

**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 24, 2012 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
Don Christofoli	Assistant Secretary
Betty Murphy	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney (Via Telephone)
Ryan Stilwell	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 24, 2012 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 13, 2011 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the December 13, 2011 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Mr. Christofoli with all in favor the minutes of the December 13, 2011 meeting were approved.
--

THIRD ORDER OF BUSINESS

Attorney’s Report – Consideration of Real Property Conveyance from Centex/Pulte

Mr. Walters discussed the following:

- He is working with Pulte to finalize conveyances of real property to the District. This item was tabled until further information is obtained.
- The Legislative session is beginning and there are several bills which may affect special districts. Governor Scott has ordered a review of all special taxing districts in the State.

FOURTH ORDER OF BUSINESS

Engineers Report

Mr. Stilwell reported Grimes Utilities, Inc. will conduct pipe repair work at Margaret’s Walk. An onsite preconstruction meeting is scheduled for January 27, 2012 with the contractor, Mr. Bagg and Mr. Reese.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- An additional 100 yards of mulch is needed for the Amenity Center playground to be ADA compliant. Bliss Products, Southern Recreation and Austin Outdoor submitted quotes. Mr. Bagg recommended Austin Outdoor’s quote of \$3,500.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the proposal from Austin Outdoor for additional mulch in the amount of \$3,500 was approved.

- The lift chair manufacturer recommended an extended reach lift, which cost an additional \$240 per chair. Mr. Cella approved this in order to have the chairs in time for pool season. This action needs to be ratified by the Board.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the Chairman’s approval of extended reach lift chairs at an additional cost of \$240 per chair was ratified.

- The Splash Park pool tile repairs have been completed.
- Three bids were obtained to paint the Amenity Center building. Mr. Bagg recommended Custom Paint Designs at a cost of \$5,300. Ms. Murphy asked if Franco

Enterprises' proposal was lower because they do more spray painting than hand painting and if the same color will be used. Mr. Bagg confirmed Franco Enterprise does more spraying and the same color will be used.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the proposal from Custom Paint Designs at a cost of \$5,300 to paint the Amenity Center building was approved.

- Cost estimates for tennis court improvements were included in the report for the Board's review. The Board will take this into consideration for the next fiscal year budget.
- Mr. Wiggins complimented staff on their work to make District facilities ADA compliant in a timely manner.
- The following was discussed with regard to the ADA compliance chart:
 - Three proposals were obtained to install railings at the Splash Park pool steps. Mr. Bagg consulted Mr. Cella and had Caliber Company do the work in conjunction with the pool tile repair to take advantage of the empty pool. They had the lowest bid of \$2,200 and have done quality work for the District in the past.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor installation of railings at the Splash Park pool by Caliber Company at a cost of \$2,200 was ratified.

- Mr. Bagg recommended Southern Recreation to install transfer stations and supports at the Amenity Center playground. Their proposal was the least expensive, they are very experienced and he was impressed with the company.

On MOTION by Mr. Christofoli seconded by Mr. Wiggins with all in favor installation of transfer stations and supports at the Amenity Center playground by Southern Recreation at a cost of \$2,910 was approved.

- Com-Pac Filtration is the only company a bid could be obtained from to install a transfer station for Thunder Bucket at the Splash Park and they were the original installers. Other companies were going to subcontract the work to them adding markup. The cost is \$8,893.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor installation of a transfer station for Thunder Bucket was approved at a cost of \$8,893.

- Mr. Bagg recommended Southern Recreation to add ground level structures and supports at the Splash Park playground.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor installation of ground level structures and supports for the Splash Park playground by Southern Recreation at a cost of \$1,510 was approved.

- Mr. Bagg recommended Caliber Company to install handrails at the stadium tennis court.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor installation of handrails at the stadium tennis court by Caliber Company at a cost of \$4,730 was approved.

- Mr. Bagg recommended C&H Marine do the necessary work on the Margaret's Walk pier to make it ADA compliant. The cost is \$14,500.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the proposal from C&H Marine to work on the Margaret's Walk pier at a cost of \$14,500 was approved.

- Modifying the swings at the Amenity Center playground and adjusting gate entry points will be handled by maintenance staff at minimal cost to the District.
- It is not recommended to move forward with the sloped cement access to shade structures at the tennis courts or the slope/lift for the Splash Park wading pool at this time.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the Board approved not moving forward with sloped cement access to tennis court shade structures or a slope/lift for the Splash Park wading pool.

B. Recreation

Ms. Alfano reviewed the following:

- Weather was cool during the Chilly Challenge.
- A second bus will be rented for the casino trip.
- Mystery Dinner is not panning out, but Ms. Alfano is still working on it.
- The St. Patrick's Day adult event will be held at the Splash Park instead of the Golf Club because of pricing.
- Plantation Princesses are signing up for the tea party at the Amenity Center.
- The Diana family case is in diversion. They submitted a \$100 check yesterday and there is a balance of \$2,031.62. Ms. Alfano will have an update after February 10, 2012.
- The newsletter format was converted so it can be easily accessed on the website.

i. Amenity Aquatic Staffing, Inc. 2012 Season Proposals

In addition to proposals included in the agenda package for the Amenity Center and the Splash Park, Amenity Aquatic Staffing submitted a discounted rate opportunity for multi-year contracts.

