

Talis Park CDD

Annual CDD Highlights

District Manager: Paul Winkeljohn
Field Manager: Patrick Burgess

Governmental Management Services – South Florida

Message from the Board of Supervisors

On behalf of the Talis Park Community Development District (CDD) Board of Supervisors, we are pleased to present this Annual CDD Highlights Report.

The CDD is a special-purpose unit of local government established to manage and maintain key infrastructure and community assets within Talis Park. The District responsibilities include stormwater management and drainage, wetland mitigation, lake maintenance, and the upkeep of landscaping for which the District is responsible. This also encompasses the I-75 interior and exterior buffer berms, as well as Veterans Memorial Boulevard.

We remain committed to keeping the community informed about ongoing efforts and accomplishments that protect and enhance the quality of life in Talis Park.

James Proctor
Chairman

Steven Wishner
Vice Chairman

Barry Sinoway
Assistant Secretary

Michael Smale
Assistant Secretary

Barbara Hurt-Simmons
Assistant Secretary

Projects Addressed

The Talis Park CDD board concluded a very active and successful season by addressing many projects that dealt with system and community wide upgrades, repairs, replacements, and improved efficiencies. These projects included:

- South Side Berm Project - Irrigation and Plant Replacement
- North Side Berm Project - Irrigation and Plant Replacement
- Corsica Lake Aerator Upgrades & Vegetation Removal
- Aerator Solar Panel Repairs
- Veterans Memorial Blvd Sidewalk Trip Hazard Shaving
- Lake Tadpole Removals - In Coordination with Land Based Removals
- Veterans Memorial Blvd Landscape Vendor Change & Price Negotiation
- Veterans Memorial Blvd Streetlight Repairs and Upgrades
- I-75 Talis Park Monument Sign Light Upgrades
- District Budget Adopted-Reduction Total Assessment \$105 per Home
- Additional District details available at www.TalisParkCDD.com

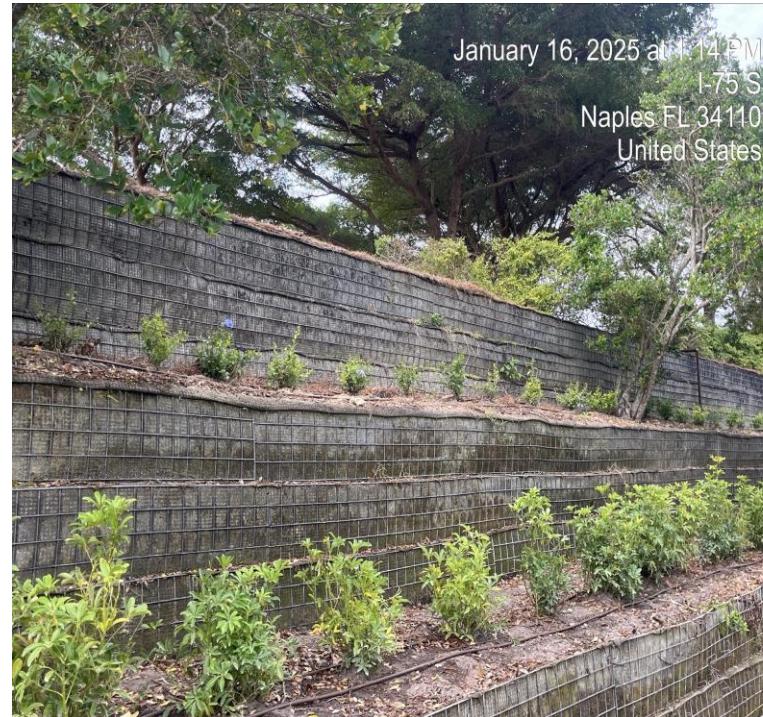
South Side Berm Project

- Blue Landscaping completed the South Berm project in late 2024
- Project included irrigation installation, native Florida plant installations, filtration installation, tree trimming/reducing, and Clusia hedge and Oak Tree install to block I-75 view.
- Berm Tree work included flush cutting and thinning/reducing



North Side Berm Project

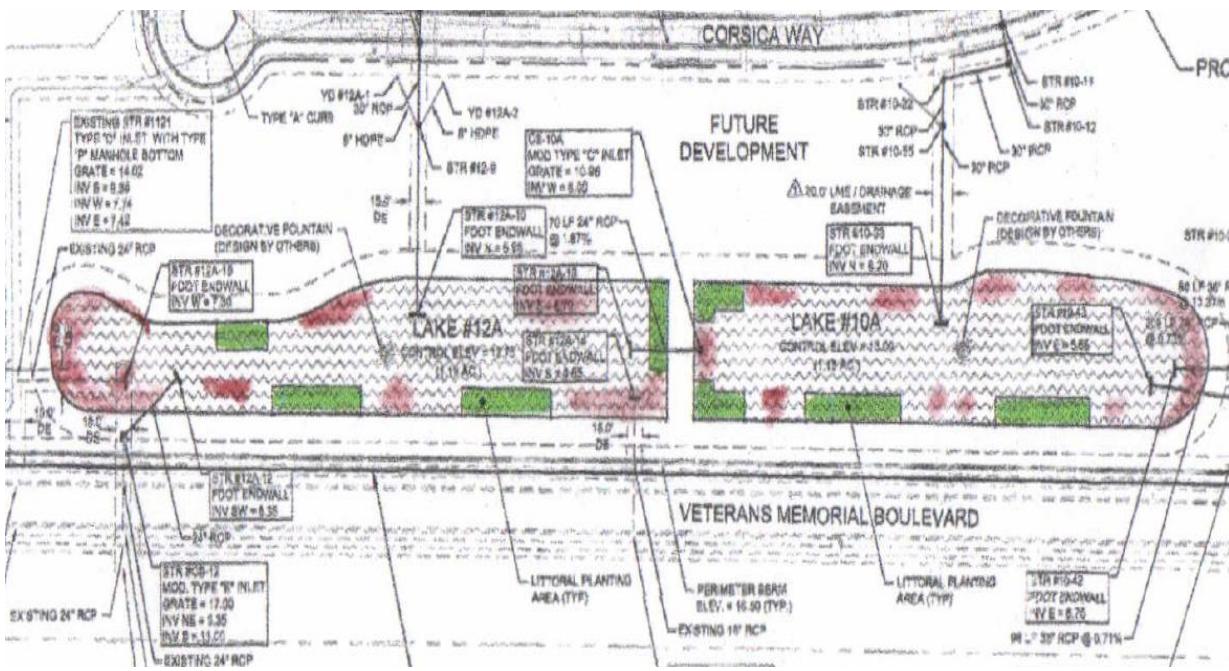
- Blue Landscaping completed the North Berm project in Jan 2025
- Project included irrigation installation, native Florida plant installations, filtration installation, tree trimming/reducing, and Clusia hedge and Oak Tree install to block I-75 view.



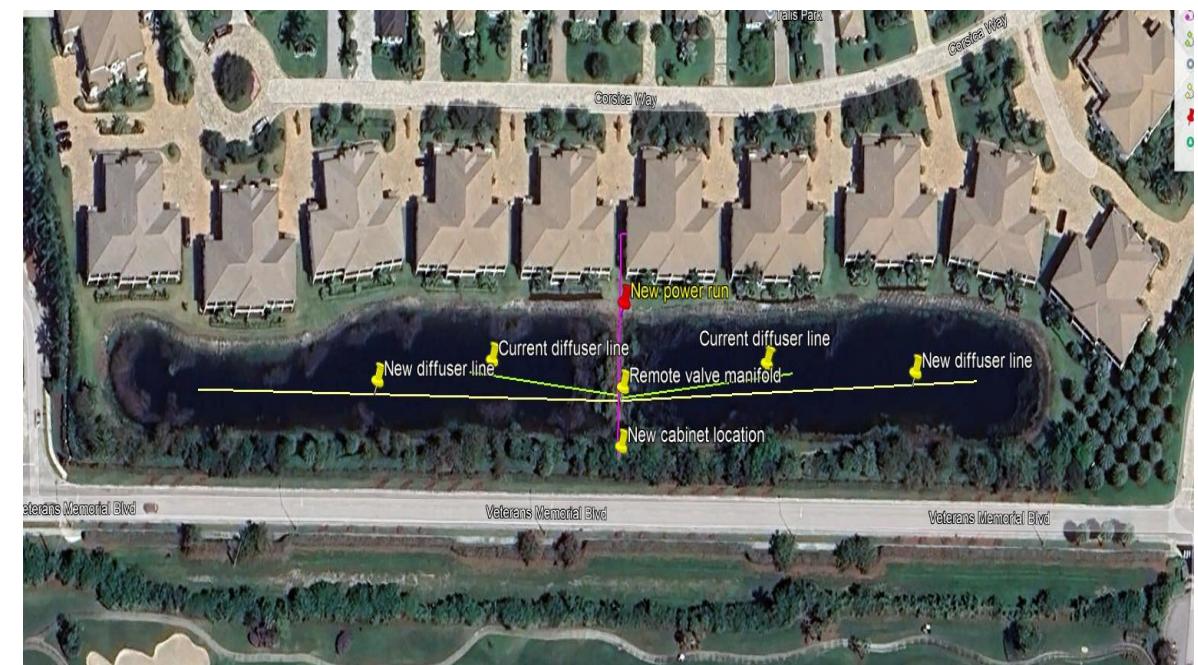
Corsica Lake Aerator Upgrades & Vegetation Removal

- Crosscreek Environmental completed vegetation removal and aerator upgrades in Nov 2024
- Various locations of Bullrush removed from lake
- Project included removal of solar panels, hard wiring the power, relocating the aerator cabinets above the high-water line, and installing 2 additional aerator lines.

Vegetation Removal Map



Aerator Upgrades Map



Golf Course Lake Solar Panel Repairs

- Crosscreek Environmental completed necessary repairs to multiple damaged golf course lake solar panels in 2025



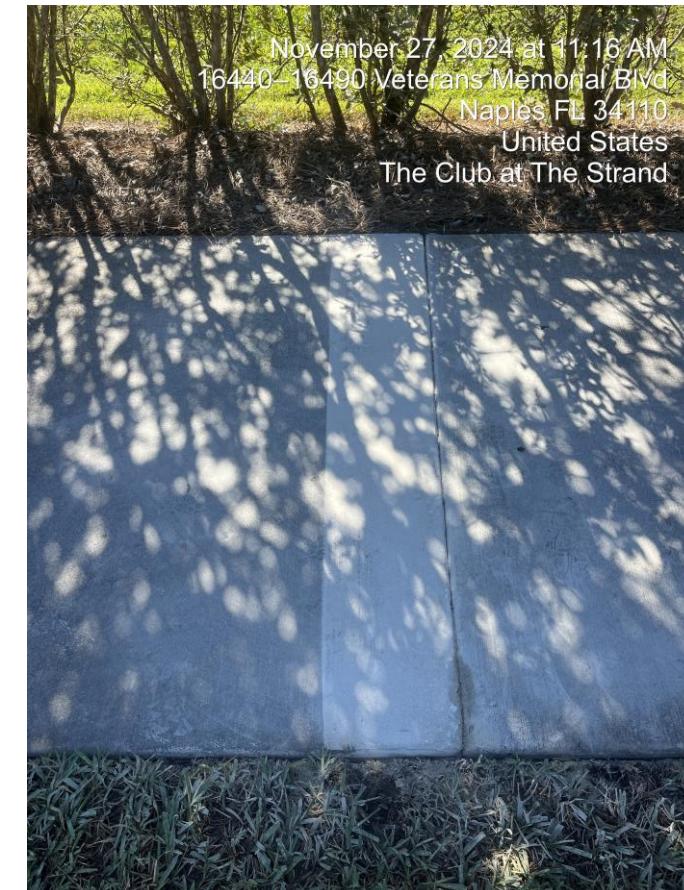
Veterans Memorial Blvd Sidewalk Trip Hazard Shaving

- Florida Sidewalk Solutions removed trip hazards along Veterans Memorial Blvd sidewalk in November
- These repairs shave the trip hazard down to proper accessibility standards

Before



After



Corsica Lake Tadpole Removals

- Pesky Varmints completed routine tadpole removal and additional removals services in the first half of 2025
- Pesky Varmints is scheduled for 2 annual visits and additional visits can be completed as requested

- Picture shows active tadpoles outside of annually scheduled visits
- Pesky Varmints scope of work is to remove tadpoles before they grow into toads

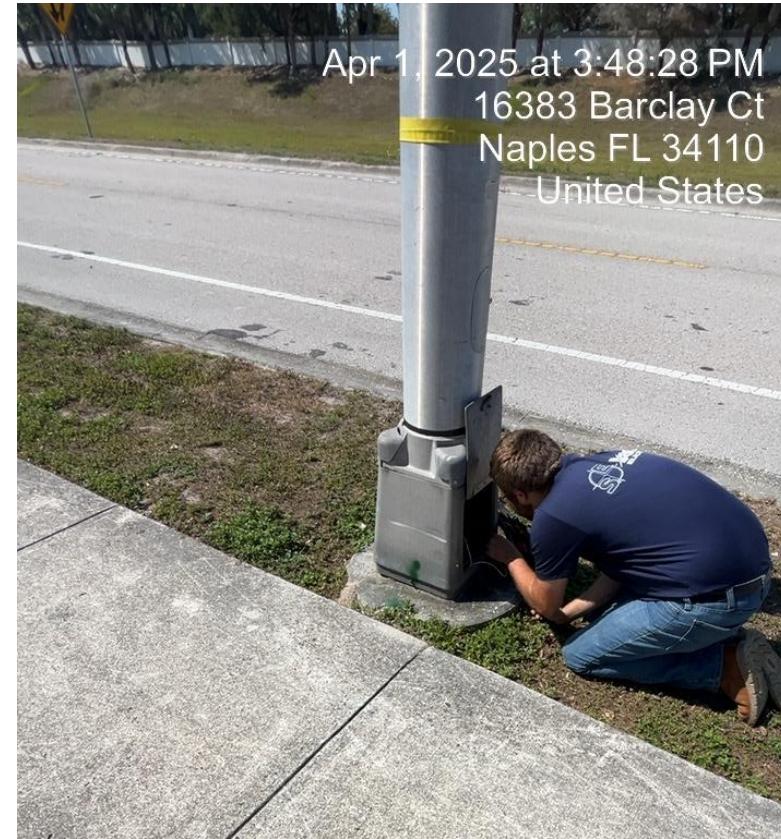


Veterans Memorial Blvd – Landscape Vendor Change & Price Reduction

- The Board of Supervisors provided direction to staff to bid out Veterans Memorial Blvd Landscaping Pricing
- Vision Landscaping was approved to begin landscape maintenance services in early 2025
- Vendor change will result in approximately \$60K savings to the District

Veterans Memorial Blvd – Streetlight Repairs & Upgrades

- Bates Electric identified burnt/damaged wire and replaced approximately 600 ft with new wire
- The Board of Supervisors approved lighting upgrades to LED bulbs to enhance lighting coverage and reduce annual operating cost



I-75 'Talis Park' Monument Sign Light Upgrades

- Lykins Signtek completed backlit letter upgrades in April 2025
- This provides better visibility and upgraded appearance for the Talis Park name and logo

