

**MINUTES OF MEETING
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, December 15, 2009 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 (Via Telephone)
Ryan Stilwell, PE	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Dean Reese, Sr.	Resident

The following is a summary of the minutes and actions taken at the December 15, 2009 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 24, 2009 Meeting

Mr. Cella stated each Board member received a copy of the minutes of the November 24, 2009 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the minutes of the November 24, 2009 meeting were approved.
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THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported District counsel drafted an agreement between the District and Prosser Hallock for engineering services and Prosser Hallock agreed to the terms in the contract. The contract is ready to be executed by the Chairman and executed copies will be brought back to be ratified by the Board at the next meeting. The termination letter addressed to J. Lucas & Associates will be sent out today.

THIRD ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported he is monitoring what is happening in the Legislature. Ms. Davis asked if he heard anything about legislation to make districts buy tax certificates. Mr. Walters does not feel it will be an issue, but he will monitor it closely.

FOURTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell reported the following:

- The repair work on the storm drains at Margaret's Walk has been completed.
- During their excavation they discovered a French drain coming from one of the properties adjacent to Structure 53, which is the one closest to the river. There was an under drain leaking, which is part of the drainage system, and a French drain was spilling over the curb causing potential erosion.
- The under drain issue was corrected and the contractor tied in the French drain directly to the structure to prevent future erosion. They are working with the contractor to negotiate charges on the repairs.
- Ms. Davis is looking into whether the French drain was installed by the resident or by the developer.
- Mr. Cella questioned whether the District could recoup any costs associated with rectifying a drain which was installed without authorization. Mr. Walters stated the District has the right to, but it may be difficult to obtain if the current resident is not the resident who installed the drain. Mr. Christofoli stated he is the original homeowner and he is not aware of anyone coming before the Margaret's Walk BAR for approval.
- Mr. Cella requested the engineer draft a letter to the Margaret's Walk HOA addressing the issue with the way French drains are installed in the community and possible drainage issues they can cause.

- Ms. Murphy asked if tying the French drain to the drainage structure will make the District responsible for that particular French drain. Mr. Stilwell stated the District's responsibility ends with the drainage structure.
- Mr. Walters will look into the possibility of the Board obtaining reimbursement for costs incurred because of damage from the French drain.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed his report and the following was discussed:

- Sauer Concrete is almost done with the pool deck project at the Amenity Center. They have met all the recommendations made by the District engineer. They are awaiting the results of a geological laboratory test and then they will proceed with pouring the cement. The geological test will be an additional cost of approximately \$200. Mr. Wiggins questioned whether a wear and tear cost should be considered for every nine years. Mr. Stilwell stated the areas of concerns are around the outer edges of the pool deck. He does not think this area will have settlement again. The majority of the pool deck appears to be built over a wetland so there can be an organic steep, down approximately 10 to 20 feet, which allowed this settlement. It can occur again over another 10 years, but the majority of it in this area has already happened.
- Mr. Bagg received proposals from three companies to resurface the pool: The Caliber Company for \$79,755, Swimcraft Pools for \$88,989 and Rick Arsenault for \$117,900. All three of these companies are certified pool contractors and they all have the same five-year material as well as one year labor warranties. Staff recommends The Caliber Company who has done work for the District in the past. Mr. Cella asked if the proposals were under the threshold which would require the District to go out for bids. Mr. Walters confirmed the figures are within the numbers so that the District does not have to go out for bids. Ms. Murphy questioned what the threshold for bids is. The current threshold for construction is approximately \$280,000.

Ms. Murphy MOVED to approve the proposal from The Caliber Company as recommended by staff and Mr. Wiggins seconded it.
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- Mr. Cella noted the last bullet point in The Caliber Company’s proposal states, *Depending on the color chosen (black is \$100 per foot cheaper than cobalt blue), but using the price of cobalt and re-installing non-glazed lap lane tile approved by FDOH, the cost would be \$8,000. This could be adjusted in the contract if we are accepted.* Mr. Cella asked if that was included in the price of \$57,531 or if it will be in addition to that price. Mr. Bagg responded that it is included.

On VOICE vote with all in favor the motion as previously outlined passed.

- The water level is still too high to assess the River Hills Reserve retention pond. Ms. Davis communicated this to Ms. Donahue and the River Hills Reserve Board.
- The county just installed an *end of school zone* sign where it was missing on Town Center Boulevard. The pole needs to be replaced with a green one to match the rest of the community signs.

B. Recreation

Ms. Alfano reviewed her report and the following was discussed:

- The new website company, Unicom, has agreed to the terms outlined in the contract drafted by Mr. Walters. Staff is still working towards a launch date of February 1, 2010. A termination letter needs to be sent to DiscoverTec. Mr. Cella questioned when the contract with DiscoverTec should be terminated. Mr. Walters recommended the Board authorize staff to send a termination letter as soon as there is a certain date for launching the new website.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor staff was authorized to proceed with the termination of the DiscoverTec agreement once the changeover to Unicom as the website vendor is complete.

- The adult holiday party, the Christmas concert and the Winter Festival were huge successes. Mr. Cella asked if revenues from the vendors at the Winter Festival will go under the *other miscellaneous revenues* line item. Ms. Alfano confirmed that it will go under that line item.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cella asked if there was any communication to the community at the events about the VIPS program. Ms. Alfano stated there was not. Ms. Murphy asked if any flyers were distributed. Ms. Alfano stated flyers are available at the Amenity Center office. There will be information in the January newsletter. Mr. Cella requested flyers be placed in all new resident packets.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Acceptance of November Financials and Approval of Check Register and Review of the September 2009 Financials

The Board briefly reviewed the financials and noted they like the new format and the *Notes to the Financial Statements*.

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

ELEVENTH 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.

Janice Eggleton Davis
Secretary

Mike Cella
Chairman