

**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 Thursday, January 28, 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
Barbara Hurt-Simmons

Chairman
Vice Chairman
Assistant Secretary
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

FIRST ORDER OF BUSINESS

**Oath of Office for Mr.
Steven Wishner**

Mr. Winkeljohn: The first thing we need to do is, Mr. Wishner we have to swear you in again, so if you could sign that as I administer the oath, we'll get you notarized and entered into the District's records, and I have all your information unless something has changed, you're ok, so after I say the word "I", you would state your name, and then at the end you just say, I do, so "I".

Mr. Wishner: Steven Wishner.

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Talis Park Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that

January 28, 2025

Talis Park CDD

I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Talis Park Community Development District, Lee County, Florida.

Mr. Wishner: I do.

Mr. Winkeljohn: Congratulations, you are official again.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Audience Comments (Related to Right to Speak Statute Changes)

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2025-05 Confirming General Election Results

Mr. Winkeljohn: Next is organizational matters, and you are the Board that accepts the election results. So, we have a couple of actions that are required after an election, since we did not meet after the November election. So, resolution #2025-05 is confirming the results of the election and that's appropriate by motion.

On MOTION by Mr. Sinoway seconded by Mr. Wishner with all in favor, Resolution #2025-05 confirming General Election results was approved.

B. Consideration of Resolution #2025-06 Declaring Vacancies on the Board of Supervisors – Seat #1 (11/2028)

Mr. Winkeljohn: Then resolution #2025-06 is declaring vacancies on the Board of Supervisors, and not everyone registered or ran for their seats, so what we do is we declare those vacant, is there a motion to declare vacancies on the Board of Supervisors for seat #1?

On MOTION by Ms. Simmons seconded by Mr. Sinoway with all in favor, Resolution #2025-06 declaring vacancies on the Board of Supervisors for seat #1 was approved.

January 28, 2025

Talis Park CDD

C. Consideration of Resolution #2025-07 Electing Officers

Mr. Winkeljohn: So, then the next piece is, whenever you reshuffle or reconfirm your Board you also need to reconfirm your officers. Currently, Mr. Proctor has been the chairman, Steven Wishner as vice chairman, and everyone else as assistant secretaries, and if you want to make a change you can do that now.

Ms. Simmons: So, from what I understand I thought Jim ran for his seat?

Mr. Winkeljohn: He did.

Ms. Simmons: Ok, so he's in.

Mr. Winkeljohn: Yes.

Ms. Simmons: So, why aren't we swearing him in today, why just Wishner?

Mr. Winkeljohn: I think we already did his last time.

Ms. Simmons: We did? I don't think we did.

Mr. Winkeljohn: Let me double check that, and it would have been on the top of the agenda if our staff thought there was another person who had not been sworn in.

Ms. Simmons: So, Jim hasn't been sworn in, right?

Mr. Winkeljohn: Did you do an oath after the election?

Mr. Proctor: No.

Mr. Winkeljohn: Alright, we can do one.

Ms. Willson: Yes, absolutely, I would err on the side of having to do the oath versus no oath.

Mr. Winkeljohn: Yes, so we'll go ahead and do it, thank you. So, after I say the word "I" just state your name, so "I".

Mr. Proctor: James Proctor.

Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Talis Park Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Talis Park Community Development District, Lee County, Florida.

Mr. Proctor: I do.

January 28, 2025

Talis Park CDD

Mr. Winkeljohn: Thank you, and as received I will notarize it and enter it into the record. So, then if we could get a motion ratifying the previous actions in case your oath was not valid.

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, ratifying the previous actions of Mr. James Proctor was approved.

Mr. Winkeljohn: Ok, so back to item C, the election of officers with Mr. Proctor as the chairman, and Steven Wishner as vice chairman, and all others as assistant secretaries, if you want to keep it that way, a motion would be appropriate.

Ms. Simmons: I support that if they support it.

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, Resolution #2025-07 electing officers, keeping the existing slate of officers the same as stated on the record by Paul Winkeljohn was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the October 29, 2024 Meeting

Mr. Winkeljohn: Your minutes from the October 29th meeting, which was our last live meeting, are in your packets, if those are ok a motion would be welcomed.

On MOTION by Mr. Proctor seconded by Mr. Sinoway with all in favor, the Minutes of the October 29, 2024 Meeting were approved.

Ms. Willson: Paul, one quick procedural item, I think the resolution that declares the seat vacant, I think we also need a motion, and obviously that Mr. Wishner is indeed the incumbent that currently sitting in the vacant seat but, it's the intent that we want nominate him for the appointment for the remainder of the term as well.

Mr. Winkeljohn: Yes, can we have a motion to amend resolution #2025-06 which was approved as stated.

January 28, 2025

Talis Park CDD

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, Resolution #2025-06 declaring vacancies on the Board of Supervisors for seat #1 as amended and stated on the record was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution #2025-08 Ratifying, Confirming, and Approving Sale of Talis Park Community Development District Capital Improvement Refunding Revenue Bonds, Series 2024

- A. Notice of Series 2024 Special Assessments Capital Improvement Refunding Revenue Bonds, Series 2024
- B. Third Supplement to Disclosure of Public Financing and Maintenance of Improvements

Mr. Winkeljohn: Resolution #2025-08 is related to the sale of the bonds that we took part in last year. So what happens is, as you guys remember, a lot of things were slightly in liquid form during the adoption of the bond delegation resolution, the actual final sale price, the methodology, all the reports have best estimates of what the sale will be. Once the sale is done we know the exact numbers and we come back to you with all of the documents with the final numbers in them for one more ratification on your part. So, resolution #2025-08 accomplishes that and if I didn't say it right, Alyssa will fill in the blanks.

Ms. Simmons: So, this is the final sign off?

Mr. Winkeljohn: Yes, and everything went great as you know, yes, go ahead Alyssa.

Ms. Willson: Yes, Paul you did a great job. Essentially this ratifies all the actions that you delegated to the chairman and your staff to finalize the issuance of those bonds, everything was completed within the parameters of your delegated assessment resolution, so this is just wrapping everything up with a bow ratifying all actions but, everything was completed successfully, and we had a great team.

Mr. Winkeljohn: Thank you. Is there a motion for resolution #2025-08?

January 28, 2025

Talis Park CDD

Mr. Wishner: And before we pass that resolution, can we just review for a moment what the final numbers were, in terms of our savings?

Ms. Simmons: Because it doesn't list it in the document, is what you're saying Steve?

Mr. Winkeljohn: I know what we proposed to you at the last meeting before closing, we were anticipating it may be getting a little worse but, it actually got a little bit better. I don't have the exact numbers.

Mr. Wishner: Ok.

Mr. Winkeljohn: I can have them circulate a final number but, it was just a few hundred dollars better than expected, it was that close.

Mr. Wishner: Ok great, thank you, and I would appreciate it if that could be circulated so that I can review offline.

Mr. Winkeljohn: I will do that. I'll have him update that summary page with the actuals.

Mr. Wishner: Yes, thank you. Now, back to the resolution.

Mr. Winkeljohn: Yes, is there a motion?

On MOTION by Ms. Wishner seconded by Mr. Sinoway with all in favor, Resolution #2025-08 ratifying, confirming, and approving sale of Talis Park CDD Capital Improvement Refunding Revenue Bonds, Series 2024 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Lake Conveyance for Fairgrove Coach Homes

A. Final Site Acceptance Letter

B. Construction Completion Certification (CCC) Acceptance Environmental Resource Permit (ERP) No. 11-107216-P

C. Request for Conveyance of Real Property

D. Fountain Maintenance Agreement

Mr. Winkeljohn: Item No. 7 is the revised item for the agenda, this came to us pretty late in the process. I went ahead as a courtesy to the person who sent it to put it on the agenda, however, if you all are not ready to review or act on it would be reasonable to table it to your next meeting but, basically the developer is looking for the conveyance

January 28, 2025

Talis Park CDD

of this property, and the actual construction and the real property, so we put everything in. I also emailed an update this morning, like I said, it's last minute for you.

Ms. Simmons: Oh, that was the change of what was in here?

Mr. Winkeljohn: Yes.

Ms. Simmons: Ok.

Ms. Willson: Sorry, Paul, apologies, I think we need a motion on 6A and 6B as well, the notice of the Series 2024 Special Assessments as well as the third supplement to the disclosure public financing.

Mr. Winkeljohn: Ok, I'm sorry, they weren't listed as separate motions, I appreciate that. So, going back, item No 6A and 6B, we need a motion to approve as she just described, is there a motion?

Mr. Wishner: Do we take them one at a time?

Mr. Winkeljohn: Yes, we'll do 6A first.

Mr. Wishner: Ok, so moved.

Ms. Simmons: I need to look at it real quick, my name keeps getting spelled wrong, I have a hyphenated name, and let me see if it's in that document.

Ms. Willson: I apologize, we will absolutely update that.

Ms. Simmons: That's ok, it's on page 48.

Ms. Wilson: Yes, and so Steve has to update everything with the refinancing of your bonds. (inaudible comment) So, it simply updates the existing documents to reflect your refinancing that the current assessment.

Ms. Simmons: Actually Paul, it's page 52, it just needs that change by me.

Mr. Winkeljohn: Duly noted, so with that change is there a motion for item 6A?

On MOTION by Ms. Wishner seconded by Mr. Sinoway with all in favor, accepting the Notice of Series 2024 Special Assessment Capital Improvement Refunding Revenue Bonds Series 2024 and the Third Supplemental to Disclosure of Public financing and maintenance of improvements was approved.

Mr. Winkeljohn: Ok, back to the lake conveyance project.

January 28, 2025

Talis Park CDD

Mr. Wishner: I have a question, I understand that we have 3 areas where pipes lead into the lake that are not appropriately constructed with respect to erosion problems that are already existing today, can we expect it to be worse? Or is it appropriate to make a motion to require those to be changed before we accept the lake, or is that something we would simply go back to the developer for?

Mr. Winkeljohn: The latter, my recommendation is just by direction staff will convey that request and you wouldn't approve it today by any motion, and for it to get to that level they need to satisfy the obvious.

Mr. Wishner: Ok.

Mr. Sinoway: Shouldn't we have our engineer put this on the record exactly what he observed?

Mr. Winkeljohn: Absolutely, are you ready to cover any of that?

Mr. Evans: Yes, sure. So, Alyssa, we've looked at all the paperwork and the last thing I needed to do was for me, myself, put eyes on the lake and make sure I didn't see any issues, and when I did go out and look at the lake, there's I think 3 HDPE plastic black 12" to 18" pipe that pops out into the lake and typically those pipes would be below the water level and they're set up much higher and then it's exacerbated by the fact that lake is not lined so the water level has gone down a lot so those pipes are essentially, not down into the lake but, well above the water line, and esthetically, obviously it's not very appealing but, the bigger issue that I have is that it causes erosion and on other projects we've had to drop those pipes below the water line so that erosion doesn't occur in and around and at the bottom of that pipe. I took a couple of photos and I can pass those around it's doing exactly what I would expect it to do in a very short period of time which is to erode out the lake bank, if you want to pass these around you're welcome to see it.

Mr. Winkeljohn: And you can email those out, so I can put them in today's records?

Mr. Evans: I'll do that, yes.

Mr. Winkeljohn: Ok.

Mr. Evans: So, what I would suggest the developer do before we take it because I think it's going to be an ongoing maintenance issue and you'll probably have big complaints from the homeowners from a visual perspective would be to drop that below

January 28, 2025

Talis Park CDD

the low water elevation and extend it further out into the lake and they can do that by splicing on an HDPE extension, so I don't think it's a big deal but, I'd recommend that.

Ms. Simmons: So, we don't accept this until they do that?

Mr. Evans: I don't know how you functionally do it.

Mr. Winkeljohn: We'll communicate that exactly that way, and see what the response is, sometimes groups that don't want to come back onsite they may say, give us a price, we'll just pay for it, and you do it. So, we'll see how they want to cure it.

Mr. Evans: They'll probably want their contractor to do it.

Mr. Winkeljohn: Right, they could probably look at their documents closely, more likely they probably put it in too shallow.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Winkeljohn: So, hearing all of that, the Board's opinion and direction to staff and Josh and I will work with Alyssa on that information.

Ms. Simmons: So, we don't approve this today?

Mr. Winkeljohn: I wouldn't recommend it.

Mr. Smale: Anything else Josh?

Mr. Evans: No, that was all I had.

Ms. Simmons: Well, let me ask you this, what if we don't meet for 2 months, and they fix this within a month?

Mr. Winkeljohn: I don't think it's going to be too much heartburn, they have the title.

Ms. Willson: Well, I think they would really appreciate meeting next month if possible. Alternatively, I think that the delay on conveyance of the property would be ok given it's coming from the Kitson entity, however, I would recommend at least preliminarily approving the license agreement.

Mr. Wishner: I'm sorry, the what agreement?

Ms. Willson: That's the tricky part, is that I understand the license agreement which is next on the agenda needs to be executed with the condominium association and I believe that they anticipate the condominium association turning over in March, so that could pose an issue with, and I don't know the nature of the upcoming Board on any

January 28, 2025

Talis Park CDD

turnover condominium association but, you really need this in place in order to have the maintenance of that pond by the association, and if we delay post turnover on that, that could get complicated, the turnover of the condominium association.

Mr. Wishner: I'm a little bit lost because I don't see that on our agenda.

Ms. Simmons: I understand it.

Mr. Winkeljohn: Right, so item 7D on your tablet is the draft license agreement with the homeowner's association.

Mr. Wishner: That's the fountain maintenance agreement?

Mr. Winkeljohn: Yes, so that can stand by itself and we can approve that separate of the other ones, I don't have any problem going ahead with that because it's really between us and the HOA, not this transfer of property and the lake construction.

Mr. Evans: And the lake, if you wanted to tell them to make these improvements and I can approve them, you could give me that authority.

Mr. Winkeljohn: That's an option of the Board, you could approve it conditionally but, I think we're going to meet a couple of times to be honest because we have to start our budget cycle to meet your normal planning, so I'm not hearing any urgency to put too much ahead of the cart now but, the license agreement, I agree you should do that.

Ms. Simmons: So, we should do that one for sure.

Mr. Winkeljohn: Yes.

Mr. Wishner: Ok.

Mr. Winkeljohn: Item No. 7A, B and C are tabled given the discussion and then item No. 7D, the fountain maintenance agreement is before you, it's in final draft form.

Mr. Wishner: What page is that?

Mr. Winkeljohn: 69.

Ms. Simmons: Do we need to move to table those items?

Mr. Winkeljohn: No but, item No. 7D, as Alyssa mentioned is appropriate for us to approve by motion.

Mr. Wishner: And just to cut through the legalese, this requires their HOA to maintain the fountain?

Mr. Winkeljohn: Correct.

Ms. Willson: Correct.

January 28, 2025

Talis Park CDD

Mr. Wishner: Ok.

Ms. Simmons: What if Kitson doesn't do this fix by March?

Mr. Winkeljohn: I'll find out what their repair schedule would be, and I can report that back to you, oh they can't do it until May but, then we might consider approving it conditionally.

Mr. Wishner: Why does that become our problem?

Ms. Simmons: Well, because we're working with the new HOA and we need to have everything in line for them.

Mr. Wishner: Well, if Kitson is creating a problem, it's not necessarily our issue to fix.

Ms. Simmons: I know but these are our residents and we're trying to help get this process done.

Mr. Winkeljohn: Because it delays their turnover.

Ms. Simmons: We're the good guys in this situation.

Ms. Smale: Well, they may not want the turnover either.

Mr. Winkeljohn: Right, they may have their own issues on other items.

Ms. Simmons: Oh, ok.

Mr. Smale: They may have other issues.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Simmons: How would we find that out?

Mr. Smale: Well, why would we care?

Mr. Sinoway: Well, look at the issue we had with Corsica, and that lake, that was all turned over and then the residents were up in arms about the way it looked, and he didn't fix it, and that's the issue.

Ms. Simmons: I know.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Wishner: I'm not in a rush to put problems onto our plate.

Ms. Simmons: Ok.

January 28, 2025

Talis Park CDD

Mr. Winkeljohn: It's good perspective for everyone to consider and I think we've vetted it, is there any different direction? Not hearing any, so could we have the motion on the maintenance agreement?

On MOTION by Mr. Wishner seconded by Ms. Simmons with all in favor, accepting the Fountain Maintenance Agreement was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2024

Mr. Winkeljohn: The next item is your audit for last year was finalized, and submitted to the state. It's before as a record, there's no findings, which is always our immediate goal.

Mr. Wishner: I had actually a couple of questions, there are a number of audit reports in here, and my question is, since I'm not familiar with what normal language is in those reports, are those reports completely clean and are the opinions clean with that qualification according to the norms of how these are issued.

Mr. Winkeljohn: That was the most professional question I've ever heard for an audit, and the answer is yes, and just a quick note on our process. So, our CEO is also the lead accountant, and our CFO as well, and you have Tiziana who is your staff accountant, so the three of them all review each other's opinion on the audit and reaction to the audit and actually the owner is the one who processes it and takes it. I stay out of it but, it's a really well done process to make sure that it's absolutely vetted correctly, that there's no mistakes, things like that but, that multiple party accountability is part of our system, so they take it very seriously.

Mr. Wishner: Ok, thank you.

Ms. Simmons: And I've been an elected official, and you see the audit, it's clean, I mean I didn't see that wording here.

Mr. Winkeljohn: Yes, so I can pull it up for you, I think it's on page 23 is typically where it falls, which is a letter that follows the statutory check list, if you will, and it's outlined #I, #II, #III, #IV and #V, all of those show that there was nothing to report basically, that's the key.

January 28, 2025

Talis Park CDD

Mr. Wishner: And that's why I asked the question Barbara because different industries have different norms of language.

Mr. Winkeljohn: Yes, and you said it right, so when you get down to that page, and it's page 23 of the audit, not page 23 of your tablet, let me see if I can find it for you real quick.

Ms. Simmons: I don't think we got all the pages.

Mr. Winkeljohn: No, it's all there. Ok, so it's no longer page 23 but, page 25 is the letter to you, as the Board of Supervisors.

Mr. Wishner: Page 25 of the audit?

Mr. Winkeljohn: Yes, which is basically expressing how they do the audit, that it follows state guidelines and then at the end of that, is the beginning of page 27 which tells what they examined and then on page 28 is the final page which says to you, record of financial statement, auditors responsibility and the purpose of this letter, no, I'm sorry, it's actually on page 29. Then it says report to management, and those are the Roman numerals #I, #II and III which basically covers all of the required and appropriate audit steps and levels of the audit. It basically says, current year findings, none, and it says, prior year findings, none, so obviously if you had something in the prior year and you didn't fix it, it repeats. Then #III is all the items #1 through #7, which are the expressed details that they look at and all seven of them basically say that they met or exceeded the requirements, so that's the page I need to present all the time. The other thing, like your question is you are not an auditor by responsibility, you hired an independent auditor, and you're accepting it as a record, and it was submitted to the state. Should there ever be a correction to the audit or an issue with it, those parties are responsible for it, and the accuracy.

Mr. Wishner: But we still have a fiduciary responsibility to make sure everything is clean.

Ms. Simmons: I missed this page, sorry.

Mr. Winkeljohn: That's fine. Is there a motion to accept?

January 28, 2025

Talis Park CDD

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to staff reports, and Alyssa is the first one, Alyssa, do you have anything for our friends today?

A. Attorney

Ms. Willson: Just a brief update that we are about to start the legislative process in Tallahassee so you should all start receiving our capital conversation update reports on items that may impact CDDs and Special Districts in this upcoming session. We typically issue one every committee week, as well as every week during the session. So, you can watch out for that, if you have any questions on anything you see, let me know and we also will provide any updates on items to watch out for or that passed that would potentially require any of your rules of procedures or any District items. Otherwise, nothing further, we'll get these items recorded that you approved today and I'm available to answer any questions.

Mr. Winkeljohn: Thank you. Any questions for Alyssa? Not hearing any, we can move on.

B. Engineer

Mr. Winkeljohn: Josh, you're up.

Mr. Evans: I don't have much to report on other than what we discussed already with the lake, and then also our lake bank inspections for all of our CDDs are going on right now, and I'm not sure if they've been here yet but, if not, they'll be here in the next 3 weeks or so, which we do manually, we have done it for a couple of years now, with the golf course renovation. They walk every lake bank, take photos that are geo referenced and then we'll make recommendations for improvement if there's erosion issues.

Mr. Wishner: Do they just walk the lake bank areas, or do they also inspect the wall?

January 28, 2025

Talis Park CDD

Mr. Evans: No, they just walk the lake bank, we don't have people qualified for that, that would be like a structural engineer to inspect the walls. We could do that, but we did it we turn them over which was about 5 years ago or so.

Mr. Winkeljohn: And they are excluded from the District's responsibilities.

Mr. Evans: Yes.

Mr. Wishner: Ok. So, the walls, for example on the golf course.

Mr. Winkeljohn: Yes, those retention bulkheads, those are all private.

Mr. Wishner: Ok, so is that part of the golf course?

Mr. Winkeljohn: They can be, some of them are, there's residential lake barriers that have that kind of wall feature also.

Mr. Wishner: Ok, and the wall around Isola that is part of it?

Mr. Winkeljohn: Yes, we specifically spelled that out in that agreement.

Mr. Wishner: Ok.

Mr. Evans: For stormwater management lake, all we need is a lake bank that's sodded where it ties back in, anything else above that is aesthetic.

Mr. Winkeljohn: So, it's exactly what he just said, your role is purely functional.

Mr. Smale: And this is off the subject, historically, when all the lakes were lined, why did they not do the front lake and the lake over here?

Mr. Evans: They were constructed later from a newer developer, and cost

Mr. Winkeljohn: Yes, cost, it's very expensive.

Mr. Smale: Ok, then that developer had the option and chose not to do it.

Mr. Evans: So, then we said, if you're not going to do it, we're going to isolate that concern to that lake, so we put a control structure inbetween that lake and our lake because what could have happened had we not done that is if you don't line one lake, well it is connected by pipes it could essentially drain. So, we protected ourselves from it to the extent that we could.

Mr. Smale: But we could never require them to pay for it.

Mr. Wishner: Well, we requested it.

Mr. Winkeljohn: Right, and it's not relevant to the storm drain system.

Mr. Evans: And it made it look nice, and you have a lot of water table fluctuation there, so it's really good that you have that there.

January 28, 2025

Talis Park CDD

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Winkeljohn: Any other questions for Josh, or anything else on your plate?

Mr. Evans: I don't have anything else.

C. Field Manager

1) Monthly Report

2) Discussion of Corsica Lake Bank Aquatic Plantings Estimate with Crosscreek Environmental

3) Discussion of Veterans Memorial Blvd. Landscape Service Proposals

A. Blue Landscaping

B. Vision Landscaping

C. Landscape Comparison Sheet

Mr. Winkeljohn: Moving on to our field manager, go ahead Patrick.

Mr. Burgess: So just the field report, the first page is the berm project, so the north part of the berm is plantings, the filter installation and the drip lines and the irrigation aspect has been completed. The picture right there is the north part of the berm, that's your filter, I'm told, to prevent a lot of snails that get pulled from the lakes is what Blue told me is the main purpose of it. The south berm is still not completed because the filter has some electrical work that they're trying to sort out to make sure it's operating and nothing is installed that may die due to not having irrigation. So, they're aiming for early February for completion but, I'll get an update and see if that's changed or not but, they move pretty fast on the north berm. I put a bunch of pictures on the second and third page, some green arboricola, the coco palms, the firebush, and a lot of stuff was installed and it is small for now but, it will grow pretty fast once the rainy season comes and some irrigation.

Ms. Simmons: Can I ask a question.

Mr. Burgess: Yes.

Ms. Simmons: This is behind hole 2 of the driving range, and it's really barren, I've had a couple people talk to me about this, and they didn't know who talk to about it. This is the top of hole 2, moving down here, and it's kind of round 1, and this is really bare with all those trees, do you know if they're going to fill that in?

January 28, 2025

Talis Park CDD

Mr. Burgess: Yes, I believe that's part of the south area, and they have a lot more plantings and stuff from what I'm told.

Ms. Simmons: Ok because there were just some comments about how bare that was compared to the rest of the berm.

Mr. Winkeljohn: So, the back golf course side of that berm.

Ms. Simmons: Yes, it's just very different from the rest of the berm, so if you could just see if they have plans.

Mr. Burgess: Yes, I'll find out.

Ms. Simmons: Thank you.

Mr. Burgess: So, does anyone have any questions on the berms? So, moving on, I put a picture of some silver buttonwoods, that was something that Blue and I have talked about on the interior of the berm that a lot of them were knocked down during the hurricanes, I think over 100 were knocked down, and they would always re-stake them which is time and labor and material to re-stake them, and it's not cheap to do but, they're just very old buttonwoods, so they're going to topple when a lot of water sits in there. So, there are areas that we have to replace them, we're still getting a number from Blue on that.

Mr. Winkeljohn: And are they going to recommend a different material, a different plant that's a little more tolerant of this things?

Mr. Burgess: That's something that we want the Board to talk about, either we would plant brand new buttonwoods, the entire way is to restart and refresh, kind of like you see on the entrance, I guess on the north entrance when you're driving through, the smaller buttonwoods there, they probably would look like that at one point, so either that or something else that would be a better pairing.

Mr. Proctor: You're talking about hundreds of buttonwoods.

Mr. Burgess: Yes, and I think we could also do since the driving range is visible to the residents but, the golf course is played where they're seeing it a lot of more and a lot closer so, you could always do it in phases but, I just wanted to bring it up. There are areas where buttonwoods were new because they weren't savable.

Mr. Winkeljohn: So, we might ask our landscape architect for input but, buttonwoods are, as you may know, a native, but they're a really tight hammock plant,

January 28, 2025

Talis Park CDD

they don't have the root structure to hold themselves up independently so they're natural behavior is to lean and fall on their neighbors and when they do fall, they flush back, they could grow horizontally, they can do all kinds of stuff and not what you want to look at, and their root structures are not going to be good in this setting long term. Most places plant them because they're inexpensive, they meet the native requirement, and they try to keep them as hedges but, they're actually a tree, a bad tree with poor root structure, and that's the same concept. So, maybe something else makes more sense, or a combination of things to keep them so they're still there but, maybe to cover up the bad side.

Mr. Wishner: I wonder if we could potentially look at this as a future project, when we have our funds more refreshed after we finish with the berm and everything to look at possible replacing all of that with something that makes more sense.

Mr. Winkeljohn: Josh, can we give them a note to take a peek at that?

Mr. Evans: Sure.

Mr. Winkeljohn: This happens in every development I've ever worked in, so you have these things that are there for cosmetic and for quick sale, and they never work long term, and they don't survive.

Ms. Simmons: How long did you say that they, when they get to these trees, is that a 10 year growth or 20 years?

Mr. Winkeljohn: Right, that's about 10 to 20 years old looking tree, just a wild guess.

Mr. Evans: They did the original ones.

Mr. Winkeljohn: Yes, that would make sense.

Mr. Burgess: And the water all runs down the berm so it's soft soil so that wind just hits that berm.

Ms. Simmons: So, anything you put there may have a problem.

Mr. Evans: So, we look at the drainage, or a different plant replacement, or maybe look at both?

Mr. Winkeljohn: Let's have them look at it and get the least expensive recommendation.

Mr. Evans: Ok.

January 28, 2025

Talis Park CDD

Mr. Winkeljohn: Not the plants but, his time, I don't want him to charge \$50,000 to redesign it.

Mr. Evans: Ok.

Ms. Simmons: I like the look, we drove around for a couple of hours about a month ago, so I like the look of the buttonwoods, it is really pretty.

Mr. Proctor: I think it would be something that the communities there would focus on if we were to change those.

Mr. Winkeljohn: Right, like solutions I've seen is they come back in and put young ones inbetween all of them, and they grow closer together, and give each other that support.

Ms. Simmon: Oh, ok.

Mr. Winkeljohn: Or like a median hedge line of them and let them stay a certain size, you can get away with trimming them a lot but, they eventually are fighting you, they want to be this ugly tree, that's their goal. So, we'll start with the expert and build an answer for you.

Mr. Burgess: So, just moving on, page 6 of the report, there's just some solar panels that were repaired a few months ago that I confirmed they're done, and then I know a big topic was Veterans Memorial Blvd. with the streetlights that are out, I went out there and saw every one of them out except for one that is our responsibility. I reported it to FPL, originally what was done was that the HOA, and I forget the lady in the office that reported it, but they reported the wrong address back in October, so FPL went there and it was not the right location. So, I spoke with FPL and we submitted it how it should be and we're hoping they get it down before 40 days.

Mr. Wishner: It's not just our area it's everything from the new community in the corner all the way down to the end.

Mr. Burgess: Yes, I think that's Livingston, that road down there, so the median there where you have that intersection, those lights were on they look like they were LED and upgraded because west is upgrade but, only one of our lights on our side was working.

Ms. Simmons: And obviously it's not the light bulb if one was working but, all the lights are out.

January 28, 2025

Talis Park CDD

Mr. Wishner: It's an FPL switch or controlling box problem, or something like that. There's probably the better part of a mile of lights that are out.

Ms. Simmons: I've never noticed that.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Burgess: So, I was out there, it seemed like it was easy just turn off the power to put a box in but, he can't just shut off power, so I don't know what we can do to upgrade it but, we reported it, so we'll see what happens.

Mr. Proctor: But FPL, there's no charge for it.

Mr. Winkeljohn: It's in our agreement, they do the maintenance.

Mr. Proctor: So, I think we can follow up to have a date on when they're going live, if that's possible because the last HOA meeting it was an issue in that meeting and the residents were concerned that Veterans hadn't been lit for some time now and it may be related to one of the lightning strikes too, sometime last fall.

Mr. Burgess: And it was reported on January 8th, so on February 17th is a 40 day timeframe that FPL gives us for repairs. Then just the last thing, on Veterans as well, we shaved a lot of sidewalks down just so they weren't a tripping hazard, just a company that basically shaves them down so they're even and the residents walking around don't trip. Then item C2, discussion of Corsica lake bank aquatic plantings, basically there's just a lot of area on the shoreline of the Corsica lake that just has no plant material and I think the focus was just trying to add some needed plant material to stop erosion, and I just asked Crosscreek to provide us with the areas that they recommended and the plant material they recommended and they proposed \$3,235.50 put in a large amount of plant material in certain areas. I've attached a map and the plant material that they'd like to do but, it's something that I just wanted to bring to the Board to see if something you would like to do.

Mr. Winkeljohn: Did anyone from Corsica see this?

Mr. Burgess: Yes, I met with two residents in Corsica, they have my phone number and they called about this. They're not pressing it but, they're very happy with what the District has done there, so they are very happy with it but, there's just certain areas where it is bare and water is starting to run through there.

January 28, 2025

Talis Park CDD

Mr. Evans: That's what we told them would happen when we took out all the plant material.

Mr. Winkeljohn: Right.

Mr. Wishner: Right, so I think we need to make sure that whatever we put in one, the president of their associations signs off on, and two, is not the kind of material that would grow wild and look vastly different three years down the road.

Mr. Evans: Right, more ground cover type.

Mr. Wishner: Yes.

Mr. Winkeljohn: Yes, and the plant choices are textbook nice laid plants.

