

**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 26, 2010 at 6:02 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
Ryan Stilwell	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Elaine Harrell	Resident
Deborah Rich	Resident
Megan E. Roberts	Resident

*The following is a summary of the minutes and actions taken at the October 26, 2010
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 28, 2010 Meeting**

Mr. Cella stated all Board members received a copy of the minutes of the September 28, 2010 meeting and requested any corrections, additions or deletions.

Mr. Cella made one change to page three changing 'recuperate' to 'recoup'.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the minutes of the September 28, 2010 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- POZ Capital Investments is changing their parcel types from six-unit condominiums to five-unit townhomes for 14 of the buildings in Lake Ridge North. They contacted Ms. Davis with regard to paying off assessments and coming to the Board since it will also affect the operations and maintenance assessments for all the other units in the District. They will be on the November meeting agenda. Our Assessments Department did a brief analysis of what the impact will be. There would be a 0.3% change in O&M assessments based on the FY 2011 budget. They will have to pay off \$4,224.50 of debt per unit they are deleting.
- Additional assessments were collected as of October 8, 2010; some of which apply to fiscal year 2008 and 2009.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- Severn Trent Services received a *notice of foreclosure*. It was addressed to the Fleming Island Plantation CDD HOA, which is not an entity. The District normally does not get served in foreclosure matters. They may have intended to send it to an HOA. If needed, Mr. Walters will do a brief response notifying them they have the wrong entity and the CDD cannot be foreclosed on.
- The general election is November 2, 2010. Anyone elected to office is subject to the Sunshine Law.
- Ms. Murphy asked about the Granger residence. Mr. Walters will look into the District's ability to place a lien on the property for the next meeting.

SIXTH ORDER OF BUSINESS

Engineer's Report

A. Consulting Engineer's Report

Mr. Stilwell reviewed the following:

- He completed a site visit with Mr. Bagg and went through the CDD owned items.

- A few items were identified as needing repairs, which are routine maintenance issues needed as the community ages.
- Ms. Davis stated the report is prepared based on the requirements of the Master Trust Indenture and has been sent to the Trustee.

B. Topographic Surveys for The Woodlands' and The Links' Ponds

Mr. Stilwell reviewed the surveys provided in the agenda package. He recommended approving preparation of the design plans to repair the top of the banks in order to prevent flooding at a total cost not to exceed \$4,000.

On MOTION by Ms. Murphy seconded by Mr. Clark the Board authorized the development of the design plans to do the repairs needed at The Woodlands and The Links at a total cost not to exceed \$4,000.

Mr. Stilwell stated the design plans will be ready for the next meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Bids and road closure procedures are being obtained to address the pavers at the round-about. Interim repairs were done. More information will be provided at the November meeting. There was Board consensus to have Mr. Stilwell look at the area.
- Staff is working on compliance items for the pond transfers as they come in. There were a few minor issues, which are being worked on.
- There has been a delay on rebuilding the Village Square pump due to waiting on parts. The fountain is expected to be running by next week. Preventative maintenance work was done to the fountain while it was empty. The lighting will be done in conjunction with the pump installation.
- The fountain in the pond at Fleming Island Plantation Boulevard was evaluated. The pump and the motor both failed. Three bids were obtained to replace these items. All bids include a one-year warranty. The quote from Delta Fountain does not include replacement of three lights on the jet. Mr. Bagg recommended going with Innovative Fountain Services in the amount of \$3,495.

On MOTION by Mr. Wiggins seconded by Mr. Christofoli with all in favor the proposal from Innovative Fountain Services in the amount of \$3,495 was approved.

- Mr. Bagg reviewed the plans to address the issues brought up in the Consulting Engineer's Report.
- Mr. Christofoli expressed his concern with Austin Outdoors for pulling healthy and attractive plants. It was explained that Austin Outdoors was fulfilling their contractual obligations for flower rotations.
- The sediment at the River Hills Reserve retention pond is visible and it has not been in a long time. This is the time when it needs to be evaluated. There is a five foot alligator that needs to be removed before evaluating the pond. The wall surrounding the pond needs to be pressure washed as well. Mr. Bagg will address the River Hills Reserve HOA with regard to what the CDD is doing to address the pond.
- The maintenance contract with Wesco Turf is up for renewal. They have been valuable in the maintenance of District equipment. The cost will remain the same.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the Wesco Turf contract renewal was approved.

B. Recreation

Ms. Alfano reported the following:

- A resident of Fleming Island Plantation was shot and killed by a stray bullet while on the way to her children's school on Blanding Boulevard in Jacksonville.
- Pictures from the Mystery Dinner were distributed. It was a great success.
- Many Halloween events are being planned and there have been many volunteers.
- The pools are officially closed for the season. Staff will meet in January with the lifeguard company to review the contract and schedule. Preliminary information will be brought back to the Board.
- Three sign companies are looking into options for the community.
- Ms. Murphy stated that not many people participated in the community garage sale on Sunday.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Christofoli asked about the water rate increase and the impact it will have on the District. Ms. Davis reviewed the water usage rate increase projection, which was included in the financial reports. The approximate difference will be an increase of over \$3,900 per quarter. A revised projection with the estimates for the full year will be distributed to the Board when available.
- Mr. Clark reported there was a sprinkler head near the school spewing water for two to three days last week.

NINTH ORDER OF BUSINESS

Audience Comments

Ms. Rich addressed the Board regarding the Pumpkin Patch event which took place last weekend. The following was discussed:

- She thinks it was a wonderful event; however, at 10:30 a.m. the music was so loud that it was disruptive. She feels there was too much advertising by vendors. She feels the Village Square would have been a more appropriate place to have the event. She also feels too many people who are not residents attended the event. She also complained about young kids jumping the berm and going into Lake Ridge Village South.
- Mr. Cella noted that the kids entering the neighborhood is not an issue the CDD has control over. The Board has not heard of many people from Lake Ridge South complaining about activities at the Splash Park. The Splash Park is a community activity center that was always part of the plan. Fleming Island Plantation CDD is made up of commercial properties that pay CDD fees, as well as residential properties, and having vendors at the activities is not inappropriate.
- Ms. Davis noted the vendors sponsoring the event help to reduce money being used from the residents' assessments.
- Mr. Clark stated if there was excessive noise and music, then the Board should address it for future activities.

- Ms. Murphy stated she has no problem with the vendors participating. They have been tremendous in supporting the activities. She feels music is fine, but if it excessively loud and goes on for a long period of time, it can become tiresome. A limit should be set for the noise level of future events. Some noise level should be expected by residents around the area, but it should not be disturbing.
- Ms. Davis asked how staff can comply with the noise level, being that it is subjective.
- Mr. Cella suggested Ms. Alfano talk to the vendors to make them aware of the concern.
- Mr. Clark clarified he feels the vendors understand, and should be considerate of the area where the activity is being held.
- Ms. Roberts stated that if the music was too loud, the children at the event would not have been able to have a good time which they did. She also feels having the vendors is good for the community.

TENTH ORDER OF BUSINESS

**Acceptance of September 2010 Financials
and Approval of Check Register**

The Board reviewed the financials. Mr. Clark asked if an adjustment will be made in the reserves. Ms. Davis responded the surplus carries forward into the designated fund balance. The designated reserves will remain as adopted in the Fiscal Year 2011 budget. Ms. Davis noted the Notes for deferred revenue under liabilities should state, *Delinquent assessments from FY 2010. This balance is the amount still outstanding for FY 2010 assessments after an assessment distribution was received on October 8, 2010.*

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the September financials and check register were approved.
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October 18, 2010

Fleming Island Plantation C.D.D.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman