

**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 21, 2010 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)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blaine Peterson	Austin Outdoors
Brad Stephens	Austin Outdoors
Sandra Wiley	Resident

The following is a summary of the discussions and actions taken at the December 21, 2010 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 23, 2010 Meeting**

Mr. Cella stated all Board members received a copy of the minutes of the November 23, 2010 meeting and 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 23, 2010 meeting were approved.
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THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported she is working with the engineer and the attorney on follow up items.

FOURTH ORDER OF BUSINESS

Attorney's Report

The following was discussed:

- Mr. Walters reported there are new ADA requirements for public pools, which will likely affect the District. He is doing research and will have more details at the next meeting, or the meeting after that.
- Mr. Wiggins inquired about the playground built in the wetlands by a resident. Mr. Walters is waiting on more information with regard to the exact location. Mr. Bagg indicated and Mr. Christofoli confirmed that this is not on CDD property. Therefore, this is something the HOA should continue to follow up on.

FIFTH ORDER OF BUSINESS

Engineer's Report

The following was discussed:

- Staff is working on getting quotes for the work in River Hills as well as the grading work for the ponds.
- Mr. Cella asked if there was any contact with the county. Ms. Davis responded the county granted permission for the District to access the area in The Woodlands through their property.
- Mr. Cella asked if the county has responded to our inquiries about their maintenance of the ditch and outfall. Ms. Davis confirmed there has been no additional response on that issue.
- Mr. Cella requested a letter be sent to Commissioner Davis, the Chairman of the County Commission and the acting County Manager demanding a response.
- Mr. Wiggins inquired as to whether the golf course has granted permission to access through their property and share in the cost of the pond repair. Mr. Bagg indicated that the golf course had granted access, but was unwilling to fund any portion of the costs.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Staff is working on scheduling the repair of the pavers at the round-about on either the first or second Saturday in January. Mr. Bagg explained the extensive and costly process associated with closing the road to do the repairs. So it is hoped this repair method works.
- Approximately 15 cubic yards of sediment need to be removed from the River Hills Reserve Retention pond. Metro Rooter quoted \$4,500 to do the work. Mr. Bagg checked all three references and they were all positive. There might be some turf damage. He reminded the Board that no other vendors were willing to tackle this issue this way and other methods were much more expensive.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the proposal from Metro Rooter in the amount of \$4,500 to do work on the River Hills Retention pond was approved as well as an amount not to exceed \$500 for Austin Outdoors to repair any sod that is damaged.

- The Amenity Center sidewalk repairs should be done within the next two weeks.
- Mr. Clark asked about the lights that are out in the round-about. Mr. Bagg reported it as a result of vandalism

B. Recreation

Ms. Alfano reviewed the following:

- The Adult Holiday Cocktail Party, the Winter Festival and the Navy Band Concert were successful.
- The holiday lights competition took place. The best traditional home was in Margaret's Walk. The best overall house was in Southern Links. The friendliest home was in Thornhill as was the Griswald home.
- The luminary light up night took place on December 18, 2010.
- Ms. Murphy questioned contributions made to Habitat for Humanity as well as other organizations and whether the Board's approval had been sought. Ms. Alfano explained that monthly contributions are made in the form of collection of items such as food. Habitat for Humanity is the first organization that received a monetary contribution. The event that raised the funds for Habitat for Humanity was

advertised in the newsletter and in signs posted. Going forward any events raising funds to be donated to an organization will go before the Board for approval.

- Ms. Alfano reviewed options to replace the stop signs in order to be in compliance with Clay County codes. Because of unplanned costs, the Board agreed on using the county provided signs and poles instead of decorative poles. They also would like to look into the possibility of having the poles painted green. They requested estimates to remove the current signs.
- The signs proposed by Mr. Tillman that say *Stop for Pedestrian in Crosswalk* are not DOT approved and cannot be affixed to a stop sign. The county can provide a pedestrian crosswalk sign before the stop sign at the intersection. Ms. Alfano will obtain more information on requesting these signs from the county.
- A wedding is scheduled at the Splash Park for March 12, 2011. The residents live in Autumn Glen. The wedding will be filmed by Lifetime Television to be part of a new show called *I'm Getting Married*. The District will have to sign releases.
- There will be lifeguard charges in the next set of financials. This is due to using some lifeguards for holiday events. A preliminary meeting with the lifeguard company is scheduled for January. Ms. Murphy asked if they will discuss opening the pool earlier. Ms. Alfano confirmed that will be part of the discussion.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

Mr. Stephens and Mr. Peterson, of Austin Outdoor, provided the Board with a landscaping update. They answered questions from the Board regarding flower rotations and other landscaping issues.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Clark asked when the next meeting is scheduled. Ms. Davis confirmed that it is scheduled for January 25, 2011.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

**Acceptance of November 2010 Financials
and Approval of Check Register**

There being no questions or comments,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the November 2010 Financials and Check Register were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman