

MINUTES OF MEETING TALIS PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, February 18, 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
Mike Smale

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Patrick Burgess
Alyssa Willson
Josh Evans

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

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)

Mr. Smale: Can I say something about this?

Mr. Winkeljohn: Yes.

Mr. Smale: I wanted to bring this up at the last meeting but forgot to, I think we should have somebody on our Board review all the contracts that we have with out attorney, engineer, manager, and anything else we have so that we know what we can be charged for. For example, when we did that bond deal, I was surprised that our manager had an

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extra charge for doing that, our attorney had some extra charges. So, when I asked you what that was for your only response was it was in my contract, and so that was not to me a real adequate representation of what you did for the extra money, whatever it turned out to be \$20,000 or something, so that's why I think every contract should be reviewed by somebody on the Board who has legal experience, so we know when those things will pop up in an unexpected way.

Mr. Sinoway: I guess I could volunteer.

Mr. Wishner: Well, shouldn't we get some sort of spreadsheet prepared by our legal representation that analyzes those contracts?

Mr. Winkeljohn: Well, I don't want to step on the legal team's opportunity to work for you but, that's really a manager's responsibility, and your finance department's responsibility.

Mr. Wishner: Ok.

Mr. Winkeljohn: I can put it together for you with a spreadsheet, the methodology requirement for a bond, and I personally don't do it, it's an outside service my firm provides. So, those types of activities are only related to a bond and we would do that differently for you in the future to give you more than adequate time to review that but, in terms of operation, yes, your engineer and your attorney are on an hourly basis, management is on a fixed rate, with the exception of field management, that's an hourly rate but, we agreed to a cap. The others I can put them on a chart, give you their fees, and match it to the budget.

Mr. Smale: Well, I think that as Board members we should know, I think it's our responsibility to know so that at some point in the future, if similar circumstances come up, we're not surprised.

Mr. Winkeljohn: Yes, nobody likes being surprised.

Mr. Smale: I think that would be in everybody's best interest, including all of our attorney, engineer, consultants, etc.

Mr. Proctor: I think that's a great idea Mike, and just a spreadsheet that's got the date of the contract and when it expires and so forth. I know we scrubbed the berm and Veterans agreements they were outdated, and those are updated but, still having the commencement date and expiration date, because if one of us is not on the Board someday, then the future Board members could have a list.

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Mr. Winkeljohn: Yes, it's a good central focus, and the other contractors that you have are your environmental contractors, which is your lake maintenance, so it's a fairly short list.

Mr. Smale: Right, it should be a roughly short list but, I think it's in our best interest as a Board to have an idea of what our contracts are. Then another item that's related, I noticed in going through the budget that we were previously not budgeted to have field management, and this year there is field management contract.

Mr. Winkeljohn: Yes, I split it out.

Mr. Smale: Did we vote on that?

Mr. Winkeljohn: Yes, we revised our contract last March to add the field management capacity, and we provided a person for you but, we didn't have much to do at that point, it hadn't really started, so there was no charge. Then when Sheryl was here, I replaced Sheryl with Patrick and he came in, and we served in that role. I didn't charge anything for that but, I needed to, so we put it in this budget so you can have an expectation rather than just an open check which I didn't want to do.

Mr. Smale: Ok, alright, I don't remember that we approved that or voted on that, so it was an additional line item.

Mr. Winkeljohn: Yes, and at the time we didn't amend the budget to match that plan but, this fiscal year we said, yes, let's spread that out for more transparency for you.

Mr. Smale: Ok, now I'm done.

Mr. Winkeljohn: Ok, great. Are there any other general order of comments or questions?

Mr. Sinoway: You know I do have a question with respect to the new Fairgrove lake, and maybe you guys can talk about that.

Mr. Winkeljohn: Yes, we'll talk about that under attorney and engineer probably because everybody played in that one a little bit.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2025 Meeting

Mr. Winkeljohn: Your minutes from the January 28th meeting are in your packets, if those are acceptable, a motion would be welcomed.

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On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, the Minutes of the January 28, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2025-09 Appointing Paul Winkeljohn as Secretary**

Mr. Winkeljohn: A couple of housekeeping items, Resolution #2025-09 is appointing myself, as your secretary. As your District manager, I usually serve as an assistant secretary, and the vice president of our firm, Rich Hans, was your secretary for a few behind the scenes type responsibilities and also an officer. He retired, and I one the lucky price of being promoted into that role. So, with that, it's appropriate that your officers reflect the people performing the actual document execution.

On MOTION by Ms. Proctor seconded by Mr. Wishner with all in favor, Resolution #2025-09 appointing Paul Winkeljohn as secretary was approved.

B. Consideration of Resolution #2025-10 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Winkeljohn: Resolution #2025-10 is as I mentioned, we wanted to kick off our budget cycle as early as possible the proposed budget before you reflects the updates to the budget, one of them we just mentioned a minute ago is the idea that the District manager added the service of field management, so we split that out as I mentioned, so you'd see how that affects your budget. The other thing that's interesting about your budget is you did approve an assessment increase last year, and with that increase the goals were to replenish our reserves and also perform the various service levels that you've already come to expect. The other piece to it is the budget process itself today does not hold you to any assessment level with the exception of a cap. So, that's why I'm real comfortable doing the process rather quickly today because you're setting your ceiling and I'm recommending the budget in front of you which keeps the assessment identical to the current year, and with that should we go to the adoption hearing which has to be more than 60 days from today, at that hearing we could chose to lower it and then the budget, and do anything, the only restriction is we cannot increase it, and so anticipating how you might view the budget today, I proposed as presented.

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Mr. Wishner: I want to go over the budget a little bit before we approve anything because I don't see where the change in assessment rate is flowing through, so I'd like you to point that out to me please.

Mr. Winkeljohn: Sure. So, at the end of the budget or towards the bottom is the assessment chart.

Mr. Wishner: What page are we on?

Mr. Winkeljohn: Page 45 is the consecutive one. So, if you look at the two right columns, those reflect all the bond and the operations and assessment, and you'll see there's the \$96.83 reduction on the far right, and that is the bond going down, and nothing else changing from year to year.

Mr. Wishner: Ok.

Mr. Winkeljohn: Remember, the bond money didn't hit in last year's budget because it already happened but, it hits now, and there are a couple of parcels that get a little bigger reduction because of how they're configured.

Mr. Wishner: Ok, but where is the change in the assessment rate?

Mr. Winkeljohn: So, as you move left, if you will, on these columns, you have your O&M which they're side by side at about the middle area, and you can see they're identical, so that did not change but, as you move to the right you see your 2026 totals for bonds, there's where the differences are, and because there's several bonds, it's got more than one column.

Mr. Smale: I think what Steven is referring to is not the reduction, we're clear on the reduction, and where's the additional revenue or surplus, I mean theoretically we raised it by "X" or whatever, there should be more surplus.

Mr. Proctor: And before you give that answer, the listing of the neighborhoods, I would like to see it further broken down as per what Patrick presented last month in our meeting that will identify the various neighborhoods, for example, you have Tuscany Reserves neighborhoods.

Mr. Winkeljohn: Well, one of the things we do is, we attach that, the full roll which has every address on it with their assessment and we can do both, we could have a pivot to a chart that shows exactly the neighborhoods and what their rates are.

Mr. Proctor: I guess I'd like to see that as a part of that.

Mr. Winkeljohn: It's part of this, yes, and I can add that.

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Mr. Proctor: Because the breakdown was really good.

Mr. Burgess: Thank you,

Mr. Winkeljohn: So, there would be a second chart that goes through what we call, the marketing names, or the neighborhoods, and then shows what their assessments are but, it's a big chart because there are all these different types mixed at some ratio in each neighborhood, so each neighborhood is going to have 5 or 6 property types and assessment levels in them. So, it's a lot of information but, we've re-indexed, which is what Patrick and the accountant put together for us, re-indexed every parcel by it's neighborhood as well, and I'd love to make it simple but, we can't change it because the methodology is tied to it, and we have lots of obligations we have to track, so more information to get you there, yes, we can do that. So, last year's operating budget did have an increase, or the current years, so it's really the year before is where the comparison would be, and where the money went, so to speak, does that make sense?

Mr. Wishner: No, because we just voted that increase.

Mr. Winkeljohn: No, we voted it last summer and this budget reflects, and I guess what would answer it for you would be the 2024 budget, when the old assessment was in play comparing those two would give you that answer.

Mr. Wishner: I see.

Mr. Winkeljohn: And I can do that.

Mr. Wishner: No, I don't need to see it, I was just confused because I'm looking ahead as to the future years and I know we had voted to do an increase in revenue that I wasn't seeing.

Mr. Winkeljohn: Right, so that's where it's going to be more visible.

Mr. Wishner: Ok.

Mr. Winkeljohn: And I can throw a 2024 adopted column in here for us to see that and for the residents, and whoever.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, basically, we placed money in all the maintenance items that were underbudgeted so your special projects went up to \$55,000 and where the money really came from was we were using reserves, and at the top line of our budget you'll see under revenues.

Mr. Wishner: What page are you on?

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Mr. Winkeljohn: Page 36, you have three revenue types, you have your normal annual assessment interest which was better than many years prior but, then carried forward surplus. We used to balance your budget for many years by using surplus, so that's the most material difference is we don't have to do that anymore.

Mr. Wishner: Ok, so shouldn't our reserves be building?

Mr. Winkeljohn: Absolutely.

Mr. Wishner: And where do I see that?

Mr. Winkeljohn: Ok, so this is a budget.

Mr. Wishner: We should be budgeting the increase, right?

Mr. Winkeljohn: Well, no, reserves is below the line, it has its own schedule when you have one, or need one, you haven't adopted one necessarily but, we can do that with the budget as well, we can do a schedule which will show what you just talked about. Financials will show it later in the meeting, I can do it now but, that will show your unassigned balances, and unassigned balances are not tied to an assessment. It's real important that our budget show only things that are derived by that year's assessment and we would show if we had to borrow money from our reserves to balance the budget which is historically what we've been doing. So, the second half of that is, what are we doing with the reserves, do we need to allocate them, or anything. Typically, Districts in your situation start to do that, like it's not a bad idea, and what you would do is you would identify a lake bank restoration, buffer replacement costs, so you would show an allocation of that reserves and it's soft allocation because you can always move it around, you're not restrained. Like most HOAs have reserve requirements, they have different voting requirements to use the roof reserve for something else, like Districts are more agile financially by design.

Mr. Wishner: I hear you but, I would like to however, be able to understand the movement year to year in our reserve balances.

Mr. Winkeljohn: I can provide that as well because that's a good story to remember and why we did what we did was tied to that, and when we did the budget presentation we showed the assessment history and reserve balance but, just to jump ahead real quick is to go to the financials and the balance sheet has our total operating.

Mr. Wishner: Where are you in the agenda?

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Mr. Winkeljohn: I'm just going to describe it to you, we can go over it later in the meeting. So, you're showing \$629,000 in your cash account which is everything you've earned with the budget, and your entire annual end of year is \$670,000. So, you've already spent 5 months but, you have your full amount of money, so you can quickly extrapolate that you have about \$200,000 in your unassigned, or these funds not assigned to the 2025 budget. So, adding in a reserve line helps bring that picture in for your budget discussion, and I can do that, and also, we could have a history chart on there as well.

Mr. Wishner: Thank you.

Mr. Winkeljohn: But, when we adopt, and what we'll do is, I'll put some ideas, and you don't allocate the reserves but, you describe them, and unassigned, what's the point of that, but to say this percentage for lake bank restoration.

Mr. Wishner: Right, and I just want to know where we stand with respect to potential catastrophes that could come along like the next hurricane.

Mr. Winkeljohn: Right, and that would be the other line would be emergency response.

Mr. Proctor: And we went through that in quite a bit of detail when we did the bond refinancing but, to Steve's point I think seeing it in front of us moving forward is a good idea.

Mr. Winkeljohn: Excellent, and Districts evolve to this point when you're ready for it, so absolutely.

Mr. Proctor: So, just to highlight the budget here on page 36, there were two major decreases compared to columns fiscal year 2025 compared to fiscal year 2026, you've got the Veterans ROW was at \$98,000 and it changed to \$66,000, so that's a \$32,000 improvement.

Mr. Wishner: And what page of the budget are you on?

Mr. Winkeljohn: Page 36.

Mr. Wishner: Ok, thank you.

Mr. Proctor: And then the berm, was \$189,000 and now it's \$148,000, so that's a \$40,000 improvement, so combined it's pretty significant.

Mr. Winkeljohn: Right, and so that will follow the bottom line but, we will be able to, and the world of monthly financials are showing one topic, and the budget is a different

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topic, and merging them together makes sense and I can do that, so when you're making a budget decision it's good to have a snapshot also.

Mr. Proctor: It looks all the other areas are pretty similar.

Mr. Winkeljohn: Yes sir.

Mr. Smale: Why doesn't the engineering budget went up, and it currently went down, that doesn't sound right?

Mr. Winkeljohn: Yes, so what's happening is, we set the budget on historical volume, so you had a lot of engineering time because of these projects, because of special evaluations of pipes, and fence lines and lake lines, so that burns time. The attorney, is like that but, as Districts get more and more mature, the knowledge and activity of your engineer starts to go up and the attorney will often straight line because they're not reviewing lots of deed documents and significant policy changes and things like that, generally speaking, and frankly, with Patrick, that money will lower your engineer because you'll be using the engineer less for some inspections where Patrick could do it, and nobody is giving up any money, we all just know this inherently in this business where we try to use the manager for the a lot of the day to day roles. Like the comment earlier about giving you a chart of the contracts, it's free for me to do it but, you'd be burning attorney hours for that, and the attorney is going to be the first to say, let's let Paul do that because that's in his wheelhouse but, the budget reflects volume.

Mr. Smale: Ok.

Mr. Winkeljohn: So, really the hardest decision for you with today's resolution is the date and time you're going to adopt, the second one isn't so hard, the other thing you're really doing is setting this cap on your assessment which I think we've all understand that there's no need or interest in raising the assessment next year. So, starting with the first most challenging one, we started to talk about it a little bit at the last meeting, today is February 18th, and in theory you could adopt this budget in April, the final, and that would be ideal. Typically, you guys are in town normally in April, and if it doesn't line up we can pick another date but, I would strongly recommend April.

Mr. Proctor: I think it's attainable because once you provide the reserve projections.

Mr. Winkeljohn: There's really not a lot, and again your budget can be changed at any moment throughout the year, really the assessment is the black line you're drawing.

Mr. Wishner: We don't have anything on the calendar year for April, do we?

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Mr. Smale: I remember discussing this at the last meeting because I'm going to be gone from April 7th to the 27th, and everybody else said, don't worry about that Mike because we'll be here.

Mr. Winkeljohn: Right, something like that.

Mr. Smale: Or something like that.

Mr. Proctor: So, our next meeting March 18th, and we're starting 1 hour early because I think we decided we were starting at 9:00 o'clock, instead of 10:00.

Mr. Winkeljohn: Right, so for the budget, March is too soon, so we have to go to the April meeting and the April meeting is the 15th, which I know that's not exactly 60 days in terms of calendar match but, I think because of the 31 days in March and only 28 days in February, we're pretty close, and I think it would be short by a couple of days, so we'd really need to move it to like the 16th or 17th of April.

Mr. Wishner: For some reason I have April 22nd on the calendar.

Mr. Winkeljohn: Right, that's what we talked about, and you're right, I do have it on the 22nd. I think what happened is we had this idea for the 22nd. So, we would need the other 4 Board members, or the absolute minimum of 3 to be 100% certain they would be here on the 22nd.

Mr. Wishner: You're talking about April 22nd?

Mr. Winkeljohn: Yes sir.

Mr. Wishner: Ok, I can be here then.

Mr. Winkeljohn: Ok, and it's early enough in the year that if something happens out of our control, we can re-set it.

Mr. Proctor: We could push it to the 29th if you're back.

Mr. Smale: I will be back but, if there's 4 people here, don't move it on my account.

Mr. Proctor: I think we'll be able to have enough information at the next meeting that everyone should be comfortable.

Mr. Winkeljohn: That would be my instinct as well after hearing your inputs and everything. So, then with that, a motion for resolution #2025-10 setting the public hearing for this location on April 22nd and at this time.

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On MOTION by Ms. Proctor seconded by Mr. Smale with all in favor, Resolution #2025-10 approving the proposed Fiscal Year 2026 Budget and setting the Public Hearing on April 22, 2025 at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: Moving on to our attorney's report, Alyssa.

A. Attorney

Ms. Willson: Hi, good morning, this is Alyssa Willson, and yes I agree with Paul's summary of how typically it works with management review and then the summary of the contracts and of course if Paul has any questions on anything, he will reach out to my office, and as well, we always would review any summary, chart or table at a high level if there's any particular questions but, yes, that typically works well in many Districts. The report I have today is as you requested we have reached out, or your staff has reached out to the developer on the items that Josh pointed out at your last meeting and we've had a few conversation with the developer regarding those pipes in the pond that has been requested for conveyance to the District. The developer has approached the builder and it's our understanding, we just got an update this morning that the builder has a surveyor out looking at the proposed repairs and they anticipate working on this to complete those repairs next week, so for your March meeting we will hopefully have an update that this has all been completed and Josh has signed off on it, and this is sort of a combo with District counsel and District engineer update so Josh, if you have anything to add please cover it under your report but, otherwise, that is all I have to report today. I'm available to answer any questions.

Mr. Proctor: Alyssa, excuse me, Steve had to step out for a few minutes and I'd like for you to repeat what you just said.

Ms. Willson: Absolutely, no problem.

Mr. Winkeljohn: He's back now, so go ahead.

Mr. Wishner: So, what were you saying about the lake, Alyssa?

Ms. Willson: Yes, absolutely. We reached out as requested at your last meeting to the developer, the developer reached out to the builder, and then it's my understanding that Lennar has a surveyor coming out this week and anticipates making those repairs next

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week, so Josh will be able to review any final items following those repairs and should hopefully have a positive update for you at your March meeting but, the developer has been very respectful and it seems that Lennar has been very engaged on the issue as well.

Mr. Wishner: Ok.

Mr. Winkeljohn: Thank you. Alyssa, anything else for our friends today?

Ms. Willson: Nothing further, I'm available to answer any questions.

Mr. Winkeljohn: Thank you.

B. Engineer

Mr. Winkeljohn: Josh, how are you today?

Mr. Evans: Doing great, thank you. I don't have anything additional to report.

Mr. Sinoway: I do have a question for Josh with respect to the lakes since we just talked about it. Now, that's an unlined lake and as I understand it from previous conversations with you Josh, the water levels vary considerably because they're unlined, so given the fact that those pipes are above grade to begin with, doesn't the builder have to anticipate the water levels in that area with respect to further erosion and also the acceptability of the aesthetics?

