

**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, October 23, 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 (Via Telephone)

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney (Via Telephone)
Ryan Stilwell, PE	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Clark Huffman	River Hills Reserve HOA President
Blaine Peterson	Austin Outdoor
Blake Dougherty	Austin Outdoor
Mark McGuigan	Dream Finders Homes
Patrick Zalupski	Dream Finders Homes
Several Residents	

The following is a summary of the discussions and actions taken at the October 23, 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
September 25, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the September 25, 2012 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the September 25, 2012 meeting were approved.

THIRD ORDER OF BUSINESS

Grant of Easement for Water and Wastewater Utilities at Town Center Boulevard

The following was discussed:

- Clay County Utilities approached the District for a grant of easement to allow certain utilities and extension work.
- The County has existing utility lines running through the plats. A couple of them are off the normal plats.
- They want to have an easement in place because they will perform additional work, extending into another tract.
- Utility easements are usually in place on plats running through subdivisions. The plats in question are roadway plats, which generally do not involve utility. They did not consider utility needs through this area when it was platted.
- They will return the property to its original condition.
- Mr. Walters does not see an issue with the grant of easements, but wants to make revisions to the language.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the grant of easement to Clay County Utilities for water and wastewater utilities at Town Center Boulevard were approved in substantial form as presented and the Chairman was authorized to execute after final review by District counsel.

FOURTH ORDER OF BUSINESS

Consideration of Matters Related to River Hills Reserve Signage

The following was discussed:

- Mr. Walters stated conveying certain portions of the entryway infrastructure to the River Hills Reserve HOA will be a practical approach.
- A draft of a Quit-Claim Bill of Sale conveying a portion of the entryway signage was provided in the agenda package. Descriptive language needs to be added.

- The River Hills Reserve HOA provided revised plans. The Board will not need to approve the plans if the entryway signage is conveyed to the River Hills Reserve HOA.
- The River Hills Reserve HOA will pay attorney fees.
- Mr. Wiggins stated the BAR approved the plans submitted by the River Hills Reserve HOA contingent upon issues being resolved with the CDD.
- The River Hills Reserve HOA will pay to switch irrigation as necessary in accordance with their plans.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor authorization to enter into an easement agreement with the River Hills Reserve HOA and the Quit-Claim Bill of Sale with the agreement that the River Hills Reserve HOA will pay for irrigation costs was approved

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters discussed the following:

- Mr. Walters updated the Board on several public records requests being made to different governmental agencies throughout Florida by Mr. Joel Chandler and Mr. Robert Chandler. He directed the Board and staff to forward any public records requests they receive to Ms. Davis and him so they can comply appropriately. He also reminded the Board and staff to keep emails related to District business segregated in their mailboxes for easy access.
- Ms. Davis reported Severn Trent Services received a request to provide contact information for all Supervisors on several districts. After the information was provided several Supervisors were contacted with a request for bank statements. Hopping, Green & Sams has provided specific direction on how to handle these requests.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell updated the Board on the stormwater pond and retaining wall behind Lot 85 in River Hills Reserve.

- The area was saturated with water due to excessive irrigation. Mr. Bagg worked with the homeowner. The lot is now dry enough for the area to be inspected and repaired.

- The filter bed is likely failing.
- He recommended obtaining proposals from retaining wall contractors to excavate and repair the area. He estimates costs will not exceed \$5,000.
- There are considerable amounts of sediment in the pond.
- Mr. Stilwell will obtain proposals for the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- The issue with lighting in the Village Square Fountain was diagnosed and repaired.
- The driver involved in the accident causing damages to the Amenity Center parking lot last month is unlicensed and uninsured. A copy of the accident report and estimates for repairs were provided to the District's insurance carrier.
- The vines in the berm behind Mr. Snyder's home in Amberwood were removed. Mr. Christofoli asked if anything will be done with vines located across from the Golf Course. Mr. Bagg stated vines are an ongoing issue throughout the community and they are working on it.
- A homeowner in Chatham Village reported water was being pumped into the District's retention pond from the Baptist Medical construction site. The Building Department sent an engineer to inspect the pumps. The operation was halted due to lack of proper barriers and the issue resolved. SJRWMD never transferred the permit for the pond. Mr. Cella requested Baptist Medical be held responsible for leaving the pond in its original condition. The District will request SJRWMD re-inspect the pond prior to transferring the permit.

B. Recreation

Ms. Alfano reviewed the following:

- The October concert event was a success.
- There was not enough interest to hold an Oktoberfest event.
- Preparations are in place for several Halloween events.

- The adult holiday cocktail party is being renamed *Delightful December Dinner*. It is scheduled for December 6, 2012 and will be advertised in the newsletter. At least 45 residents need to sign up to be able to have this event.
- Proposed changes to the District's policies and procedures are being worked on.
- We were notified Coach Toy is no longer with First Coast Tennis. They say there will be several changes on how the tennis program is handled. Further details will be provided as they become available.
- The Hard Rock Casino Trip to Tampa was a success. The next trip is tentatively scheduled for February of 2013.

A. Maintenance (Continued)

Mr. Dougherty from Austin Outdoor provided the Board with a landscape maintenance update.

EIGHTH ORDER OF BUSINESS Manager's Report

Ms. Davis reported the following:

- Dream Finders Homes, Inc. purchased four parcels located off of Town Center Boulevard, which were previously owned by State Bank. They plan to develop a residential neighborhood called John's Landing.
- Mr. Zalupski and Mr. McGuigan addressed the Board and provided information on their plans to develop 49 single family homes.
- Mr. Wiggins stated the BAR approved the proposed entry sign to John's Landing contingent upon satisfaction of inquiries raised by the CDD.

NINTH ORDER OF BUSINESS Old Business/New Business

There not being any, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS Audience Comments

The following comments were made:

- Mr. Roger Helm addressed the Board regarding the condition of Margaret's Walk Retention Pond #3. A letter and pictures were distributed, copies of which are

attached hereto and made a part of the public record. Aquatic Systems has been aggressively treating the pond; however, the condition has not changed.

- Mr. Bagg reported Aquatic Systems performed tests on September 4, 2012 to analyze the pond. The visible film is caused by lipids and proteins from decaying plant and animal matter.
- Mr. Walters noted these types of ponds are not natural. They are stormwater facilities. Their primary function is to handle stormwater runoff and move it to the correct channels. Aquatic maintenance vendors are restricted by storm water management districts' permits on what they can treat these ponds with.
- Mr. Bagg will contact other vendors and research options.
- Mr. Rick Nelson commented on repairs which will be made on the retention area in River Hills Reserve and questioned how the District will make sure it is repaired correctly. Mr. Cella stated Mr. Stilwell is a new engineer who is thorough in comparison to the previous engineer.

TWELFTH ORDER OF BUSINESS

Acceptance of September Financials and Approval of Check Register

The Board reviewed the financials,

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

THIRTEENTH 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