

**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 18, 2012 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
James A. Wiggins	Assistant Secretary
Rick Nelson	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney (Via Telephone)
Ryan Stilwell, PE	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Frank McCarthy	Margaret's Walk HOA

The following is a summary of the discussions and actions taken at the December 18, 2012 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 27, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the November 27, 2012 meeting. He 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 27, 2012 meeting were approved as submitted.

THIRD ORDER OF BUSINESS

Request from Margaret’s Walk HOA

Mr. McCarthy addressed the Board regarding Margaret’s Walk HOA’s request to plant a tree and erect a plaque in Margaret’s Walk Park to honor Mr. Christofoli’s service to the community. A picture of the proposed location was provided to the Board.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Board approved planting a tree and placing a plaque in Margaret’s Walk Park in coordination with Austin Outdoor and staff to honor Mr. Christofoli.

Mr. Wiggins suggested the District prepare a plaque to present to Ms. Christofoli during a meeting. Ms. Davis suggested presenting a framed resolution adopted by the Board. There was Board consensus to adopt a resolution honoring Mr. Christofoli for his service to the District.

FOURTH ORDER OF BUSINESS

Attorney’s Report

Mr. Walters did not have anything to report.

- Mr. Wiggins asked if the developer will be responsible for any damages to pavers in the roundabout at John’s Landing. Mr. Walters will notify the developer of the District’s expectation to be responsible for any damages.
- Ms. Murphy expressed concern whether the developer will cooperate with the community because they stated construction trucks will drive through Village Square Parkway.
- Mr. Cella commented on how they changed plans for the size of the homes and questioned the County’s location choice for a park.

SIXTH ORDER OF BUSINESS

Engineer’s Report

Mr. Stilwell distributed a memorandum regarding the River Hills Reserve retainage wall. He reviewed proposals received from Paving Stone Concepts for \$9,000 and Hardscape Construction, Inc. for \$13,580. Mr. Stilwell recommended Paving Stone Concepts with the condition they are willing to negotiate and lower the price on sod replacement.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the proposal from Paving Stone Concepts to repair the River Hills Reserve retainage wall was approved contingent upon negotiations to decrease cost of sod replacement at a total cost not to exceed \$9,000.

Mr. Walters will provide Mr. Bagg with written access authorizations for the homeowners to sign.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Austin Outdoor completed replacement of Azaleas with Indian Hawthorn on Village Square Parkway.
- Aquatic Systems is still working to remedy Margaret’s Walk Pond #40. A different vendor, Lake Doctors, took water samples and is awaiting lab results.
- Sauer Concrete will repair the Amenity Center pool deck in mid-February.
- Three proposals were submitted for pool deck furniture re-strapping: Atlantic Powder Coating, Inc for \$4,067, Admiral Outdoor Furniture for \$6,002.50 and Florida Patio Furniture, Inc for \$4,350.20. Mr. Bagg recommends Atlantic Powder Coating, Inc.

On MOTION by Mr. Wiggins seconded by Mr. Nelson with all in favor the proposal from Atlantic Powder Coating, Inc at a cost not to exceed \$4,067 to re-strap pool furniture was approved.

- Mr. Bagg noticed the Splash Park pool floor is flaking in cooler temperatures. He will look into it and report back at the next meeting.
- Mr. Wiggins suggested sending Austin Outdoor a letter thanking them for their excellent customer service. There was Board consensus to send a letter.

B. Recreation

Ms. Alfano reported all the winter and holiday events were successful. She will provide information regarding the 2013 pool season at the next meeting. The Annual Chilly Challenge will be held January 1, 2013 at the Splash Park.

EIGHTH ORDER OF BUSINESS

Manager’s Report

Ms. Davis reported the following:

- A total of 82.4% of assessments have been collected.
- Clay Electric was provided documentation showing the District is tax exempt. They are calculating the refund amount and will re-code the accounts so the District does not

get charged the Clay County Public Service Utility tax going forward. However, they say the CDD still is not exempt from the Florida Gross Receipts Tax as it is levied upon them by the State and passed through.

NINTH ORDER OF BUSINESS

Old Business/New Business

Mr. Nelson discussed the possibility of reviewing tennis upgrades at the next meeting and questioned if there is money in the budget for upgrades. Mr. Cella stated there is a line item for recreation equipment. Additional tables and benches are going to be purchased this year for the tennis courts.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TWELFTH 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 Ms. Murphy with all in favor the financials were approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman