

**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 28, 2014 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
Rick Nelson	Assistant Secretary
James A. Wiggins	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
Blake Dougherty	Austin Outdoor
Clark Huffman	River Hills Reserve HOA President
Several Residents	

*The following is a summary of the discussions and actions taken at the January 28, 2014 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 17, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the December 17, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the December 17, 2013 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The following comments were made:

- Mr. Huffman provided an update on the River Hills Reserve punch list items.
- Mr. Bagg confirmed several of the items have been satisfactorily addressed. The section of fence is still the same.
- Mr. Huffman stated the 17-inch section of fence had to be custom built because the original style is no longer available. It is not visible from the road and will be covered with landscaping.
- Austin Outdoor has agreed to address any minor outstanding issues at no charge.
- There was Board consensus to draft a letter to the River Hills Reserve HOA stating the project is considered complete and will be transferred from construction mode to maintenance mode as per the easement agreement. Mr. Bagg was asked to draft the letter, which will be signed by the Chairman after review by District Counsel.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

The following was discussed:

- Mr. Walters reported he is still waiting to hear from representatives of John's Landing on maintenance turnover issues.
- Ms. Murphy discussed traffic safety concerns on Town Center Boulevard due to overgrowth of bushes in the median near John's Landing. Mr. Dougherty indicated they had trimmed those down recently, but will check back to make sure the issue was fully addressed.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- The Amenity Center shade structure project is complete.
- Electricity at gated community entrances are being paid for by the HOAs.
- The viburnum plant near the River Hills Reserve fence will eventually cover the electrical panel.

- The Fleming Plantation Boulevard deck will require structural drawings and permits from the County. Revised bids were provided to the Board and staff recommends C&H Marine Construction, Inc. in the amount of \$10,716.

On MOTION by Ms. Murphy seconded by Mr. Clark with Ms. Murphy, Mr. Clark, Mr. Cella and Mr. Wiggins voting aye and Mr. Nelson voting nay the revised proposal from C&H Marine Construction, Inc. to remove the existing dock at a cost of \$6,500 and install an observation deck at a cost not to exceed \$11,000 was approved.

- The Board reviewed quotes to re-strap pool furniture.

On MOTION Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Atlantic Powder Coating to re-strap pool furniture was approved at a cost not to exceed \$4,500.

- A sinkhole near the stone wall on Fleming Plantation Boulevard near the marquis sign was addressed.

**B. Recreation**

Ms. Alfano reported the following:

- The Chilly Challenge was a success.
- Enough residents signed up for the Hard Rock Casino Trip. Two casino cruises are planned for March.
- A Princess Tea Party was held at the Amenity Center on January 18, 2014.
- A record number of residents signed up for Dave Ramsey’s Financial Peace University.
- The Elvis concert is scheduled for February 15, 2014.

**i. Consideration of Agreement with Clay County Sheriff’s Office for Security Services**

Ms. Alfano reviewed the new agreement with Clay County Sheriff’s Office. There are increases to the hourly charge as well as the scheduling fee for a combined increase of approximately \$7,068 and it will create a projected budget overrun this fiscal year of about \$4,100.

On MOTION Mr. Clark seconded by Ms. Murphy with Mr. Clark, Ms. Murphy, Mr. Cella and Mr. Wiggins voting aye and Mr. Nelson

voting nay the new agreement with the Clay County Sheriff's office for security services was approved.

**ii. Consideration of 2014 Proposed Swim Hours and Agreements with Amenity Aquatic Staffing, Inc.**

Ms. Alfano reviewed the proposed pool schedules as well as the agreements with Amenity Aquatic Staffing, Inc. for lifeguard services. There was discussion regarding the hiring process for lifeguards.

Mr. Nelson declared a conflict on this item.

On MOTION Ms. Murphy seconded by Mr. Clark with Ms. Murphy, Mr. Clark, Mr. Cella and Mr. Wiggins voting aye and Mr. Nelson abstaining the proposed swim hours and agreements with Amenity Aquatic Staffing, Inc. were approved.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Ms. Murphy stated the Master HOA sent a letter to residents of The Woodlands requesting feedback on closing access to the back of the community with regard to the construction of the athletic park.
- Mr. Cella asked if there was a response from Mr. Singletary regarding the informative letter sent to Baptist Health System. Mr. Walters received a call from Mr. Singletary acknowledging the letter and expressing appreciation for the contact information.
- Ms. Murphy noticed big holes in front of the District's sign near Baptist Health. Mr. Bagg was asked to investigate.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

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

There being no questions or comments,

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

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Janice Eggleton Davis  
Secretary

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Mike Cella  
Chairman