was washed into the bottom of the lake. So, not only was the lake full, there was no way to maintain the lake because the entire easement was under water at that point and water was at the edge of the house. So, that's what happens when you don't do regular maintenance and you are doing regular maintenance so that soil just doesn't build up in the bottom of the lake in probably any of our lifetimes.

Mr. Sinoway: Thank you I was just curious.

Mr. Evans: Sure, ok. There's a way to do it also by flying a drone, it's a lot easier to do it that way.

Mr. Winkeljohn: We just did one north of you all with a drone and it creates a wonderful map but you have problems.

Mr. Evans: But you're going to need surveyors eventually.

Mr. Winkeljohn: Right.

Mr. Proctor: Since we're on the lake topic, Patrick made me aware yesterday that the Corsica HOA was inquiring about king toads and they're unaware of the fact that king

April 22, 2025

Talis Park CDD

toads are harvested by the HOA which was represented at the last Board meeting, so that communication, they should know that by now.

Mr. Sinoway: Part of the problem was that at the last community Board meeting, Diana said that we are participating in the kind toad harvesting.

Mr. Winkeljohn: At the tadpole level, yes.

Mr. Proctor: So, the next part of it is just want to confirm that the CDD is treating the lakes twice, and we want to confirm that's been completed.

Mr. Winkeljohn: It's on their recommendation, we're scheduled and they already did one tadpole removal, they wait to see tadpoles and then they scoop them up, and then they monitor them for the second harvest, and if there aren't any then we don't do it, so it's at least once.

Mr. Proctor: And the CDD uses the same company the HOA does for the king toads and the tadpoles.

Mr. Winkeljohn: Right, and there's about a 3 week gap or so between when you get the toad population boom, they lay their eggs, the eggs become tadpoles 3 or 4 weeks later, so they don't happen the same day.

Mr. Burgess: I emailed them last night about the details of the Corsica lake and they said that was the busiest lake and they spent the most time at the Corsica lake looking for tadpoles. They have a map that they send with the people walking around to track them but, she said if the tadpoles return they can schedule another visit and the cost is \$450 for 3 hours but, they can prorate the hours and their minimum is \$150 for one visit. So, she said we expect the first round of breeding to stop in the next 2 weeks, so it's a pretty minimum cost but, they would just revisit and remove tadpoles.

Mr. Sinoway: When they scoop them up, do they literally scoop them up with a net?

Mr. Burgess: I believe so.

Mr. Winkeljohn: Yes, a shovel, or a screen.

Mr. Proctor: I think the harvesting according to the HOA property manager was only about 250 and then in the past it's been closer to 1,000.

Mr. Winkeljohn: Right, so we're getting ahead of it. Alright, are there any other engineer specific items to report?

Mr. Evans: No, that's it.

April 22, 2025

Talis Park CDD

C. Field Manager

1) Monthly Report

2) I-75 Berm Wrap Up (Project Punch List)

a) Update on Electrical Repair

3) Vendor Agreement List

Mr. Winkeljohn: So, we have our landscape appointment from the landscape architect, do you want to mention that?

Mr. Burgess: Yes, so I met with the landscape architect just regarding the berm, the interior buttonwoods and just discussion on what plant material would be best there outside the buttonwoods. I know you guys like buttonwoods as a community but, they don't like to be lollipop together is what I've learned and that's what they've always done.

Mr. Wishner: I'm sorry, the trees don't like to be lolipopped?

Mr. Burgess: Right, the trees aren't natively grown, they like to be a little bit messy and so when we do that it kind of stresses them out and it's just more maintenance and just really not how they grow, so we're just trying to get as many ideas as we can so that we just have all the options in front of us. So, it's a lot of money that Blue Landscaping proposed to us for the buttonwoods and it's ton of trees.

Mr. Winkeljohn: And what was the order of magnitude to replant that?

Mr. Burgess: It was about \$215,000 in total but, it's upwards of 300 buttonwoods.

Mr. Wishner: Personally, I'm not crazy about the buttonwoods because we're just opening ourselves up to the same look probably 10 years down the road.

