

**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 15, 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
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Lindsay Whelan	District Attorney (Via Telephone)
Russell Bagg	Maintenance Manager
Kyle Kubik	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the December 15, 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
November 17, 2015 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the November 17, 2015 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the November 17, 2015 were approved.
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The record will reflect Mr. Nelson joined the meeting.

THIRD ORDER OF BUSINESS

Audience Comments

The following was discussed:

- Ms. Bonnie Starr addressed the issue of vandalism in Lake Ridge South due to easy access from the berm. She asked if the District and MHOA would consider installing bushes on the berm to help as a barricade.
- Ms. Cheryl Rogers stated there is a senior citizen in her community being disturbed by vandals crossing over the berm.
- Mr. Cella noted that once vandalism reaches a certain point, it becomes an issue to be addressed by the Sheriff's Office.
- Ms. Bonnie Starr asked about installing a fence on the berm. Mr. Cella responded a fence will not necessarily deter them from crossing over.
- Detective Tenbusch of the Clay County Sheriff's Office addressed the Board regarding vandalism in Lake Ridge South. Two juveniles were arrested for vandalism. They are actively working on this issue and he requested all residents be attentive and contact them immediately.
- Ms. Brandye Mackey addressed the Board as the owner of Mackey's Munchies and expressed interest in coming back to operate the Snack Shack.

FOURTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

• **Street Lights**

Mr. Bagg reported Clay Electric completed the work on Fleming Plantation Boulevard and Village Square. The sod was being replaced as of this morning.

• **Re-Strapping of Pool Furniture**

Mr. Bagg reported the furniture was picked up by Unique Special Services, Inc. on November 20th and should be completed and delivered by the end of December.

The following was also discussed:

- Clay Electric has come out and placed flags all over the property. They also spray painted the curbs and roads. This is to locate the utility easements so AT&T can install fiber optics.
- The lot located at the end of Fleming Plantation Boulevard behind the monument is being cleared out. Inquiries have been made to determine the plans for this lot owned by Ameris Bank. Mr. Cella has contacted Ms. Holly Parrish at Clay County and Mr. Pete Davis, the Chairman of the Fleming Island Citizens Advisory Committee. Neither one had received information regarding this. Mr. Cella also called the corporate office but they have not returned the call yet. Mr. Wiggins stated they came before the MHO BAR two months ago requesting to clear the lot to make it more attractive to sell.
- Mr. Kyle Kubik provided the Board with a landscaping update.

B. Recreation

Ms. Davis reported the following:

- **Events Update**
 - Movie in the Park was held on November 20, 2015.
 - The block party was held on November 21, 2015 and was a great success.
 - The Holiday Open House was held on December 5, 2015.
 - The Nifty Fifty Holiday Party was cancelled due to lack of responses.
- **Proposed Community Survey**
 - Ms. Davis distributed a draft of the community survey for community input to post on the website. She requested the Board review and provide any feedback.
 - There are ongoing issues with a homeless population and people lingering afterhours at the District's amenities.
- **Consideration of Snack Shack Lease Renewal Option and Additional Proposal**
 - The Term cited in the agreement with Knuckle Sandwiches to operate the Snack Shack allows for two additional renewal terms. The owner, Mr. Ed Rosenberg, does want to renew the agreement for the 2016 swim season. Ms. Brandy Mackey has also expressed interest and provided a proposal, which was included in the

agenda package. Ms. Whelan suggested the Board discuss whether they want to renew the agreement with Knuckle Sandwiches before considering other proposals. Ms. Murphy noted if the other party expressed interest in renewing in the past, the agreement has been renewed, as long as there was no objection from the Board. There was Board discussion regarding resident feedback and no one on the Board, or District staff, has received negative feedback.

On MOTION by Ms. Murphy seconded by Mr. Clark with Ms. Murphy, Mr. Clark, Mr. Cella and Mr. Wiggins voting aye and Mr. Nelson voting nay, the lease agreement with Knuckle Sandwiches was renewed for one year.

SEVENTH ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- The District has collected 79% of its assessments to date. At this time last year only 72% had been collected.
- Staff has not been able to find a local bank willing to offer government accounts. BB&T is not taking additional government banking accounts; however, they are willing to issue a credit card in the name of the District. It requires opening an account with \$1,000 balance. The account would be covered by FDIC, but not by the qualified public depositories.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the Board approved opening a BB&T account with \$1,000 to obtain a credit card with a \$3,000 spending limit to be used only for District purposes.

- The AT&T account the District is still paying for is for the camera at the Gazebo.
- Comcast is supposed to be covering all the phone lines. They were supposed to discontinue all the Windstream lines, but Windstream was not releasing the lines. Ms. Davis is in the process of resolving this issue.

EIGHTH ORDER OF BUSINESS

Old Business/ New Business

The following was discussed:

- Mr. Clark asked if the issue with parking at the Gazebo had been resolved. Mr. Cella responded Mr. Walters had been pursuing it, but the owner has not been responsive.
- Mr. Clark asked what was being built on East-West Parkway. Mr. Cella responded it is a mini storage facility.
- Mr. Bagg announced he is retiring and this is his last meeting. He expressed appreciation to the Board and the Board thanked him for his service to the District.

NINTH ORDER OF BUSINESS

Supervisors' Request

The being none, the next item followed.

TENTH ORDER OF BUSINESS

Acceptance of November 2015 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 November 2015 financials were accepted and the check register was 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