

**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 26, 2016 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 (Via Telephone)
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Kyle Kubik	Yellowstone Landscape
Russell Bagg	
Several Residents	

The following is a summary of the discussions and actions taken at the January 26, 2016 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 15, 2015 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the December 15, 2015 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the minutes of the December 15, 2015 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

The following was discussed:

- Mr. Dan Steller addressed the Board regarding missing line markings at the crosswalks. He provided pictures, which are attached hereto and made a part of the public record.
- Ms. Sandra Wiley reported a space has been opened up on Radar Road and the developer, D.R. Horton, is using the roundabout. She expressed concern for the pavers. Mr. Cella stated they had a street sweeper working Town Center Boulevard North. The County may be responsible to oversee this because the dirt they are spreading will go into the storm drain.

FOURTH ORDER OF BUSINESS

Presentation of Appreciation to Russell Bagg

The Board presented Mr. Bagg with a plaque of appreciation for his outstanding service and dedication to the District and its residents.

FIFTH ORDER OF BUSINESS

Attorney’s Report

A new issue of *Capital Conversations* was distributed to the Board, a copy of which is attached hereto and made a part of the public record. SB 516, related to website requirements, made it through committees. If passed, additional expenses will be incurred by the District.

SIXTH ORDER OF BUSINESS

Engineer’s Report

Mr. Stilwell stated the County is the appropriate party to contact with regards to the sediment on the roads caused by the developer. He will contact the County.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

• Street Signs

Ms. Davis reported Clay County Public Works contacted her regarding the street signs within the District. They need to be updated with reflective material in order to be in compliance with federally mandated code. They will provide the District with the signs, but would only install them on their standard rails. The District will either have to pay to remove the current poles for the County to install their signs and poles, or to remove the signs and install the new signs on the existing decorative poles with brackets. As of now only one quote was received. It is \$220 per pole to remove old signs and install new signs. There is an additional cost of \$80 per

pole to paint them. The signs would be phased in and the County would start with the signs on Town Center Boulevard and Fleming Plantation Boulevard. The Board discussed and reviewed their options. The Board agreed to install the County provided signs on the current poles and paint the brackets to match the poles for the main arterial roads.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor installation of the new signs on the current poles of the main arterial roads, with painting, was approved at a cost not to exceed \$300 per pole.

- **Vandalism**

Ms. Davis reported on several incidents of vandalism on December 27, 2015 as well as incidents of golf balls being thrown at cars on January 17, 2016. Witnesses identified the perpetrators as two teens; however, the descriptions provided to the Clay County Sheriff's Officer were not sufficient for identification. The vandalism included damage to the volleyball nets, flagpole spotlights, walkway lights and holiday lights. Staff repaired the walkway lights and replaced the volleyball nets. Options are being explored to upgrade the flagpole lighting to one light instead of three. The electrician provided an estimate of \$2,300 to replace three lights.

- **Gazebo Bathrooms**

Ms. Davis received a quote from All Weather Contractors in the amount of \$965 to repair the water damaged area on the northwest corner of the gazebo bathrooms. The Board requested she obtain three quotes.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor repairs to the gazebo bathrooms at a cost not to exceed \$1,000 was approved with the stipulation that two other quotes be obtained.

Mr. Clark asked for an update on the phone line at the gazebo. Ms. Davis confirmed that the line there was for security purposes.

- **Amenity Center Pool Entrance**

Ms. Davis reported pieces of bricks are falling from above the walkway to the Amenity Center pool. This is a safety hazard and staff recommends removing the bricks over the walkway, replacing it with siding that will match the rest of the Amenity Center. She is in the

process of obtaining quotes and has received one in the amount of \$5,500. The Board requested more quotes be obtained.

Mr. Wiggins discussed lumber in the conservation area in The Woodlands and suggested a flyer be distributed to homeowners in the area notifying them the conservation area is not to be disturbed. There was Board consensus to distribute flyers regarding this issue.

Mr. Cella asked about the process to replace the Maintenance Director. Ms. Davis responded Severn Trent Services has advertised for a lead maintenance technician position. The restructuring plan is to have a lead for recreation and a lead for maintenance, both of which will report to an Operations Manager. Until these positions are filled Mr. Wachter, who has worked with Fleming Island Plantation from the beginning, is assisting Ms. Davis with maintenance issues.

Mr. Kubik provided the Board with a landscaping update.

B. Recreation

Ms. Davis reviewed the Recreation Report, a copy of which was included in the agenda package.

- **Events Update**

Ms. Davis distributed pictures of the Chilly Challenge and the Princess Tea Party.

- **2016 Pool Schedules**

Ms. Davis reviewed the proposed 2016 pool schedule. She also noted the Splash Park will be open on Fridays starting in May as reflected in the calendar distributed.

Ms. Murphy asked why the dates when the Amenity Center pool will be closed for maintenance are all Mondays. She received two calls from residents who only have transportation to the pool on Mondays. Ms. Davis responded it is based on past schedules. The Amenity Center pool maintenance closure date for July 11th was changed to July 12th, the August date was changed to August 16th and the September date as changed to September 20th.

EIGHTH ORDER OF BUSINESS

Manager's Report

Ms. Davis distributed and reviewed preliminary results for the online survey. Only 29 responses were received to date.

NINTH ORDER OF BUSINESS

Old Business/ New Business

The following was discussed:

- Mr. Clark asked for an update on the lot located at the end of Fleming Plantation Boulevard. Mr. Cella responded the bank is clearing out the lot. The fence has not been put back in its original condition.
- Ms. Davis noted the Presidential Preference Primary elections will be on March 15, 2016, which coincides with Spring Break. The pool at the Splash Park may need to be closed on that day. She will confirm with Ms. Holly DePaul with the Supervisor of Elections, and Board consensus was to modify the pool schedule accordingly.
- Mr. Clark asked for an update on the BB&T credit card. Ms. Davis reported they do not have the credit card yet. Mr. Stephen Bloom and the accounting manager will be meeting with BB&T to further this objective.
- Mr. Cella reported the Island Life Grill has been sold. The new owner will be taking over February 1, 2016.
- Mr. Cella reported Fleming Island Baseball has been merged into FIAA, which includes football and lacrosse. This puts in jeopardy the lease Fleming Island Baseball had for the fields behind The Woodlands at the end of Thunderbolt Road as well as the funds the County awarded them to build it. The new home for Fleming Island Baseball is Armstrong Park. FIAA is moving forward with football fields.

TENTH ORDER OF BUSINESS

Supervisors' Request

The being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Acceptance of December 2015 Financials
and Approval of Check Register**

The Board reviewed the financials.

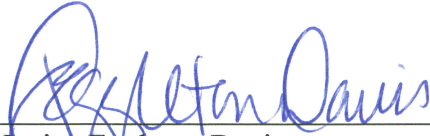
<p>On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the December 2015 financials were accepted and the check register was approved.</p>
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TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Janice Eggleton Davis
Secretary



Mike Cella
Chairman