Mr. Winkeljohn: Right, so my reaction to it was to ask the landscape architect to give us some concepts that would be aesthetically pleasing but, more economically feasible and sensible. Every community that uses the buttonwoods, they love them because they meeting the environmental native plant requirements, and you can do a lot to them when they're young but, they want to be in a hammock, they're hammock trees and they like to grow widely like you said, they don't balance if you trim them a lot, they tend to try to get to the sun, typical hammock behavior, and they get leggy and ugly and so you end up shortening their lifespan and their health significantly by doing anything other than what they want, and so every community I know has had to replace them. They have long hedges, they're attractive, but they don't want to be a hedge and so you end up taking them out and putting in aboricolos or something that's nice looking that wants to be a hedge and is infinite maintenance.

Mr. Burgess: You spend a lot of money standing them up after the hurricanes too.

April 22, 2025

Talis Park CDD

Mr. Winkeljohn: Right, they're used to leaning against other things.

Mr. Proctor: Well, the issue is too is I'm sure because they 20 years old.

Mr. Winkeljohn: Right, and that's when they start to do all the bad behaviors is about 15 to 20 years.

Mr. Burgess: I believe that's what the architect said that these were installed when I first visited the property, so they've been there a while and that's why they're leggy looking because they're just older.

Mr. Proctor: Patrick, can you explain the irrigation as a part of this estimate as far as it's roughly \$23,000 it looks like for the combined three phases as presented?

Mr. Burgess: Yes, I don't have a ton of details but, my thing is it's just the labor that would go into when they remove all the trees and all the root systems because it's damaging and then making sure that it's all adjusted to that they're getting proper irrigation when they're reinstalled. So, I could definitely get more detail on it but, typically a new tree needs a bubbler on it and if you have 340 trees or around that number it's a lot of adjusting lines to be right on the base of the tree, so I'd have to get more detail than what they're specifically proposing.

Mr. Proctor: Paul, does Blue, as a part of the berm contract trim those buttonwoods or is that separate?

Mr. Winkeljohn: I don't think it's part of the berm contract, I'm not certain though, I always thought it was the golf course that took care of those because it's golf course facing, we don't usually do the berm out, that's my understanding, do you have any detail on that Patrick?

Mr. Burgess: I can look, they definitely trim them, they've always trimmed them, so I believe that is part of it.

Mr. Winkeljohn: So, we're paying for it?

Mr. Burgess: Yes, and that's what hate doing because it's dangerous having their guys get on the ladder in that unstable soil as well.

Mr. Wishner: And I'm not a landscape architect but, there are three tiers to that structure, and in numerous places along the golf course, the golf course planted when it was redone these sort of dark reddish shrubs that were, I don't know 18" high when they were planted and now they're 5' high and I certainly wouldn't mind a look where we have a green

April 22, 2025

Talis Park CDD

edge along the top, the red shrubs on the second tier and then something low on the first tier, and I think that would be far more attractive than the buttonwoods that we've got.

Mr. Burgess: Yes, I agree.

Mr. Wishner: And I don't know but, I wouldn't mind having something like that priced out, it might be a lot less expensive.

Mr. Proctor: What Steve is referring to it's at the end of 15th and 17th holes.

Mr. Burgess: Right.

Mr. Proctor: They trimmed them last year and then within a few weeks they're back.

Mr. Winkeljohn: They come right back, yes, they like to be hedged, it's a plant that can be cut, and grow, cut and grow.

Mr. Burgess: And I've driven down that hole and it looks great there, I agree, I think that's what I talked about to the landscape architect is there can be tiers to it and you can plug in some buttonwoods but you don't have to go full buttonwood.

Mr. Proctor: Steve and I rode together last week playing golf and we thought maybe that second terrace level might be the spot for those.

Mr. Burgess: Yes, I agree.

Mr. Winkeljohn: Did they give us a response yet?

Mr. Burgess: No.

Mr. Winkeljohn: So, we can take this back to them and sort of get a more comprehensive option but, those are good ideas.

Mr. Wishner: What are they called again?

Mr. Winkeljohn: Copperleaf, there's a green, there's a red copperleaf version, so a lime and a copper, there's actually some orangish ones in the middle and they're really successful, estate home landscape hedges, and midstory they call that because you can let them get to 4' to 5' if you want, and they tolerate all kinds of trimming. They're a little thirsty, like they need a little bit of water to get going but, they're drought tolerate also, and shade tolerate which is usually the biggest problem, so they check all the boxes.

Mr. Proctor: I kind of summarized the plant costs of these proposed \$118,700, the irrigation is \$22,600 and tree removal is \$74,312 for a \$215,611, so before we really decide what we're doing before we start negotiating on price, I did research what HOA is paying for similar buttonwoods that they put in Talis Park Drive, and for a 15 gallon install a silver buttonwood that the HOA paid was \$116 and this proposal provided by Blue is \$245 each.

April 22, 2025

Talis Park CDD

Mr. Winkeljohn: Are they 15 or 25 gallons?

Mr. Proctor: 15 gallon, so it's more than double.

Mr. Winkeljohn: Right, so we're going to have to manage a good plan that fits all of the aesthetics as well as good economic choices, so we'll bring it back to you but, we've been working on it a little bit to solve it.

Mr. Proctor: And Patrick, you said how many?

Mr. Burgess: Well, I don't have the number but, I counted around 340 something when I was talking to Paul about it.

Mr. Winkeljohn: So, no action today but that's an update for you, so you're next item Patrick.

Mr. Proctor: Well, just one more thought, if we do go forward with it at some point, obviously we want hurricane season to be over the next budget year and that type of thing.

Mr. Winkeljohn: Yes, it's not an urgent must, it's a want.

Mr. Burgess: Ok, so on my report I think it starts on page 56, just the exterior berm, the project north and south, everything is completed.

Mr. Proctor: Can you show that on the big screen?

Mr. Burgess: Yes, I can put up there, and I can provide more pictures as well, I had a ton and there are good pictures in there and they are growing a lot. Everything is look great, they're getting irrigated and they're going to get more irrigation.

Mr. Wishner: As you drive by from I-75 there are big spaces that seem to have nothing there, is that because the plants are low and haven't filled in yet?

Mr. Burgess: I mean there are some smaller plants, like the cocoplum that was installed, some of the other ones that are smaller but they will start to grow. I wasn't part of the original discussion when this proposal was drafted but, I know at least where they planted, they will grow and they'll fill in.

Mr. Proctor: I think that was the plan, what would it cost and when would it grow.

Mr. Burgess: Right, and the clusia hedge, this is on the south side of the berm, that's going to grow to 8' and they had some other trees that will eventually grow and block out from seeing the highway, I know that was a concern.

Mr. Proctor: I thought that looks nice but, I haven't been on the other side of it.

Mr. Burgess: I drove pass and it's a popular privacy hedge so it should block out some noise and view of the highway but, everything is done and I'll continue to take pictures

April 22, 2025

Talis Park CDD

and ride around with Blue but, these were in February and this now April, so I'll continue to take pictures and everything and update you guys.

Mr. Wishner: I haven't been back on it since the project was completed, so has that been leveled and is it easier to negotiate now?

Mr. Burgess: Yes, and they're out there trimming basically all week because there's so much area so when they have a cart parked right here you can't get by so I always have to figure out when they're out there. The bottom was always flooded for the longest time I couldn't go out there because you don't want to get stuck but, it's all dry now so if you guys ever want to go out there you could, just make sure, or I'll talk with Blue and make sure they're not out there so you guys won't get stuck but, everything is done well and they're going to start growing for sure, and I looked at every plant on the agreement and I've seen all of them out there, all the plant installs, so I think it was done very well.

Mr. Winkeljohn: And we created a punch list they reviewed and performing the punch list and as of right now I believe it's 100%.

Mr. Burgess: Yes.

Mr. Winkeljohn: And did we give them the last payment?

Mr. Burgess: No, that's what we need to do.

Mr. Winkeljohn: Right, so unless there's any objection, I believe the job is complete.

Mr. Proctor: Ok.

Mr. Burgess: So, moving on to Veterans Memorial vision, I think the road and the landscaping looks great, it looks awesome, the hedges are trimmed at a perfect level and they look very well kept. The only issue, and I learn stuff as I go as well from what Kevin with golf course asked Blue to do, and what is actually our property but, there is a lot of vegetation from The Strand that's encroaching on our property that Blue would always just kind of cut and push back but, it's the brazilian pepper which is an exotic and invasive and just grows and grows, so it's kind of I think something the Blue always did but, Vision, that's going to require extra work for them to do, so I think it would be kind of like a black hole of money if we continue to just cut back with Vision, so I talked to Jim about it and we're trying to figure out if we could talk to The Strand if they have a plan.

Mr. Wishner: I think we should.

April 22, 2025

Talis Park CDD

Mr. Burgess: Because they had some trees fall and their fence is damaged in like 3 or 4 different areas, so maybe they have a plan to remove it but, I don't know why they would want brazilian pepper on that side anyway.

Mr. Winkeljohn: Right, and they could treat that as an exotic removal program.

Mr. Evans: They have to, I think we nicely asked them but, there's a method to get it done.

Mr. Burgess: Yes, it's really bad by the tennis court area as well, it's getting very bushy over there and I know they have a golf course hole right there.

Mr. Winkeljohn: Do we know anybody at The Strand?

Mr. Proctor: Yes, we know the GM, or our GM knows them.

Mr. Burgess: I think we can try to talk about if they have any plan so we don't spend the legwork on that.

Mr. Proctor: I think they've been part of the lighting, so there's a dialogue there.

Mr. Winkeljohn: Ok, do you want to keep that going for us or would you like Patrick to get involved?

Mr. Burgess: I can always meet with them, I can do whatever you guys would like.

Mr. Winkeljohn: I don't have a strong relationship with them but, we should.

Mr. Proctor: I think we should probably put something in writing to them, so that there's a paper trail and I think you should copy our GM, and I don't Josh if you want to incorporate anything that's required or not in the message.

Mr. Evans: Yes, I could probably work with Alyssa, I'll give her the code.

Mr. Winkeljohn: Let the first pass be at staff level without a lawyer involved and then if we need to put some teeth in it we'll do that.

Mr. Evans: Ok.

Mr. Wishner: I agree with that.

Mr. Evans: I mean do you want me to send an email?

Mr. Winkeljohn: We can do it.

Mr. Evans: Ok, I'll give you some verbiage.

Mr. Burgess: Ok.

Mr. Winkeljohn: Right, and I learned that not all the counties can stumble into the brazilian pepper world but, as you go north into more rural they can't have a code for it because it would be bankrupt to try to keep up with it, so here, we're urban and more built

April 22, 2025

Talis Park CDD

out and they can have a code and they can enforce it but, as you go into more agricultural areas it's a no, no, so I'm glad to hear you say that not me, and not all counties are the same.

Mr. Burgess: So, we talked about the berm, so 471 buttonwoods is what was on their proposal, and we want to install everything back, there are certain spaces under some oak trees that we wouldn't do, at least initially from Blue but, that's the count of removing. So, back to Veterans, the streetlights, there was two locations that had new wire had to be pulled that they found, it's a lot of investigating and lot of time, and they went light by light basically but, Base Electric, they've done well, they've figured everything out, there's power back to everything it's just certain light fixtures are now out and they had those metal highlight lamps, kind of that orangish light that you see where they don't have a related replacement that they can get that same fixture is what they were telling me, it's a lot harder to get.

Mr. Wishner: It's a sodium light?

Mr. Burgess: I'm not positive.

Mr. Wishner: What caused the wire to burn do you have any idea?

Mr. Burgess: I think they originally talked about it in October of last year, I think it was something to do with maybe around the hurricanes.

Mr. Proctor: We had lighting issues here as well.

Mr. Burgess: Right, so what we recommend because if they just replaced the 6 lights that are out, and they're going to be a different color and brighter than the others so I think the best option is to replace all of them with LED and to match the Collier County lights that are down the street and just have more light and it just looks a lot better.

Mr. Wishner: Well, I definitely thing we should have the conversation with FPL or whoever it is.

Mr. Winkeljohn: It's ours, they just send electricity to us, that's all they do, we'd have to get probably DOT's blessing on changing them, I'm guessing.

Mr. Burgess: No.

Mr. Evans: It's Collier County right-of-way, and you have that agreement.

Mr. Winkeljohn: Right, so it's kind of our own choice.

Mr. Proctor: So, the LED proposal is \$5,960.

Mr. Burgess: Yes, and I can pass it out to you guys if you don't have it but, it's the second page, at least for the replacement of all the lamps.

April 22, 2025

Talis Park CDD

Mr. Winkeljohn: And how many total are there?

Mr. Burgess: 15.

Mr. Winkeljohn: Right, so you're already at half of them anyway.

Mr. Wishner: And that's just to the maintenance break?

Mr. Burgess: We maintain all the way down to the apartment entrance, that's where that unit runs.

Mr. Wishner: I thought we were only to the maintenance.

Mr. Proctor: What's kind of disappointing is this replacement LED appears the way to go, it's less than what we spent on trying to fix the problem.

Mr. Winkeljohn: Right, with the new wiring.

Mr. Burgess: Yes, there's a lot of legwork, they get out here and they find the issue but, they need a two-man crew to pull it and they have to have a supplier to supply the new line so, as we went along we found more issues but, I think now that we're aware of it, it's something I would look at quarterly or anytime there's an issue we know exactly who to have it replaced by and it will be a lot quicker.

Mr. Winkeljohn: And we'll maintain that relationship with the vendor.

Mr. Proctor: Plus, there's a timing on replacing those.

Mr. Burgess: I did not get that answer but, they're a lot easier to get these light fixtures than looking for the old light fixtures, but I can let them know as soon as we approve that.

Mr. Proctor: I mean half the lights were working, I was down there a couple of times and they're very dim.

Mr. Burgess: Right, especially compared to the lights that Collier County replaced because they're all LEDs.

Mr. Winkeljohn: So, we can match that, and that will make a big difference.

Mr. Sinoway: I always hate to ask this question but, we're not getting these from any foreign countries are we that would be subject to the tariff.

Mr. Burgess: I can ask, I don't know.

Mr. Winkeljohn: Right, get them in stock now.

Mr. Wishner: Given that these will be a lot brighter, and given how are down we have to go, are we subject to potentially getting an outcry from any of those homes along the path?

April 22, 2025

Talis Park CDD

Mr. Winkeljohn: Yes, we should spec them with the shields, when you buy them they almost always come with a shield and you put it on if you want it, and you leave it off if you don't, so let's anticipate a shield.

Mr. Burgess: Ok.

Mr. Proctor: I think it would be similar to what's going west on Veterans towards the new high school.

Mr. Wishner: Yes, but there are not homes there, these would be right above homes.

Mr. Proctor: There are homes before you get to the high school on the south side of the street.

Mr. Wishner: I don't know if we need to do anything to notify those homes, I just don't want to envision going through all this effort, putting up the lights and then getting an outcry it's too bright, it's shining in my bedroom.

Mr. Winkeljohn: Well, we know it will take them 6 months to find out that we own it, so that's part of it.

Mr. Proctor: You would think that they would be support of this from the standpoint of safety and security.

Mr. Burgess: I can ask if they have any shield that's not an additional cost to what they proposed.

Mr. Winkeljohn: Right, and it should be nominal if nothing. I think it's a large street, a main right-of-way, so I don't think it's going to be adverse, if we shield it we've done everything we can do.

Mr. Proctor: I think if we delve into this you have a mixed bag.

Mr. Wishner: I'm not saying don't do it, I'm just questioning whether we should notify their community association or something, I don't know, I'm just thinking out loud, that small home complex that is between us and Avalon or whatever that area is called.

Mr. Burgess: I know there's a lot of trees and stuff but they're tall, so I'll see if they have a shield of some sort.

Mr. Evans: We added shields to the ones we did at Harborwood, and it was not a significant cost, but it was a significant cost just going back and doing it later so maybe they could add it in.

Mr. Winkeljohn: That's what I'm suggesting, and they're manufactured to accept a shield.

April 22, 2025

Talis Park CDD

Ms. Hurt-Simmons: This is Barbara, I know somebody that lives in that neighborhood, do you want me to reach out to them and get their HOA contract.

Mr. Winkeljohn: That would be great, perfect.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: So, we can communicate and send them an email that this is the project going on, we're going to match the Collier County lights.

Mr. Wishner: Right, and it's an upgrade to safety.

Mr. Winkeljohn: Yes, absolutely.

Mr. Proctor: Well, since we have 6 lights not working, I'd like to make a motion to approve this estimate from SD Electric but, I'd like to see some type of a time requirement to do it within 100 days or less to do it.

Mr. Wishner: Do they have the materials.

Mr. Winkeljohn: They priced it so I think they know where they can source it, so we'll find out.

Mr. Proctor: And to Barry's point, is to ask the question about tariffs.

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, accepting the proposal from SD Electric for new lighting installation and subject to clarifying time requirements and tariffs was approved.

Mr. Winkeljohn: Any other field report items Patrick?

Mr. Proctor: Patrick, are you going to talk about the berm, the I-75 berm light?

Mr. Burgess: Yes, so I was driving by one night and I saw the lettering for Talis was not lit, so I went out there with the electrician when they were here and they confirmed it wasn't electrical, I came to find out that all the old LEDs you can kind of see that 1 of 3 is working, so they removed all of them, and replaced them with new lighting so, I haven't driven by there since the repair but, I know they sent me all the pictures of each letter and there are new LED lights and the initial call was like \$250 for them to get out there and just the material of the lights, and a little bit of time, it was very minimum expense, and I don't have the final bill but, I think when I was talking to him it was very minimal and it just made sense to replace them all and kind of start fresh, so those are completed.

April 22, 2025

Talis Park CDD

Mr. Proctor: Well, I would like to go back to the interior part of the berm, the golf course area.

Mr. Burgess: Sure.

Mr. Proctor: To understand if you could check if the trimming of those buttonwoods and the standing up of those buttonwoods are included in our contract with Blue and if not, how much are we paying.

Mr. Burgess: Ok, and I did note when they are re-staking them, that's just material and labor, that's how they bill us separately, hourly.

Mr. Proctor: I be interested to know what that number is because they did stake several last year.

Mr. Winkeljohn: Yes, and historically it was kind of a blended topic, so they were working for the golf course sometimes and sometimes for us and I think we just got it done, like Kevin would just select and direct what he wanted, so it's better to find out so I'm pretty sure we should get that answer.

Mr. Burgess: Ok.

Mr. Sinoway: Going back for a minute to those red copper trees, do we know how long those last?

Mr. Burgess: I can find out.

Mr. Winkeljohn: They regenerate and as long as you're giving them good water and little bit of nutrition, I have not had to replace any, in the years and decades I've used it, so it's been very good.

Mr. Sinoway: Ok.

Mr. Winkeljohn: If you're not trimming them, like anything, they'll get thin and leggy and too tall but, they're very tolerant to trim. Very good, any other questions for Patrick under his report? Not hearing anything else, we can move on.

D. Manager

- 1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: Under the manager's report, I ask that we approve next year's meeting schedule and you all know how this works, we do a full 12 month advertisement for our normal interval, and if we have to move those around like today we can but, it's required

April 22, 2025

Talis Park CDD

by Statute that we advertise our meeting schedule and this meets that requirement, and we need a motion to approve.

On MOTION by Mr. Sinoway seconded by Mr. Wishner with all in favor, accepting the proposed Fiscal Year 2025 Meeting Schedule was approved.

Mr. Winkeljohn: Then item #2 I've already covered which you should be getting an email in the next 60 days related to your renewal of your financial disclosures.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Item No. 6 are the financial reports, which is the check register and the unaudited financials. If there are any questions I can take them, or a motion to approve.

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, the Check Register and the acceptance of the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: Are there any open items or questions for the Board?

Ms. Hurt-Simmons: Paul, I have one, I think we're required to give an annual report to our stakeholders, you know our community, and we did that last year, and we worked on it over the summer, do we have plans to do so again? I know Steve was involved with a lot of that writing and things like that too last year.

Mr. Winkeljohn: I think we can do that and direct people to the full field report on the website if they want a lot of details but, we can definitely give a summary of all these topics and an update of what we're doing in the future.

Mr. Wishner: So, last year the draft was very technical.

Mr. Winkeljohn: Right, it was more overview of the District approach.

Mr. Wishner: Yes, can we get a first draft that is a little more community friendly rather than technical.

Mr. Winkeljohn: Sure.

April 22, 2025

Talis Park CDD

Mr. Wishner: And I'll be happy to review it and do some editing.

Mr. Winkeljohn: Ok, that sounds good. What would be the timing?

Ms. Hurt-Simmons: I might say early October because people are starting to come back. What do you all think?

Mr. Winkeljohn: Alright.

Mr. Proctor: I think that's a good time.

Mr. Wishner: I'm fine with that.

Mr. Winkeljohn: You got it.

Ms. Hurt-Simmons: And the HOA can send it out to everyone.

Mr. Winkeljohn: Yes, that's the best practice and we'll put it on our website.

Ms. Hurt-Simmons: Ok, thank you.

Mr. Winkeljohn: And then we have the other one in there that will always be the baseline, it really gave a lot of scope of what the District owned, what it does, and that's a great one to have there, and then just the more year to year topics.

Mr. Wishner: Yes, and we also had a very active year, there was a lot going on, so there's a lot to talk about.

Mr. Winkeljohn: Exactly.

