

**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 16, 2014 at 6:00 p.m. 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
Jason Walters, Esq.	District Attorney (Via Telephone)
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blake Dougherty	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the December 16, 2014 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 18, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the November 18, 2014 meeting. He requested any corrections, additions or deletions.

There not being any.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the minutes of the November 18, 2014 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

Ms. Brandye Mackey discussed the following:

- She addressed the Board regarding the lease verification letter Ms. Davis sent her. Mr. Cella requested she provide any specific changes she wants to the letter in writing.
- She thanked the Board for providing the room for Habitat for Humanity.
- She addressed safety concerns regarding exit issues in the Splash Park.
- She expressed concern over gossip.

**FOURTH ORDER OF BUSINESS**

**Attorney’s Report**

Mr. Walters discussed the following:

- He provided a draft of the letter of recommendation for the Mackeys.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the draft letter of recommendation was approved in substantial form and the Chairman was authorized to sign.

- He provided a brief update on John’s Landing. He spoke with a representative of the developer and it was confirmed they closed on additional lots without including the easement document in the closing package. He does not think landscape maintenance will be possible through an easement arrangement.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Stilwell provided an update on the pond bank erosion along Chatham Village Drive. He contacted contractors to obtain pricing on the repair options discussed. Filling and re-sodding around the pond will cost approximately \$50,000. Using the bulkhead system will cost \$90,000. The Board requested additional quotes to fill and re-sod.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

- **Woodlands and Thornhill Wooden Arbors**

Mr. Bagg reviewed quotes to replace the wooden arbors with number one grade pressure treated material and recommended the lowest bid from C&H Marine Construction at a cost of \$21,781.76.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the proposal from C&H Marine Construction was approved at an amount not to exceed \$21,800.

- **Lighting on Village Monuments**

Mr. Bagg reported the new fixtures and LED lamps were installed at the Woodlands and Thornhill entrances. It was requested the light be tilted at the Woodlands exit so the whole name is visible.

Mr. Bagg also reported the following:

- Clay County will repave Town Center Boulevard, from the high school to the Fleming Plantation Boulevard intersection, after school is out for the summer. The tree canopy needs to be trimmed to 14 feet high so they can fit equipment. The project is expected to take a week.
- Mr. Fritz submitted quotes for the shade structure, but they were not submitted in time for the agenda package. They will be included in the next agenda package.

**B. Recreation**

- **Events Update**

Ms. Alfano reported the following:

- The Block Party was successful.
- The Parade of Trees was held on December 6, 2014. There was a snow machine. It was a success. Ms. Alfano thanked the Fleming Island High School Acapella Group for singing at the event.
- The Winter Festival was held on December 13, 2014. Several new vendors participated.
- The Chilly Challenge is the next event coming up in January.

- **Village Square Parking Update**

There is no new information to report; however, there were no issues during the last event held at the gazebo.

- **Contract Renewal**

The proposed new contract with the Clay County Sheriff's Office for security services does not have any fee increases or verbiage changes.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Clay County Sheriff contract renewal for security services by off-duty officers was approved.

Ms. Alfano reported there was an incident at the basketball courts prior to the meeting. She will get a report from the off-duty patrol and a suspension hearing may be necessary.

**SEVENTH ORDER OF BUSINESS**

**Manager’s Report**

Ms. Davis reminded the Board to be vigilant of public records requests.

**EIGHTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Mr. Cella stated the Fleming Island Little League and the Fleming Island Athletic Association were awarded grant funds from Clay County for construction of their fields. He was approached as to whether the District would be interested in assisting with an entryway. Mr. Cella explained the District does not have jurisdiction because it is not District property.
- The Board discussed ideas and requirements for the *Dean Reese, Sr. Award*.
- Mr. Nelson asked if a letter was sent regarding the golf cart issue. Mr. Cella responded a letter was not sent out. Information was included in the newsletter and Ms. Alfano will be meeting with someone from the Sheriff’s Department to discuss the issue.

**NINTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Acceptance of November 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 financials were approved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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



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Janice Eggleton Davis  
Secretary



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Mike Cella  
Chairman