

**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, November 17, 2015 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 (Via Telephone)
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)
Russell Bagg	Maintenance Manager
Suzanne Todd	National MS Society
Kyle Kubik	Yellowstone Landscape
Several Residents	

*The following is a summary of the discussions and actions taken at the November 17, 2015 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  
October 29, 2015 Audit Committee  
Meeting and Regular Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the October 29, 2015 Audit Committee meeting as well as the regular meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the October 29, 2015 Audit Committee meeting were approved.
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On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the October 29, 2015 regular meeting were approved.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

The following was discussed:

- Ms. Frankie Towery addressed the Board regarding her resignation and expressed appreciation for the Board’s support throughout the years. She will continue to support the District as a resident.

*The record will reflect Mr. Nelson joined the meeting.*

- Ms. Brandye Mackey distributed a proposal for leasing of the Snack Shack. Mr. Cella indicated this will be placed on the December agenda.
- Ms. Mackey expressed disappointment over Ms. Frankie Towery’s resignation.
- Mr. Steve Topp asked why the residents of John’s Landing are paying for maintenance of retention ponds through their HOA if the District is responsible. He also questioned why there is a need for an HOA for a non-gated, non-maintenance village. Mr. Walters explained the District maintains stormwater facilities constructed and owned by the District. The stormwater ponds in John’s Landing were not built by the District and the property underneath is not owned by the District either. The developer set it up so the John’s Landing HOA is responsible for stormwater maintenance and their common area.
- Ms. Maggie Dougherty expressed her support for the Mackeys. She preferred their food and service over the current vendor. She was also surprised that Ms. Frankie Towery resigned and hopes activities and events will continue.
- Ms. Kristy Hamilton asked about management of employees. Mr. Cella explained employees are employed by and report to Severn Trent Services.
- Ms. Dougherty asked how residents are notified if an event is cancelled. Mr. Cella stated it is posted on the website as well as the newsletter.
- Discussion ensued regarding events and changes in the types of events held.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request from North Florida Chapter of National Multiple Sclerosis Society**

Ms. Suzanne Todd of the National Multiple Sclerosis Society addressed the Board regarding a proposal to reserve the pavilion to hold the Walk MS 2016 event in April of 2016.

The Board expressed concern over setting a precedence for use of the facilities by non-residents. Mr. Walters clarified this should not set a precedence as each case would have to come before the Board for approval.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from the National Multiple Sclerosis Society to use the District pavilion for Walk MS 2016 was approved.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

**• Community Stop Signs**

Mr. Bagg reported several stop signs were received from the County and were installed. He will still try to obtain more from the County to replace more signs.

**• Street Lights**

Mr. Bagg reported the County is still working on several street lights. The lights on all of Fleming Plantation Boulevard and Village Square are still out. They should all be running by the end of this week.

**• Re-Strapping of Pool Furniture**

Mr. Bagg received three bids to re-strap the pool furniture: Admiral Outdoor Furniture for \$3,900, Florida Patio Furniture, Inc. for \$2,456.40 and Unique Special Services, Inc. for \$2,250. He recommends Unique Special Services, Inc. who has done a good job in the past for the District.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Unique Special Services, Inc. was approved at an amount not to exceed \$2,300.

Mr. Clark requested an update on the residents storing items in the berm behind Ms. Murphy's fence. Mr. Bagg contacted three residents and they were all cooperative.

Mr. Kubik provided a brief landscaping update.

Ms. Davis reported she received a call from the Sheriff's Office regarding a homeless camp in the conservation area. They could not find the person who set up the camp and no drug paraphernalia was found. Mr. Bagg dismantled most of the area. There were still some personal belongings such as books. Mr. Bagg left a note for them to please remove everything and the remainder of the items were removed.

Mr. Cella provided a brief update on the sports park.

## **B. Recreation**

Ms. Davis reported the following:

- The Costume Parade event was a great success. Pictures of the parade were distributed at the meeting.
- The Fleming Island Plantation Tennis Team won the State Mixed Doubles for the Mixed 18 and Over 6.0 division crown and are now advancing to represent the USTA Florida Section at the 2015 USTA League National Championships for this division later this month in Tucson, Arizona. Severn Trent Services helped sponsor the uniforms they will be wearing.
- The Military Spouse Club event did not take place due to no attendance.
- The Nifty Fifty lunch cruise took place on November 14, 2015.
- Only one family signed up for Play Pals.
- Movie in the Park is scheduled for November 20, 2015.
- Only two families participated in donations for USO. One family came to create cards to send to USO.
- Only one family has signed up for Motorcycle Mingle on November 21, so this may be cancelled.
- The Block Party is scheduled for November 21 from 5:00 p.m. to 8:00 p.m.
- The Holiday Open House and Tree Lighting Ceremony will be held on December 5. There will be a Residents' Holiday Tree for everyone to bring in an ornament to represent their family.

- There will be a Holiday Lights competition on December 13.
- The Night of Lights luminaries display will be at sundown on December 19.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

The following was discussed:

- Ms. Davis suggested conducting an online survey to see what type of events the community might be interested in.
- An update on budgeted special events items will be brought before the Board at the January meeting.
- Ms. Murphy noted there was little participation on past surveys.
- Mr. Cella noted participation in events is low everywhere and not just in the community.
- Ms. Davis noted the survey will be at no cost to the District.

**NINTH ORDER OF BUSINESS**

**Old Business/ New Business**

The following was discussed:

- Mr. Cella stated the vendor for the Snack Shack at the pool will be considered at the next meeting.
- Mr. Clark asked for an update on a new bank. Ms. Davis responded she did not have an update or a recommendation yet.
- Mr. Cella stated a resident approached him about the berms at Lake Ridge South. He asked Mr. Bagg to look into it.
- Mr. Cella stated there have been issues at Lake Ridge South with teenagers moving residents' lanai furniture. Mr. Bagg is looking into setting up a trail camera.
- Mr. Cella stated Eagle Harbor had a sidewalk sale last weekend. They do that in lieu of a garage sale. He suggested doing this at Fleming Island Plantation.

*The record will reflect Mr. Nelson's call disconnected.*

**TENTH ORDER OF BUSINESS**

**Supervisors' Request**

The being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

The Board reviewed the financials. Mr. Cella noted the Comcast bill seems very high. Ms. Davis will send the invoice to the Board.

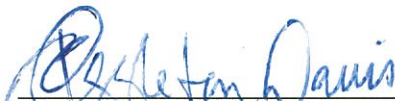
On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the October 2015 financials were accepted and the check register was approved.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Janice Eggleton Davis  
Secretary

  
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Mike Cella  
Chairman