

**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, February 22, 2011 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
Ryan Stilwell	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Several Residents	

The following is a summary of the discussions and actions taken at the February 22, 2011 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
January 25, 2011 Meeting**

Mr. Cella stated all Board members received a copy of the minutes of the January 25, 2011 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 January 25, 2011 meeting were approved.

THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- A handout was distributed to the Board with the collection information. The District has collected 91.25% of its assessments.
- An investment report with recommendations was provided with the financial report.

On MOTION by Mr. Clark seconded by Mr. Christofoli with all in favor the investment recommendation was approved as presented.

- Ms. Murphy suggested the funds invested in Money Market accounts with CenterState under the Cash and Investment Report, which are yielding .29% and .30% interest, also be moved to an account yielding .85%. The Board requested staff look into moving these funds.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- A letter was distributed to the Board and Mr. Walters reviewed information about the new ADA requirements that will impact the District's facilities. Generally existing facilities are exempt if they are currently compliant with the 1991 standards. However, there are elements in the new 2010 standards that did not have any specifications in the 1991 standards. The deadline to be in compliance with those new elements is March 15, 2012. The recommendation was made to hire an ADA consultant.

On MOTION by Mr. Christofoli seconded by Ms. Murphy with all in favor the Board authorized District counsel to research and prepare a list of consultants for the next meeting.

- Mr. Walters provided an update on his communications with SJRWMD regarding the transfer of the permits for the Autumn Glen ponds. He has not sent the letter requesting they rescind the pond permit transfer because information is still being gathered. Mr. Walters would like to prepare a formal administrative request that they reconsider any actions they have taken. Mr. Cella feels the Board should take the strongest action possible towards the SJRWMD. He does not feel it is acceptable for

them to say it is a final agency action and they are not going to reverse it when it was their mistake. The Board agreed.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Board directed District counsel to write a formal administrative request to SJRWMD requesting they rescind the transfer of the Autumn Glen pond permit.

- Mr. Clark asked if there was any correspondence with Clay Electric regarding the easement access conditions they wanted in order for them to give the District permission to work in The Woodlands. There has been no further communication.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Mr. Stilwell reported the following:

- He met with the reviewers who have been doing the inspection of the ponds for SJRWMD. They agreed that the District engineer should be present at inspections to provide additional comments if necessary. There may be approximately 35 to 40 ponds to inspect. Prosser Hallock can have another engineer do the inspections at a lower rate with an approximate cost of \$2,500. Mr. Cella agrees the inspections should be done, but he is not in favor of any additional pond permits being transferred until the Autumn Glen pond is resolved.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with Ms. Murphy, Mr. Christofoli, Mr. Cella and Mr. Wiggins voting aye and Mr. Clark voting nay the Board authorized the District engineer to participate in inspections prior to any permit transfer at an amount not to exceed \$2,500.

- Mr. Stilwell distributed proposals for repairs to The Woodlands and The Links ponds. He recommends Dirt Plus, which was the lowest proposal at a total cost of \$17,831. The second lowest proposal was Grimes Contracting, Inc. at \$34,552. Jax Utilities Management’s proposal was for a total of \$43,711.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Dirt Plus was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- SJRWMD sent a letter regarding the drainage ditch along Old Hard Road. They are requesting maintenance work be done. Mr. Bagg will contact SJRWMD to confirm what work needs to be done and will obtain quotes on the work needed.
- The pavers project at the round-about is still being delayed because of problems acquiring the small pavers. Mr. Bagg requested permission from the Board to obtain another company to do the work at the previously approved not to exceed amount. There was Board consensus for Mr. Bagg to get another company to do the work within the previously approved amount.
- Quotes were provided to resurface the basketball courts. Mr. Bagg recommended the proposal from Fast-Dry Courts. They resurfaced the tennis courts for the District, did an onsite inspection and had the best references. They also have a three year workmanship guarantee.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the proposal from Fast-Dry Courts was approved.
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B. Recreation

Ms. Alfano reviewed the following:

- An update of all the events was provided to the Board. Mr. Clark went on the Casino trip and he complimented the staff.
- Staff will begin handing out the 2011 Splash Passes on March 1, 2011. They will be staying open late the week of March 7, 2011 to March 11, 2011 to help residents obtain their passes.
- On January 24, 2011 there was a fighting incident on the basketball courts between two underage residents. One of them was arrested by the off-duty officer.
- Mr. Cella had to sign the contract renewal with the Clay County Sheriff's Office for off-duty patrol due to time constraints. All terms remained the same, except one regarding a fee for returned checks. The agreement needs to be ratified.

On MOTION by Mr. Christofoli seconded by Ms. Murphy with all in favor the Clay County Sheriff's contract renewal was ratified.
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- Ms. Alfano is in the process of preparing for the pool season at the Splash Park, including coordination with the current concession vendor.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Joseph Cammillen and Ms. Lynzie Cammillen requested approval to host a Care Walk. They have a two and a half year old son with a rare blood disease called Thalassemia, which causes him to have to get blood transfusions every two to four weeks. There is a national organization called Cooley's Anemia Foundation that sponsors a Care Walk to raise funds and to raise awareness of the disease. They would like to use the Amenity Center as a meeting place for people who want to participate. They would also like to have a bloodmobile there and the Clay County Fire Department would be involved as well. The date of the walk would be May 1, 2011 beginning at 9:00 a.m.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the Board approved District staff assisting in the preparation and execution of the Care Walk on May 1, 2011 with the Amenity Center as the meeting place.

- Mr. Frank Marcelle discussed the following issues:
 - Children are playing in the common area in front of the Cypress Glen subdivision. They play over the berm, on private property and in the streets as well.
 - A renter is parking two to three cars in their driveway and several cars are parked on the streets as well.
 - People are not picking up after their dogs.
 - One of his neighbors works on his car in the garage.
 - Mr. Cella indicated the Board will have staff look into any damage to the berm and what can be done about the children playing in common area. The street parking issue can only be enforced by the Clay County Sheriff's Office. All the other issues must be addressed with the Master HOA. Ms. Murphy indicated

many of the issues are being addressed by the Master HOA and she invited Mr. Marcelle to attend the next Master HOA meeting.

- Mr. Jim Rogers and Ms. Sue Rogers discussed the following:
 - Children are playing in the common area. It is a dangerous situation. They are also leaving a lot of garbage behind and they are destroying the grass.
 - They complained about solicitations. The Board explained neither the CDD nor the HOA can do anything about solicitations because the county allows it.
 - Ms. Rogers also expressed her concern with regard to an aggressive dog in her neighborhood. She also would like to see the violation letters sent to the dog owner when she attends the Master HOA meeting.

TENTH ORDER OF BUSINESS

Acceptance of January 2011 Financials and Approval of Check Register

The Board reviewed the financial statements.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the Board approved the financial statements and check register for January 2011.

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