Mr. Proctor: So, Paul, what's your thinking on what our next actual meeting will be?

Mr. Winkeljohn: For you all, I would probably shoot for September, and if not October.

Mr. Wishner: I won't be back until the second half of October but, I'm available by phone.

Mr. Winkeljohn: Ok, right, and we pretty much have our hands on everything for the day to day, and staff has the authorization within the budget to perform, so I don't feel that we have any policy discussion between now and then.

Mr. Proctor: Does that work for you Barbara?

Ms. Hurt-Simmons: Yes, that's fine I'll be back in the middle of October, so that will work out good.

Mr. Winkeljohn: And we'll continue our reporting updates. Any other requests?

Mr. Wishner: Not that there's a rush but, when should I expect to see a first, even if it's just an outline of issues to be discussed?

Mr. Winkeljohn: I like, how about for our May monthly report because most of the activities are really documented, why don't we start that as the draft for that report.

April 22, 2025

Talis Park CDD

Mr. Wishner: Sure, I'm good with that.

Mr. Proctor: When was the big report published last year?

Mr. Winkeljohn: Like she said September.

Mr. Wishner: I think it was in early fall.

Mr. Winkeljohn: Yes, I think we did it in September but, we started drafting it, really tied to the budget cycle and so we're past that.

Mr. Wishner: Yes, and it was sort of late in the process, I mean the process was late in the day, so getting it started earlier this year I think it going to be a lot better.

Mr. Winkeljohn: No trouble at all, I mean I just assume in my mind that it's an ongoing year round project and we'll put a bow on it whenever you say.

Ms. Hurt-Simmons: I have another question Paul, we didn't get any reports all last summer for 3 or 4 months, and I do like at least getting one report this summer, or like every other month.

Mr. Winkeljohn: Yes, and I might not have said it very loud before but, we're going to continue our monthly reporting year round.

Ms. Hurt-Simmons: Ok, I was pretty sure you said that but, I just wanted to verify it, ok, so year round, good.

Mr. Winkeljohn: Absolutely, that's the standard, when you hired us as the field manager, that's the standard response and we took the job on last year but, we really didn't start until last October, and we didn't charge for it, so we're on the hook and we're happy to do it.

Ms. Hurt-Simmons: Great, thank you.

Mr. Winkeljohn: Any other comments?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Not hearing any, is there a motion to adjourn?

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, the meeting was adjourned.

DocuSigned by:

Paul Winkeljohn

7E743FF03E08419...
Secretary / Assistant Secretary

Signed by:

James Proctor

B23E07777C4442D...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 3573FC42-0871-4DEF-AAB2-61CF3E3DCBF6		Status: Completed
Subject: Talis Park: Complete with Docusign: 4-22-25 Minutes.pdf, Engagement Letter.pdf, 2024-2025 Performanc		
Source Envelope:		
Document Pages: 38	Signatures: 7	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
Envelopeld Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
11/19/2025 11:14:51 AM	eacosta@gmssf.com	

Signer Events

Signature	Timestamp
Signed by:  B21E07777C4442D... Signature Adoption: Pre-selected Style Using IP Address: 2601:6c0:4300:64c0:3817:e566:19e5:d7fc	Sent: 11/19/2025 11:18:06 AM Viewed: 11/19/2025 11:25:27 AM Signed: 11/19/2025 11:27:11 AM
James Proctor assurfinjp@aol.com Chairman Security Level: Email, Account Authentication (None)	

Electronic Record and Signature Disclosure:
Not Offered via Docusign

DocuSigned by:  7E743FF03E08419... Signature Adoption: Pre-selected Style Using IP Address: 2600:1700:2085:1100:9646:b99a:2bdb:c608 Signed using mobile	Sent: 11/19/2025 11:18:06 AM Viewed: 11/19/2025 11:54:10 AM Signed: 11/19/2025 11:54:15 AM
Paul Winkeljoh" data-bbox="39 478 186 521" data-kind="parent">Paul Winkeljoh" data-bbox="39 478 186 521"> pwinkeljohn@gmssf.com Executive Director Security Level: Email, Account Authentication (None)	

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/19/2025 11:18:06 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	11/19/2025 11:54:10 AM
Signing Complete	Security Checked	11/19/2025 11:54:15 AM
Completed	Security Checked	11/19/2025 11:54:15 AM
Payment Events	Status	Timestamps