

**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 17, 2013 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
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, PE	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 17, 2013 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 19, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the November 19, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the November 19, 2013 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Foley addressed the Board regarding issues with installation of the River Hills Reserve sidewalk and fence and he asked for the Board's consideration to reimburse the HOA for a portion of the costs.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- A copy of the letter sent to Baptist Health System providing them with District information was distributed to the Board.
- He received an email from John's Landing today. They are refocusing on issues. Mr. Walters will provide them with an outline of what the District is requesting.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- The shade structures will be inspected by the County tomorrow. The project is expected to be complete within the next few days. Mr. Cella noted the project has been delayed because of the County.
- Some of the issues with the River Hills Reserve sidewalk were addressed. The missing piece of fencing was replaced. Mr. Dougherty reviewed items being addressed. Austin Outdoor is willing to take care of any necessary small items not taken care of by River Hills Reserve at the entrance. The Board discussed the fenced area. Mr. Walters recommended providing the HOA with punch list items to take care of and reminded the Board the HOA is obligated to maintain this under the easement agreement they entered into. The following items will be added to the punch list:
 - Replace small section of fence to match existing fence.
 - Replace crushed stone with top soil and sod on the side facing the road.
 - Remove stumps and grade soil at sidewalk entrance to neighborhood.
 - Smooth out crushed stone, cover with top soil and pine straw on inside portion of sidewalk.

- Mr. Bagg will investigate the power supply and circuit box behind the wall near the entrance to the sidewalk. Concealing or hiding this box should also be added to the punch list if it found to be River Hills Reserve's responsibility.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the Board approved providing River Hills Reserve with the above outlined punch list.

- The Board discussed Mr. Foley's request for the District to reimburse the River Hills Reserve HOA 50% of the costs to install the fence.

On MOTION by Ms. Murphy seconded by Mr. Clark with Ms. Murphy, Mr. Clark, Mr. Wiggins and Mr. Cella voting aye and Mr. Nelson voting nay the Board will not pay for any costs associated with the modification to the River Hills Reserve entrance and fence.

- Mr. Bagg reviewed quotes to remove the Fleming Plantation Boulevard dock, install an observation deck on Fleming Plantation Boulevard and to make improvements to the Margaret's Walk dock.

Mr. Wiggins MOVED to approve removal of the dock and installation of an observation deck on Fleming Plantation Boulevard by C&H Marine Construction, Inc. pending questions and permitting by the District Engineer.

- Mr. Stilwell would like to know if structural engineering plans are included in the quote. The plans need to be presented to SJWMD for permitting.

On VOICE vote with Mr. Wiggins, Mr. Clark, Mr. Cella and Ms. Murphy voting aye and Mr. Nelson voting nay the motion as previously stated passed.

- The Board discussed quotes for Margaret's Walk dock improvements.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from C&H Marine Construction, Inc. for Margaret's Walk dock improvements at a cost not to exceed \$36,000 was approved.

B. Recreation

Ms. Alfano reported the following:

- The Parade of Trees event was held December 6, 2013.
- The Winter Festival was successful.
- Light Up Night was postponed until December 21, 2013 due to rain.
- The Chilly Challenge is scheduled for January 1, 2014.
- The next Casino Trip is scheduled for February 8, 2014.
- Victory Casino cruises are being planned for March 11 and 29, 2014.
- An Elvis concert is scheduled for February 15, 2014.
- AT&T provided proposals for a combined monthly total of \$704.90. The contract will be provided to Mr. Walters for his review.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor a contract with AT&T for services at the Amenity Center and Splash Park for a total cost of \$704.90 per month was approved pending District Counsel’s review.

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

Acceptance of November Financials and Approval of Check Register

There being no questions or comments,

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the financials were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman