

**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, December 13, 2011 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

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney
Ryan Stilwell	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Alan Reese	Resident
Steven Ellis	Resident
Mary Lane	Resident
Blaine Peterson	Austin Outdoor
Erik Overturf	Austin Outdoor
Jim Herth	Austin Outdoor

The following is a summary of the discussions and actions taken at the December 13, 2011 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
November 15, 2011 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the November 15, 2011 meeting and 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 November 15, 2011 meeting were approved.

THIRD ORDER OF BUSINESS

Attorney's Report

Mr. Walters provided a brief update on current Legislation.

FOURTH ORDER OF BUSINESS

Engineers Report

Mr. Stilwell reviewed proposals for pipe lining and repairing the area adjacent to Mr. Reese's lot.

- Florida Pipe Tec., Inc. submitted a proposal for pipe lining in the amount of \$9,000.
- Dave Shortz submitted a proposal with two options for pipe lining. Option #1 is for \$12,000 and Option #2 is for \$14,000.
- Because of the high quotes Mr. Stilwell obtained a separate proposal to restore the pipe to its original condition. Grimes Utilities, Inc. quoted \$7,971.
- Mr. Stilwell recommends accepting Grimes Utilities, Inc's proposal.
- Mr. Cella questioned whether more proposals should be obtained to restore the pipe.

On MOTION by Mr. Christofoli seconded by Ms. Murphy with all in favor the Board authorized repairing and restoring the pipe at a cost not to exceed \$8,000 after the engineer obtains one or two more proposals for this method.

- The SJRWMD completed their inspections. They will still need to send letters to finalize the permit transfers.
- Mr. Reese expressed concerns for his property, which Mr. Stilwell and the Board addressed.

FIFTH ORDER OF BUSINESS

Austin Outdoor Quarterly Update

The following was discussed:

- Mr. Peterson introduced Mr. Herth who is new and will be working closely with the District.
- Mr. Herth provided an overview of his background and qualifications.
- The District is being provided with a credit of \$3,458 for rye overseeding at the Splash Park. Mowing will be reduced from 52 occurrences to 44 occurrences. There will also be a reduction of turf fertilizer from five occurrences to four occurrences.

- Mr. Herth recommends using the credit towards removing juniper in front of the south entrance area of Village Square and installing Floratam sod as well as cypress mulch.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the proposed use of credit to remove juniper and install sod was approved at an amount not to exceed \$3,600.76.

- Mr. Herth recommends starting the work in March.
- Mr. Clark asked about the dead Azaleas along Town Center Boulevard. Mr. Herth explained they tested soil in several areas of the District and they are not conducive to growing Azaleas. They will look into other plants which will not greatly alter the look of the community.
- Mr. Clark and Ms. Murphy noted irrigation turns on at odd times in the north side of the community.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the ADA Compliance Chart and noted the following:

- Golf Course of Fleming Island did an outstanding job of removing the sand base at the Amenity Center playground.
- Austin Outdoor did an excellent job replacing the Amenity Center playground surface.
- Sauer Concrete completed items three and four.
- The lift chairs were ordered.
- He is still waiting for proposals on items 14 through 18.
- He does not recommend doing items 20 and 21. The Board confirmed they agree with his recommendation.
- Quotes received for items nine and ten are higher than what was estimated.
- Three proposals were submitted for replacing pool tiles at the Splash Park. Caliber Company quoted \$7,780, Florida Bonded Pools quoted \$8,262 and Swimcraft Pools quoted \$9,300.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the proposal from Caliber Company to replace pool tiles at the Splash Park at a cost of \$7,780 was approved.

B. Recreation

Ms. Alfano reviewed the following:

- The Parade of Trees, Cocktail Party and Winter Festival were successful.
- Food consumption for the Cocktail Party was higher due to the time of the event. Ms. Alfano will work on making changes for next year’s party to keep costs down. Unfortunately, three centerpieces were taken without permission.
- The court hearing scheduled for December 7, 2011 for the third minor who did not comply with restitution associated with the Amenity Center fire was postponed to January.
- As of January 2012, Florida Times-Union will no longer provide complimentary PDF copies of the newsletters to be posted on the website. They will charge five dollars per page. Ms. Alfano is looking into options to do this in-house. Ms. Alfano will monitor website traffic and see how many clicks there are for the newsletter.

SEVENTH ORDER OF BUSINESS

Manager’s Report

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Ellis made the following comments:
 - He expressed content living in the District.
 - He requested the Board look into enhancing the tennis facilities. Court #1 does not have a shaded area. He recommends a shaded structure similar to the one located between Court #2 and Court #6.
 - Several non-residents are using the tennis facility. He suggested charging them to obtain revenue to pay for tennis enhancements.

- He suggested a cooled water fountain.
- Mr. Cella stated there is a non-resident member fee of \$3,000.
- Mr. Walters explained the District is required to set a non-resident user rate because it is a public facility.
- Mr. Cella feels these are recreational facilities intended for use by residents of Fleming Island Plantation and encouraging additional membership will be detrimental to the facilities as well as residents.
- The Board requested staff obtain estimates for a shade structure with seating as well as a cooled water fountain.
- Mr. Ellis discussed lighting near the tennis courts. A bulb needs to be replaced over the sidewalk.
- Ms. Lane commented on the amount of work involved with running the District. She stated if more residents were aware, maybe they would not complain about fees.

ELEVENTH ORDER OF BUSINESS

Acceptance of November Financials and Approval of Check Register

The Board reviewed the financial statements.

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

TWELFTH 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