

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, August 25, 2015 at 6:00 p.m. at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Mike Cella	Chairman
Eugene Clark	Vice Chairman
Betty Murphy	Assistant Secretary
Rick Nelson	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Kyle Kubik	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the August 25, 2015 Fleming Island Plantation CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Cella called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
July 28, 2015 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the July 28, 2015 meeting. He requested any corrections, additions or deletions.

Corrections were made and will be reflected in the amended copy of the minutes.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor of the minutes of July 28, 2015 were approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none the next item followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Adoption of the Fiscal Year 2016 Budget**

The following was discussed:

- Mr. Walters provided an overview of the budget public hearing process.
- Ms. Davis reviewed the budget and indicated the only changes made were updated figures to the Fiscal Year 2015 projections.
- There was Board consensus to add a line item under *Administrative* for scholarships at \$600 and deduct \$600 from *Field-Contracts-Landscape*.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the Public Hearing was opened.

- There were no comments from the public.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the Public Hearing was closed.

**A. Resolution 2015-4, Adopting the Budget**

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor Resolution 2015-4, adopting the budget for Fiscal Year 2016, was adopted.

**B. Resolution 2015-5, Levying Non-Ad Valorem Assessments**

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor Resolution 2015-5, levying non-ad valorem assessments for Fiscal Year 2016, was adopted.

- Ms. Davis thanked the Board for assigning Mr. Clark to work with them on the budget, making it a smooth process.
- Mr. Cella thanked Mr. Clark and staff for their work on the budget.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters did not have anything to report, but stated he is closely monitoring the legislative session in Tallahassee.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

• **Berm Enhancement**

Mr. Bagg reported it is still too hot to do the enhancement project. They are hoping to do the work in September or October.

• **Pond Inspection Update**

Mr. Bagg stated improvements were made by Austin Outdoor to Pond 21 in River Hills to resolve erosion issues.

The following was also discussed:

- A temporary repair was done on the roundabout pavers.
- Mr. Kubik provided an update on landscape improvements including delays in mowing due to weather, replacement of flowerbeds and tree trimming.
- Mr. Ken Snyder discussed the berm that has slipped on the sidewalk in front of Amblewood. Mr. Bagg stated the area is being over-irrigated. He will look into the issue.

**B. Recreation**

• **Events Update**

Ms. Alfano reported the following:

- Family Friday Finale and Back to School Bash were very successful.
- Mr. Ernie Hamm, from the VIPS Program, will hold a special seminar for the young residents on September 26, 2015.
- The Hard Rock Casino trip is scheduled for September 19, 2015. Only a few residents have signed up and more sign-ups are needed.
- Planning of Fall events are in process.

• **Resident Information Update**

Ms. Alfano reported she has not received any requests over the past six months from residents to post their information in the newsletter.

The following was also discussed:

- Ms. Alfano also reported the Board received two thank you notes: Grant Woods sent a note thanking the Board for awarding him with a scholarship and the Cammilleri

Family thanked the Board for allowing them to use the pavilion at the Amenity Center for their Care Walk.

- Mr. Cella thanked staff for going above and beyond on helping set up for an event on Saturday that was not properly reserved.

**EIGHTH ORDER OF BUSINESS** **Manager's Report**

**A. Proposed Meeting Schedule for Fiscal Year 2016**

Mr. Davis reviewed the proposed meeting schedule.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the meeting schedule for Fiscal Year 2016 was approved as presented.

**B. Discussion of Auditor Selection Process**

Ms. Davis reviewed the auditor selection process.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor all five Supervisors were designated as the Audit Committee.

**NINTH ORDER OF BUSINESS** **Old Business/ New Business**

Mr. Cella asked about the new clay at the tennis courts. Mr. Bagg responded it is holding up well, but there have been some issues with heavy rain washing out the lines.

**TENTH ORDER OF BUSINESS** **Supervisors' Request**

Mr. Cella reported Beemer & Associates is back proposing a 207,000 square foot, three-story facility for the parcel of land in front of the high school. They are looking for an amendment to the DRI to designate Village Square Parkway as an arterial roadway. They also want to change the zoning to be able to build the proposed facility. This will be addressed at the September 1, 2015 Planning Commission meeting. County staff is recommending the request be rejected. The Master HOA is considering a statement of opposition at their meeting.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor a letter is to be drafted with District Counsel's review and the Chairman's signature to send to the Planning Commission indicating the Board's opposition to the proposed project by Beemer & Associates.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of July Financials  
and Approval of Check Register**

The Board reviewed the financials.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the July financials were accepted and the check register was approved.

**TWELVETH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the meeting was adjourned.

  
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Janice Eggleton Davis  
Secretary

  
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Mike Cella  
Chairman