

**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 25, 2011 at 6:07 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
Jeff Church	Amenity Aquatic Staffing, Inc.
Marcia Morton	Resident
Jerry Morton	Resident
Glenda Dawes	Resident
Bill Dawes	Resident

The following is a summary of the discussions and actions taken at the January 25, 2011 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 21, 2010 Meeting**

Mr. Cella stated all Board members received a copy of the minutes of the December 21, 2010 meeting and requested any corrections, additions or deletions.

The Board made one change on page three, which will be incorporated into the amended copy of the minutes.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the minutes of the December 21, 2010 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- An updated assessment collection scheduled was provided to the Board. The District has collected 90.3% of its assessments. At this time last year, the District had only collected 86.2%.
- A letter from the St. Johns River Water Management District (SJRWMD) was received shortly after the last meeting indicating the Autumn Glen pond was now in compliance. Previously, debris had had to be removed and the water was not at the right level. Pictures of the current conditions were provided for the Board to review. This pond is now deemed to be in compliance; however, the area surrounding the pond is not aesthetically pleasing and there is a potential continuing erosion problem. It is estimated that it could cost approximately \$75,000 to \$100,000 to do all of the necessary work to make this pond look and function correctly. Staff feels the builder should have to address this issue. There was an error made at the SJRWMD and they transferred the pond permit to the CDD without an approved resolution of acceptance from the CDD. They did not realize they had only draft documents and they acknowledged that the transfer should not have occurred without the final executed documents. They also agreed the pond should not have been considered in compliance based upon its appearance. They initially proposed rescinding the transfer, but their management subsequently requested to leave the permit in the District's name. The SJRWMD proposed not approving anymore permit transfers as leverage to get Pulte to repair the issues with this pond. Additionally going forward, the SJRWMD has agreed to have their inspector walk the property with Mr. Stilwell and get his concurrence that conditions are acceptable before they consider any other ponds to be in compliance. The Board questioned whether this was in writing from SJRWMD and staff acknowledged that it was not.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Board requested the Autumn Glen pond permit transfer be rescinded and District counsel was authorized to draft a letter to SJRWMD requesting the permit transfer be rescinded and remain in the name of Pulte.

- The Board requested the Autumn Glen HOA be notified the CDD is addressing this situation.

FOURTH ORDER OF BUSINESS

Attorney’s Report

Mr. Walters reported the following:

- New ADA requirements will need to be addressed by the District. A comprehensive analysis is being put together by District counsel and will be distributed to the Board. The requirements will not go into effect until early 2012.
- Mr. Walters is monitoring a number of bills filed in the Legislature which can potentially affect CDDs.

FIFTH ORDER OF BUSINESS

Engineer’s Report

A. Consideration of Temporary Construction Easement Agreement with Clay County for Property Access

The following was discussed:

- Clay County drafted a temporary construction easement agreement for the District to access their property while working on The Woodlands pond.
- This is a standard document from Clay County. Mr. Walters reviewed it and is comfortable with the language. He advised the document not be executed until the work is ready to start because of the six month time limit.
- While the actual construction work will take two to three weeks, a temporary irrigation system will be set up for three months, and they will need access through the easement.

Ms. Murphy MOVED to approve the temporary construction easement agreement with Clay County subject to execution upon initiation of construction and Mr. Wiggins seconded it.

- Mr. Cella pointed out some of the language regarding access to the athletic complex is not correct. Mr. Walters and Mr. Stilwell will work with the county to have that changed.

On VOICE vote with all in favor the motion as previously outlined passed.

B. Correspondence from Clay Electric Cooperative, Inc.

The following was discussed:

- Clay Electric sent a letter to the county as a result of the District’s request. Clay Electric has an easement over the property as well.
- Mr. Walters does not feel comfortable with the conditions being imposed by Clay Electric. They are not the title holder. They have an easement for their power lines that go through there. Mr. Walters wants to review the documents showing what rights they were given.
- This item was tabled until Mr. Walters does further research.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- The pavers at the round-about are still a work in progress. The contractor is having a difficult time obtaining the small pavers he needs to complete the job.
- The River Hills Reserve retention pond project is complete.
- The Amenity Center sidewalk repairs are complete.
- There is a broken pipe near the tennis courts for which Clay County Utilities is responsible. They are repairing it.
- Two quotes were obtained for the removal of stop signs if it is needed.
- Three quotes were obtained for re-strapping the Amenity Center pool furniture. Mr. Bagg recommends using Unique Special Services, Inc. The District used them before and they did good work.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the proposal from Unique Special Services, Inc. to re-strap the Amenity Center pool furniture was approved.

- Mr. Bagg is working on obtaining proposals for grading the pond banks in The Woodlands and The Links. Three companies have already come out to look at the properties and other companies are expected to come out as well. Staff hopes to get this project started in March.

B. Recreation

Ms. Alfano reviewed the following:

- Several events have taken place in January. The Golf Club of Fleming Island is working with staff on holding *adult only* events once each quarter.
- The Autism Walk is coming up in April and Ms. Alfano requested approval from the Board for proceeds to go to the Autism Speaks Organization.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the Board approved holding the Autism Walk event with all proceeds to go to the Autism Speaks Organization.

- A complimentary letter was submitted by a resident moving out of the community.
- Mr. Church reviewed the pool staffing proposals for the Amenity Center and the Splash Park and Ms. Alfano reviewed several scheduling options, which the Board discussed.
- The following scheduling changes were made:
 - The Splash Park will be open from March 18, 2011 through March 27, 2011 from 10:00 a.m. to 7:00 p.m. and then closed for the rest of the month.
 - Under Schedule #7 for the Splash Park, all Fridays from September 12, 2011 to October 2, 2011 the pool hours will be from 3:00 p.m. to 7:00 p.m.
 - The Amenity Center will open starting April 1, 2011 from 10:00 a.m. to 7:00 p.m.
 - Schedule #3 for the Amenity Center will be from 9:00 a.m. to 8:00 p.m. from August 16, 2011 through September 5, 2011. Then for September 6, 2011 through September 30, 2011, the pool will be open from 10:00 a.m. to 8:00 p.m.

On MOTION by Ms. Murphy seconded by Mr. Christofoli the pool proposals for the Splash Park and the Amenity Center were approved with the amended schedules and the Chairman was authorized to execute the agreements.

- Ms. Alfano recommended changing the swimming pool rule to allow six guests per household instead of four guests. This would not include holidays. Mr. Christofoli suggested adding another lap lane for swimmers. Mr. Walters stated this rule can be changed by motion.

On MOTION by Mr. Wiggins seconded by Ms. Murphy the pool rule will change to allow up to six guests per household, except for holidays, and an extra lap lane will be added.

- The Fleming Island Lions Club would like to hold an event at the gazebo.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

Mr. Christofoli spoke with a county representative who told him the county does not have the intention of changing the stop signs in the near future due to lack of manpower, materials and funds. He also said there are few signs within the county that are in compliance with county codes.

Mr. Clark commented on the continuing problem with the delivery of the CDD newsletter in The Woodlands.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Alfano and Mr. Bagg and their staff were complimented by the residents in attendance for their work for the community, especially on the many events and activities.

TENTH ORDER OF BUSINESS

Acceptance of December 2010 Financials and Approval of Check Register

The Board reviewed the financials. Ms. Alfano will look into the \$140.37 and \$31.99 assigned to *Op Supplies – General/Partyland* to make sure they were designated to the right line item.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the financial statements and check register were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Wiggins seconded by Mr. Christofoli the meeting was adjourned.

Janice Eggleton Davis
Secretary

Mike Cella
Chairman