

**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, January 22, 2013 at 6:00 p.m. at the 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
James A. Wiggins	Assistant Secretary
Rick Nelson	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the January 22, 2013 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
December 18, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the December 18, 2012 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the minutes of the December 18, 2012 meeting were approved.

THIRD ORDER OF BUSINESS

Resolution 2013-2 Honoring Don Christofoli

Resolution 2013-2, *a resolution recognizing the life and work of Donald L. 'Don' Christofoli and expressing condolences on his passing*, was presented to the Board for adoption.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor Resolution 2013-2 was adopted.

Mr. Cella will contact Ms. Christofoli and invite her to the next meeting to present her with a framed copy of the signed resolution.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- Mr. Nelson was provided new Supervisor orientation prior to the meeting.
- Legislative sessions began in Tallahassee. He is monitoring proposed bills which may affect the District. One of the bills proposes changes to public speaking at meetings.
- The River Hills Reserve access authorizations have been finalized for the pond wall repair.
- He is working with River Hills Reserve on finalizing the Easement Agreement for their entrance.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell reported the following on the River Hills Reserve retaiuage wall:

- Paving Stone Concepts agreed to reduce the cost of repairs to an amount not to exceed \$7,500.
- Repair work on the wall began January 21, 2013.
- There was consensus to add a drainage pipe behind the wall.
- The second area was started today and the work should be completed by January 23, 2013.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Margaret's Walk Pond #40 looks better and it will continue to be monitored.

- The Amenity Center pool deck repair is complete.
- The Splash Park pool needs to be resurfaced earlier than anticipated due to the construction materials used. Ten bids were obtained for resurfacing. Staff recommends Florida Bonded Pools in the amount of \$54,500, which comes with a ten year warranty.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the proposal from Florida Bonded Pools in the amount of \$54,500 was approved.

- Mr. Clark requested an update on the pavers at the roundabout. Mr. Bagg explained there is a constant problem with water intrusion.

B. Recreation

Ms. Alfano reported the following:

- The Chilly Challenge was not as cold as in past years.
- The Boot Camp instructor will host another edition of The Biggest Loser for residents.
- The Casino Trip sold out in record time. Two 56 passenger buses will be traveling to Tampa.
- Dave Ramsey Financial Peace University 13-week course is being offered again.
- Pictures of the successful Princess Tea Party were distributed.
- Preparations are being made for the concert series starting in March.
- Flyers were posted at the tennis courts and an article will be included in the next newsletter informing residents about First Coast Tennis's website for information.

- **Proposed Sheriff Agreement**

Ms. Alfano reviewed the contract with the Sheriff's Department, a copy of which is attached hereto and made a part of the public record.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the agreement with the Clay County Sheriff's Office was approved.

The following was also discussed:

- Ms. Alfano provided the Board with information from the 2012 swim season. The Board discussed complaints from residents regarding swim lessons at the Amenity Center pool. The floor was open to public comments on this issue.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor swim lesson season will be changed to a six-week period with lessons held Mondays through Thursdays from 10:00 a.m. to 8:00 p.m. and Fridays will be used as rain makeup days.

- **Snack Shack Proposal**

The Board reviewed the proposal submitted by the Mackey's for the Snack Shack. They are proposing a two-year lease and would like to extend their services to the Amenity Center. Mr. Mackey addressed the Board regarding his proposal. A resident complimented Mr. and Ms. Mackey on their food and service.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the proposal from Mr. and Ms. Mackey for the Snack Shack was approved as submitted.

- **Amenity Aquatic Staffing Proposals**

Ms. Alfano reviewed the pool staffing proposals for the Amenity Center and the Splash Park, copies of which are attached hereto and made a part of the public record. Ms. Murphy noted the date in the asterisk under Schedule 1 of the Splash Park proposal needs to be changed to April 5, 2013.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the pool schedule for the Amenity Center and Splash Park were approved.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the pool staffing proposals for renewed agreements with Amenity Aquatic Staffing, Inc. were approved.

A resident suggested the Board consider a solar blanket for the pools to extend the season. Mr. Cella stated the Board has not discussed it, but solar blankets are not very effective.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

Mr. Nelson discussed the following:

- Mr. Bagg will move a picnic table to the tennis facility as a test before purchasing a table.
- The majority of the tennis community is content.
- He suggested looking into the installation of a bathroom near the tennis courts. The Board directed Mr. Bagg to get rough estimates to install a bathroom.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Winofker suggested the Board look into a bocce court.
- Mr. Rogers discussed issues with the sidewalk near the Amenity Center. Mr. Cella stated they will contact the County because it is under their purview.

SEVENTH ORDER OF BUSINESS

Manager's Report

Ms. Davis reported Clay Electric refunded the District \$11,159.47 for three years of Clay County Public Services Utility tax.

ELEVENTH ORDER OF BUSINESS

Acceptance of December Financials and Approval of Check Register

Ms. Davis reviewed the financial statements.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the financials were approved.

TWELFTH 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.



 Janice Eggleton Davis
 Secretary



 Mike Cella
 Chairman