Ms. Simmons: Are they what we have in other areas?

Mr. Burgess: Yes.

Mr. Winkeljohn: Yes.

Mr. Burgess: You have, they proposed sand cordgrass, pickerel weed, arrowhead and yellow canna, all of that is kind of in there.

Mr. Proctor: Josh went in there last summer, and if you go west, it's got water erosion to the east.

Mr. Winkeljohn: So, would you like us to take those steps with Corsica, get them to sign off on this in advance.

Mr. Proctor: I think it's a good idea.

Ms. Simmons: I think so.

Mr. Winkeljohn: And then we'll bring it back to you.

Mr. Sinoway: Absolutely.

Mr. Evans: And some of that erosion on the west end, one of them was a pipe that we had them bury, kind of what we're talking about at the other lake but, they did do that.

Mr. Winkeljohn: Alright, so you have that note?

Mr. Burgess: Yes, so the last item, I know the maintenance of Veterans, the landscape maintenance has been discussion of whether or not we would like to keep Blue or entertain a new vendor. So, Blue has provided two proposals basically, back in October they provided some pricing and then they recently revised their proposal and have added tree trimming which is a very large amount, so those proposal are in there but, essentially it's just maintaining it better, and the main focus is keeping the Corsica

January 28, 2025

Talis Park CDD

trees on the north side of Veterans off of the silver buttonwood, and clusia hedge over there so it looks maintained and it's manicured. Blue feels that has to be a tree trimming job and is proposing \$46,000 in tree trimming, whereas Vision Landscaping Company has within their price given us 4 times a year tree trimming and lifting, it's really just a lifting, we're not trimming the entire tree but, we're lifting it off of our planting material, our property, since we're allowed to and I personally think Vision is the better company as far as the pricing. I like Blue, I think they're a really good company but, they are very expensive.

Mr. Proctor: So, a question, on this \$46,000 number, I think it's Tim, do we have to identify those so that you know which trees they think should be, it looks like to me they're being removed for that price.

Mr. Burgess: For the berm?

Mr. Proctor: Yes.

Mr. Burgess: No, he hasn't but, I know we're putting in a few more trees, they're going to be small oaks I believe on the south side but, I think the price as far as the berm, it's just the labor of getting up there with the tree crew but, they haven't given us a specific amount.

Mr. Proctor: So, here's my thoughts, and I think it was October, 2023, we went directly with a tree trimming company in advance of hurricane damages and so forth, so there's no reason for us to work with Blue or another vendor to subcontract work out and increase the price. So, I think we need to identify which trees possibly should be trimmed or removed and get quotes and actually trim those.

Ms. Simmons: Really.

Mr. Proctor: Yes.

Mr. Winkeljohn: And if they have to outsource it anyway means we'll have to cut the markup out of it.

Mr. Proctor: So, it relates to the berm that we approved back in October which is maybe not signed because of who knows why. We want to make sure we decide what was approved in October, and not this additional cost for the berm. As it relates to Veterans, my question about vision is, they have an additional charge based upon a 12"

January 28, 2025

Talis Park CDD

removal, it's on page 2 of 3 of their proposal. So, my question is, what is the additional charge? Have they shared with you how they calculate that?

Ms. Simmons: What page are you on in the document?

Mr. Burgess: It's page 131 in your tablet.

Ms. Simmons: Ok.

Mr. Burgess: They're saying, all pruning along south fence line limited to 12" removal, and above 8' height excluded, additional is extra.

Mr. Proctor: It's says, 12" but it's supposed to be 12'.

Mr. Burgess: I would think so.

Mr. Winkeljohn: Yes, that's their OSHA height where they're allowed to trim it without an arborist license.

Mr. Proctor: So, that's a typo.

Mr. Winkeljohn: Yes, that makes sense.

Mr. Proctor: But if we're going to follow this proposal, they need to correct that obviously the feet versus inches but, my question is, what's the additional cost, that's one question. The second question is in comparing the two proposals, Blue trims Veterans weekly whereas Vision is every other week.

Mr. Sinoway: The mowing portion.

Mr. Proctor: Yes, the mowing.

Mr. Wishner: Do we need it weekly?

Mr. Proctor: That's the question.

Ms. Simmons: I mean my grass doesn't need it every week.

Mr. Burgess: So, we mow behind the buttonwoods up to the property that's south of us, which is not necessarily visible but, it's always flooded and I don't think you need it every week.

Mr. Winkeljohn: Right, and it's bahia grass also, which you have a lower trimming requirement.

Mr. Burgess: Right.

Ms. Simmons: We could ask Blue to change their approach to trimming.

Mr. Wishner: But they're still outrageous with respect to tree trimming.

Ms. Simmons: That's true.

January 28, 2025

Talis Park CDD

Mr. Sinoway: They're also using larger size crews and I don't understand why.

Ms. Simmons: I thought the difference was really drastic.

Mr. Sinoway: Yes.

Mr. Burgess: I think because they just have so many people onsite because of the property they service to begin with.

Mr. Winkeljohn: But they're in the upper tier of staff and the way they do their jobs is they do things faster but with more people, they're just built that way, it's not as efficient on their pricing.

Mr. Sinoway: It's \$75 per crew member per hour.

Mr. Winkeljohn: And when these projects were first bid out to them, I thought it was double what the market was.

Mr. Proctor: The September 10, 2024 proposal on Veterans by Blue was maybe \$2,000 and change which was a reduction from the \$98,000 number I believe.

Mr. Winkeljohn: Correct. So, would you like us to work on some of these details and bring it back to you?

Ms. Simmons: I like the Vision proposal.

Mr. Wishner: Are we at a point where we can approve the Vision proposal with them correcting that 12" to 12'?

Mr. Proctor: Yes and I'd like to get the question answered about if it's above 12' what's the cost.

Ms. Simmons: If the trees is above 12'?

Mr. Winkeljohn: What are the costs to do the annual tree trimming, a full size tree, hardwoods are usually one to two times a year, crown reduction you want to open them up so the wind passes through them so they're hurricane resistant but, that's arbor standards.

Mr. Proctor: I move that we accept Vision Landscaping to do the maintenance on Veterans subject to the two clarifications we talked about the additional trimming.

January 28, 2025

Talis Park CDD

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, accepting the proposal from Vision Landscaping to do the trimming on Veterans Parkway subject to clarification of additional trimming charges as stated on the record was approved.

Mr. Winkeljohn: Then we would need a motion to authorize staff to terminate the existing agreement with Blue Landscaping for this service.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing staff to terminate the existing agreement with Blue Landscaping for trimming on Veterans Parkway was approved.

4) Manager

Mr. Winkeljohn: Under the manager's report, we've covered pretty much everything, I did kind of hint a little bit at our budget cycle. In your March meeting I'm going to propose your 2026 fiscal year budget probably. What we do at that time, and everyone knows this but, we set when we're going to adopt and because of your summer/fall schedules historically, because we did the bond work and we set our assessments at an excellent level, I'm not anticipating a need for an increase obviously. So, the adoption will be as early as possible, so if we could propose in March, we can move our May meeting just to meet the 60-day requirement, because if our meeting is exactly 50 days away we can't adopt it, so I'll move it a little bit.

Mr. Wishner: Just to be clear, I'm only here the first 10 or 12 days of May.

Mr. Winkeljohn: Ok, so I'll work out the timing but, we'll adjust one meeting to meet at least quorum so we're not stuck in the fall without a quorum, one, but I think the economics of the District are set now where we won't have much to do.

Mr. Smale: I expect not to be here in April for the April meeting.

Mr. Winkeljohn: Ok, so it's probably going to be May.

Ms. Simmon: And I will not make the May meeting.

Mr. Winkeljohn: Ok.

Mr. Sinoway: And I'm not sure about the May meeting.

January 28, 2025

Talis Park CDD

Mr. Winkeljohn: Alright, well I'm bringing you a budget in March, and we'll set a date that works at that meeting but March looks good for you?

Mr. Wishner: Yes.

Mr. Winkeljohn: Ok.

Ms. Simmons: You said we are going to meet in February, or no?

Mr. Winkeljohn: We can, it's like a week away our meeting, or a couple of weeks, it's early because this meeting got moved because of the weird holiday schedule, we had to move off of the holiday. I can look at our date.

Ms. Simmons: It's February 18th.

Mr. Winkeljohn: Ok, so I misspoke, so we can do our budget in February if you want, and have an April adoption, I know one of you may not be here in April.

Mr. Smale: I'm available on February 18th.

Mr. Winkeljohn: Ok, so that works, I can have that.

Mr. Proctor: Is it possible to push it back a week to the 25th?

Mr. Winkeljohn: Yes, I think that might work.

Ms. Simmons: On the 18th I could call in.

Mr. Winkeljohn: Ok

Mr. Evans: I can't be here on the 18th but, I'll send someone.

Mr. Winkeljohn: Ok.

Mr. Proctor: I mean it's only 3 weeks away, are we pushing it as far as the amount of business to deal with?

Mr. Winkeljohn: It's really the budget cycle that's really the prime driver on that.

Mr. Smale: We're going to have 3 people here, so let's do it on February 18th.

Mr. Winkeljohn: Ok, it sounds like we will, and that gives us a bigger range of options, ok, very good, so that's the manager's report.

Ms. Willson: Paul, I'm sorry, when is the final meeting date?

Mr. Winkeljohn: Well, right now we have a consensus that we can probably do the February 18th meeting if we essentially focusing on getting the budget proposed.

Ms. Simmons: Ok, so let's stick with February, and I can call in for a bit.

Mr. Winkeljohn: It will be a brief meeting.

Ms. Simmons: Ok.

January 28, 2025**Talis Park CDD**

Mr. Smale: Then we may not need the March meeting.

Mr. Winkeljohn: Right, so if we do February 18th we can do April 18th for the adoption, give or take because we need the 60 days.

Ms. Simmons: Right now it's scheduled for the 15th of April, so we couldn't do it.

Mr. Winkeljohn: Right, we wouldn't be able to do that if we proposed in February.

Ms. Simmons: Ok.

Mr. Winkeljohn: So, I think we know what we're doing now, we are going to meeting February and try to get the budget started so we have options, very good.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Item No. 10 are your financial reports, which include the check register and the unaudited financials. Everything looks good, you have \$250,000 in your capital account which we will be spending on the berm, phase 2. Is there a motion to accept the financials?

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

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: That's all I have, any requests from the Supervisors?

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:

Paul Winkeljohn

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Secretary / Assistant Secretary

DocuSigned by:

James Proctor

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Chairman / Vice Chairman