Mr. Evans: That's correct. So, the developer's engineer is providing design criteria to Lennar for getting that pipe the proper elevation, and I had a conversation with the developer's engineer of what I'd like that to be so that should resolve that, and the answer is yes, that lake will go up and down quite a bit more. Every other lake is lined except for the one in Corsica and the goal and the design criteria that we gave them should top the pipe below the water level is below water.

Mr. Sinoway: Ok, that was my question, thank you very much.

Mr. Evans: No problem, and then I have one quick comment. The homebuilder, Lennar, made those improvements after we received the package for turnover, and at the time had I not just swung by there on the way to the meeting last time we might have owned that lake and then we would have had to go back to Lennar and had them revise it, so I think all of our other communities, smaller HOAs within the community know that if they're going to do something to the lake you need to get the CDD's approval, it might just be worth some type of communication to Lennar that in the future if there's any other changes

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or they want to make any changes to the lake now that we own it we would need preapproval at best.

Mr. Winkeljohn: Great.

Mr. Sinoway: How do we communicate that to Lennar, what's the process?

Mr. Winkeljohn: I think Alyssa may be the best at that so she's in that dialogue with the other project, so yes,

Mr. Sinoway: Ok.

Mr. Evans: And I think it goes along with everything that we've been communicating, Alyssa and I, back and forth it might be worth one last follow up to make sure they're aware.

Ms. Willson: Absolutely both Lennar and the association.

Mr. Evans: Definitely, yes.

Mr. Winkeljohn: Alright, thank you, so we're good?

Mr. Sinoway: I think we're good.

Mr. Winkeljohn: Alright, no other question for Josh, so thank you.

C. Field Manager

1) Monthly Report

2) Discussion of Estimate #12595 for Corsica Lake Bank Aquatic Plantings with Crosscreek Environmental, Inc.

Mr. Winkeljohn: Moving on to field manager, Patrick, how are you today?

Mr. Burgess: Good. So, I'll try to put it on the TV as well if you guys would like but, it's in your package as well on page 47 to start. So, the berm project, the only plantings that are around the Talis Park sign, the vine type of plant that matches what's remaining there. Everything else is completed, is what I'm told, the only thing that's remaining is the automation of the filter on the southside. They're currently manually flushing it but, it needs to be automated so they're just working with a subcontractor, the electrician, and the availability is not to have them onsite as they like. I asked why it's taking so long and he said he's working with the electrician trying to get him onsite.

Mr. Wishner: Before you move off this Patrick, so this looks very bare to me, is that because these are younger plants and they planted them in such a way to allow for fill in and growth?

Mr. Burgess: Yes, they should grow pretty fast especially once the rainy season comes.

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Mr. Winkeljohn: Right, this spring they'll double.

Mr. Burgess: Yes.

Mr. Wishner: Ok, I suspected that was the case.

Mr. Proctor: It looks much better because there was a lot of missing ones and dead ones and everything else.

Mr. Wishner: Yes.

Mr. Burgess: So, this is the on the southside right behind the furthest south, and this is clusia hedge, it will grow up like a privacy hedge. These are the three oak trees which eventually will grow and block that area.

Mr. Winkeljohn: They have a canopy?

Mr. Burgess: Yes, and I took pictures of everything really that was newly installed.

Mr. Wishner: Has there been any further progress or development, or anything to report on respect to the issue that came up last time regarding the side by the outside, wasn't there a complaint about how bare it was there?

Mr. Burgess: Yes, so that was not a part of it but, I did meet with Blue and they're looking into an economical option to put in there because it is a pretty bare spot but, there's already some oak trees with that kind of height but, we could put a hedge there.

Mr. Proctor: We probably should review what the Blue design presentation was in the bid because there was supposed to be some other landscaping down the southside, just to see what that is.

Mr. Wishner: Ok.

Mr. Winkeljohn: Yes, and once we get a substantially complete report from them, and operation, we'll do a walk through and create a punch list and so let's put that at the top.

Mr. Burgess: Ok.

Mr. Winkeljohn: And final payment is held until that is approved.

Mr. Sinoway: Since we're on the subject, we just talked about it last time but, we didn't come to any kind of direction. They do look pretty bad.

Mr. Burgess: I spoke with Blue, I told them the thought was to put silver buttonwoods back there because the main road has them, they would be a lot smaller and they can just reshape them a lot easier but, yes, they're very leggy, and Blue has concerns about their safety when they trim them because they're on a tall ladder on unsteady soil and their guys

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have to go pretty high up but, I told them I noticed it when I first came here, and they pointed out that they're very leggy, so I just them for numbers on replacing them with silver buttonwoods and I haven't gotten that number yet but, that's where we started but, if you guys want a different option I believe we can get that.

Mr. Proctor: Well, we'll see what their estimate is before we decide we want to do something different.

Mr. Burgess: Ok, and I'll bring it back, I just wanted to make sure there's no other direction on it. The lights, the 40th day was yesterday for Veterans lights, and I don't know if they were working last night.

Mr. Wishner: I believe they were.

Mr. Burgess: Ok.

Mr. Proctor: I know our manager for the HOA is on this because she talked about it at the HOA meeting last week, so I know the 40th day was yesterday.

Mr. Burgess: Right, and I told her, I was here last week and I took a look at the lights the other night and they were not on, so I called FPL, and I'm just going to call them back.

Mr. Wishner: Interestingly it's not just us it goes all the way out which is well beyond where we are, we go up to I think the driveway for the maintenance, and the lights that are out go all the way down.

Mr. Burgess: Yes, right before that entrance to that condo it's like a hedge, where there's a photocell where the power turns it on and off because I turned the one light on and off, and I don't know where the issue is but, I believe that powers the entire stretch.

Mr. Proctor: I think it's good that you called FPL as well as our HOA manager so there's two different courses.

Mr. Burgess: Right, and I'll call them again today and complain that it's been 40 days and it's still not done. The last thing is the Corsica lake plantings, I spoke with the president of their HOA and there just one small area that they had a request that it was kind of bare, it was just this area and Crosscreek just added a few more plantings and just increased the price to \$300 to I believe \$3,595.50 and they said that's their one request and they're very happy with everything else that's been done, they're very appreciative and very thankful of what we've done and this is kind of their last ask.

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Mr. Winkeljohn: Well, I think the end of the conversation last time was exactly accurate that we put it in, take it out, and we're on a pendulum habit here, and I don't have a good answer for you because I don't know a lake in Florida that I don't have this exact debate.

Mr. Burgess: So, unless there's any objection, I know it increased the price \$300 like I said but, that was what they asked and this is where we're at.

Mr. Proctor: I don't have a problem with that.

Mr. Wishner: I don't either.

Mr. Winkeljohn: Is there a motion to authorize?

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, accepting estimate #12595 for Corsica lake bank aquatic plantings with Crosscreek Environmental, Inc. was approved.

D. Manager

Mr. Winkeljohn: Under the manager's report, really the bulk of my activity is as we already discussed in getting you through a budget cycle on time this year.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Under financial reports, we have the check register and the unaudited financials. If you have any questions I can take them, I did highlight a little about them earlier that you always have your revenue, and if you don't have normal revenue flow I'm going to bring it up loud and clear way in advance. So, in this business here, you're already over 90% collected and typically 95% by the end of this month, so that's never a concern. The other thing is that you've been spending really on a project which has already been paid for and budgeted so the effect of that is your tracking very nicely and congratulations to your negotiations with your landscape contractors and that big reduction is going to hit the bottom line even more, so well done. Is there a motion to accept the reports?

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Talis Park CDD

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 other Supervisor's items or requests? We have a pretty short turnaround for our March meeting.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Not hearing anything else, a motion to adjourn would be in order.

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

DocuSigned by:

Paul Winkeljohn

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Secretary / Assistant Secretary

Signed by:

James Proctor

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Chairman / Vice Chairman