- The 2012 Amenity Center pool agreement is for a total of \$83,941. A two-year agreement is offered at \$81,842 per year, which is a 2.5% discount. A three-year agreement is offered at \$81,003 per year, which is a 3.5% discount.
- The 2012 Splash Park pool agreement is for a total of \$82,458.50. A two-year agreement is offered at \$80,397 per year and a three-year agreement is offered at \$79,572 per year.
- Ms. Murphy asked Mr. Walters if he needs to include verbiage in the agreement in the event the Board needs to terminate the multi-year agreement early. Mr. Walters always provides a 30 day termination clause. He has worked with this contractor for other districts and does not expect them to have a problem with his changes.
- Mr. Cella asked if the figure goes over the bidding threshold. Mr. Walters indicated it as a one-year agreement with the option for renewals at the prices stated.
- Ms. Alfano reviewed the proposed pool schedules for 2012, a copy of which is attached hereto and made a part of the public record.
- The Board opened the floor to resident comments regarding the pool schedule.

- Mr. Rogers likes the proposed schedule and submitted a letter of support signed by several residents.
- Ms. Richards appreciates the effort in extending pool hours. Mr. Allen agreed.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the Amenity Center and Splash Park pool schedule for 2012 was approved as presented.

- Mr. Walters recommended the Board approve Amenity Aquatic’s proposal on a one year basis with the option for two renewals making a commitment for three years.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor a one year agreement with Amenity Aquatics at the proposed discounted fee with two additional option years was approved.

- Ms. Alfano reviewed proposals for the Amenity Center carpet and recommended The Carpet Man at a cost of \$7,340.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from The Carpet Man at a cost of \$7,340 was approved.

- The work will begin in six weeks and it will be a two day project.

ii. Mackey’s Munchies Snack Shack Proposal

The Snack Shack lease is up for renewal. Mackey’s Munchies as well as the current vendor submitted proposals. Two letters of recommendation were received for Mackey’s Munchies. The Board reviewed and discussed the proposals.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the proposal from Mackey’s Munchies to run the Snack Shack for a year was approved.

iii. Request from Bolles School to Use District Pool

Bolles School submitted a request to rent the Amenity Center Pool for swim team practices. Mr. Cella recalled a similar request from the YMCA, which was rejected by the Board a few years ago. Mr. Christofoli does not feel residents will agree with sharing the pool with an outside entity.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the request from Bolles School was denied.

iv. Request from Jackie S. Morrison – YogaKids

Ms. Morrison is a resident who requested renting the Splash Park gathering room for six and a half days in January of 2013 for a YogaKids program at a discounted rate. She is proposing a rental fee of \$600. The normal rate would be \$1,500. Mr. Cella does not want to set a precedent by approving a discounted rate for rental of the facility. The Board agreed. The Board directed Ms. Alfano to notify Ms. Morrison they are willing to make the facility available, but cannot provide a discounted rate.

The following was also discussed:

- Ms. Murphy requested an outline of events projected for the next fiscal year as well as the District’s financial involvement in those events. She would also like this to be done on a continual basis, at least once a year.
- Mr. Cella does not want to micromanage what professional staff does. He agreed the Board should have an estimate of what the cost for proposed events will be.
- Mr. Christofoli asked if anything has been done with regard to contracting water aerobics instructors. Ms. Alfano is in the process of looking for an instructor.

SIXTH ORDER OF BUSINESS

Manager’s Report

Ms. Davis provided the Board with an updated assessment collection schedule. The District collected 87.88% of its assessments to date.

SEVENTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Snyder commented on the amount of weeds between the pond and the berm behind his house. Mr. Bagg will look into it.
- Mr. Bachman commented on the newsletter. He claimed there is a conflict of interest as well as a liability issue because of an article on Jump Zone. Mr. Cella requested an apology from Mr. Bachman for falsely claiming there was a death at a Jump Zone.

Ms. Alfano clarified the article in the newsletter was regarding a field trip event to Jump Zone requested by a resident. Mr. Cella asked if the rest of the Board felt there was a conflict of interest to which they responded no.

- Ms. Mackey stated she looks forward to working with the community.
- Ms. Mockabee expressed concern over children gathering on a property maintained by the community. Several residents agreed.
- Ms. Richards asked if another lap lane divider can be added to the pool. She also asked who is responsible for cleaning up trash by the retention pond in Cypress Glen. The CDD is responsible for maintaining the retention pond. Ms. Davis explained it is not monitored daily and residents should report any issues to Mr. Bagg. Ms. Richards also made a comment about dog waste.
- Ms. Isley asked about the broken Lake Ridge South gate. Mr. Bagg reported the gate was repaired at least ten times over the past two years, but is too light weight. A heavy gate needs to be installed. Mr. Cella requested Mr. Bagg look into options to bring back to the Board.
- Mr. DiGeronomo suggested moving audience comments to the top of the agenda. Mr. Cella explained many audience questions and comments are answered during the meeting.
- Ms. Christofoli commented on the newsletter.

TENTH ORDER OF BUSINESS

Acceptance of December Financials and Approval of Check Register

The Board reviewed the financial statements.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the December Financials were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman