

**MINUTES OF MEETING
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, February 23, 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
John Steinberg	Resident
Sandra Wiley	Resident

The following is a summary of the minutes and actions taken at the February 23, 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 January 26, 2010 Meeting

Mr. Cella stated each Board member received a copy of the minutes of the January 26, 2010 meeting and requested any corrections, additions or deletions.

One correction was made on the bottom of page five changing “Mr. Clark” to “Mr. Christofoli”.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the January 26, 2010 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- An updated assessment collection schedule was distributed to the Board. As of February the District has collected 87.39% of its assessments.
- District staff is starting to work on the budget process for fiscal year 2011. The Board is set to approve the proposed budget at the May 25, 2010 meeting. The public hearing to adopt the budget will be scheduled for the August 24, 2010 meeting. A first draft of the proposed budget will be presented to the Board at the April 27, 2010 meeting. Ms. Davis requested that the Board notify staff of any ideas they would like to look into so they can be considered for budget preparations. There was Board consensus for Mr. Clark to serve as a liaison for the Board to help staff work on the budget.
- Ms. Murphy asked about the letter that was supposed to be sent to the Margaret's Walk resident. This will be addressed under the attorney's report.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- The letter was not sent out to the Margaret's walk resident regarding costs incurred to repair the drainage structure. He will work on the letter so that it goes out to the resident.
- Mr. Cella asked for an update on the status of the parcel where the Centex trailer is located. Mr. Walters reported that Centex has not been responsive to his request. He will follow up with more formal correspondence if he does not get a response from them soon.
- With regard to the Splash Park truss issue, Pulte, as the successor of Centex, is not willing to step up and take care of the issue. Mr. Walters spoke with the Executive Vice President of the contractor who worked on the Splash Park. He is willing to take a look at the Splash Park. Mr. Walters will provide him with Mr. Bagg's contact information so they can coordinate a meeting. After reviewing the issue, the contractor will discuss with Mr. Walters what their position is and what they are willing to do.

FIFTH ORDER OF BUSINESS

Engineer's

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed his report and the following was discussed.

- With regard to the Amenity Center kids interactive area resurfacing Renosys' PVC membrane system has not been approved yet by the Florida Department of Health. Mr. Bagg recommends moving forward with the rubber surface. Bliss Products and Services, Inc. has provided a revised quote to do all the work for \$12,700. No Fault, the original installer, does not want to take responsibility for removing or prepping the surface. Bliss Products and Services, Inc. is providing a 10-year warranty on materials and 1-year warranty on labor. There is concern about the material breaking and causing issues with the pumps and jets. Ms. Davis requested Mr. Bagg find out if there is some type of conditioning that can be done on the area to prevent it from breaking up.

<p>On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the revised proposal from Bliss Products and Services, Inc. to resurface the kids interactive area in the amount of \$12,700 was approved.</p>
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- A spreadsheet was included within the report detailing the dead fish that had to be cleaned out of the ponds along with the charges associated. Ms. Murphy suggested the Board hold off on billing Mr. Faroqi until the freezes are over in case there are more fish that need to be cleaned up. Mr. Clark questioned how tilapia got into other ponds as well. Mr. Bagg does not know how because they are not connected. Mr. Clark noted Mr. Faroqi only admitted to putting tilapia into pond #27. He also agreed with Ms. Murphy about waiting until all the freezes are over before pursuing reimbursement. Mr. Cella asked if the Board has the ability to collect reimbursement from Mr. Faroqi being he admitted to placing tilapia into pond #27. Mr. Walters stated the Board has the right to recuperate the costs incurred and it is an appropriate action for the District to take. Mr. Wiggins questioned whether any surviving tilapia can be removed from the ponds.

- The Austin Outdoor three year contract will be ending soon. Staff is requesting approval from the Board to move forward with bidding process. Mr. Walters reviewed the required bidding process. Ms. Murphy questioned how much the bidding process costs. Mr. Walters estimated approximately \$3,000 to \$5,000. Ms. Murphy asked Mr. Walters if he was able to look into what has and has not been conveyed to the District. Mr. Walters has a paralegal working on this project and will have the information by the time the District goes out for bids.

On MOTION Ms. Murphy seconded by Mr. Clark with all in favor the Board authorized staff to proceed with the RFP process for landscape maintenance service.

- Mr. Walters asked how the Board wants the proposals to be structured and whether there will be a committee. He notified the Board of the difference between bids and proposals. With bids the Board is required to accept the lowest responsive bidder. With an RFP the Board has more flexibility to choose. He recommended going with the RFP process. There was Board consensus to go with the RFP process.
- Mr. Cella prefers the information be distributed to all the Board rather than having a committee. The Board agreed.
- Mr. Walters will bring back to the Board the evaluation criteria and a general structure for the RFP process.
- Mr. Bagg reported the River Hills Reserve pond water level is still too high to assess, but they are continuing to monitor it.

B. Recreation

Ms. Alfano reviewed her report and the following was discussed:

- The Board was provided with information so they can access the website for review. The transition process is underway between the two companies.
- The Board was provided with a revised recreation registration form. March 1, 2010 will begin the Splash Pass distribution. There will be a large influx of people needing new identification cards as well as Splash Passes. The new form includes a waiver.
- There were a few Valentine's Day contests, which were successful. There will be more contests coming up.

- There will be a Hannah Montana night for the kids in March, which includes karaoke and a look-alike contest.
- There will be spring break activity week and the pools will be opening.
- A bus trip is being planned to the Hard Rock Casino and Café in Tampa for June 12, 2010. The cost is \$30 and includes round trip transportation, \$25 in play credit as well as a \$5 lunch certificate.

SEVENTH ORDER OF BUSINESS

Old Business/ New Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

The following comments were made:

- Mr. Clark asked if the pool repairs the Board authorized an expenditure for in the amount of \$3,000 were done. Mr. Bagg confirmed the repairs were completed.
- Mr. Christofoli thanked Mr. Bagg for getting all the lights in the park working as well as for pressure washing the bicycle trail.
- Ms. Murphy expressed her appreciation to both Ms. Alfano and Mr. Bagg for being very knowledgeable and being responsive to her questions.

NINTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Steinberg commented on the poor condition of the roads within the District, which are maintained by the county. He contacted the Clay County Commission as well as the police regarding the roads.
- Mr. Steinberg complained about the sign posted by POZ Investments at Lake Ridge North. Ms. Murphy explained they posted two signs on property that do not belong to the District. Lake Ridge North owns the north side and Lake Ridge South is still looking into whether the south side was properly conveyed to them. The first signs were not approved by the BAR. At their last meeting the BAR decided to remove the sign from the south side and made other recommendations for the sign. Lake Ridge North approved the sign on their property.
- Mr. Cella agreed about the roads. The Board requested a letter be sent to the Clay County Manager, Mr. Bering, regarding the condition of the roads.

- Mr. Steinberg complained about cars parking on the easements in Thornhill. Ms. Murphy stated that is a violation. It was recommended to him that he contact Ms. Donahue as it is an HOA issue.
- Ms. Wiley commented on the negative impact the construction vehicles will have on the roads.

TENTH ORDER OF BUSINESS

Acceptance of January Financials and Approval of Check Register

Ms. Davis noted the following:

- A check made out to Sunbelt Rentals, Inc. was for heater rentals for an event and it will be reclassified under miscellaneous event expense.
- There were two checks made out to Ms. Alfano for petty cash reimbursements. The description on these will be revised to show PCR as well as a description so the Board will know what the expense was for.
- There are multiple lines for the security guard. They are putting those in separately because sometimes they are being charged to the Amenity Center and sometimes they are being charged to the Splash Park. Ms. Davis has requested if they all have the same code that they be reduced to one line.

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

ELEVENTH 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