

**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 23, 2016 at 6:00 p.m. at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Mike Cella	Chairman
Eugene Clark	Vice Chairman
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, P.E.	District Engineer
Kyle Kubik	Yellowstone Landscape
Tommy Ellis	
Ilde Robles	The LaSalle Group
Several Residents	

The following is a summary of the discussions and actions taken at the February 23, 2016 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.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Ken Snyder asked who is responsible for pressure cleaning from outside the gate to Fleming Plantation Boulevard. The sidewalks by Amberwood need to be cleaned. Ms. Davis indicated the District has done pressure washing of those sidewalks in the past and she will look into it.

FOURTH ORDER OF BUSINESS

Presentation by LaSalle Group

The following was discussed:

- Mr. Tommy Ellis, who represents the owners of the two commercial parcels located at Fleming Plantation Boulevard and Highway 17, addressed the Board and stated they

have been approached by the LaSalle Group to build Autumn Leaves of Fleming Island, which is a proposed 54 bed memory care center. They have 30 facilities and six under construction. He introduced Mr. Ilde Robles of the LaSalle Group to the Board.

- Mr. Ilde Robles provided the Board with background on the LaSalle Group and reviewed plans to build a facility in Fleming Island Plantation. He provided a revised proposal to the Board with changes made after his discussion with the County. A copy of his revised proposal is incorporated into the record hereby. They are requesting an easement to build monument signs on either side of the District's monument sign.
- Mr. Cella questioned how important visibility is to them being they are not a commercial business. Mr. Ilde Robles responded six out of ten of their patients go to them because they saw the facility and not through recommendations.
- Mr. Cella asked what the difference is between an assisted living and a memory care facility. Mr. Ilde Robles responded memory care is an assisted living for patients with some form of memory impairment.
- Discussion ensued regarding the monument wall and ensuring the community does not begin to look too commercial. The Board feels residents will not want large signs on District property, but they are open to signage on the County easement similar to Baptist Health.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 26, 2016 Meeting

Mr. Cella stated each Board member received a copy of the minutes of the January 26, 2016 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the minutes of the January 26, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Attorney's Report

A new issue of *Capital Conversations* was distributed to the Board, a copy of which is attached hereto and made a part of the public record.

SIXTH ORDER OF BUSINESS**Engineer's Report**

Mr. Stillwell addressed the Board regarding another failure around a weir at Pond #46 in Cypress Glen. A construction engineer inspected the area and it is having the same issue on the right side of the weir that was repaired on the left side in 2014. He consulted several engineers in his firm. This is an older type of weir that is no longer used. He recommends a geotechnical engineer determine the soil conditions and provide a report, which will cost approximately \$2,000. He will come back with a recommendation once he has results from the study.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor engaging a geotechnical engineer to review the soil conditions around the weir at Pond #46 was approved at a cost not to exceed \$2,500.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Maintenance**

- **Cypress Glen Pond**

This item was discussed under the Engineer's Report.

- **Accident at Cypress Glen Entrance**

There was an accident near the Cypress Glen entrance, which resulted in turf damage and one of the crape myrtles being destroyed. Mr. Kubik provided estimates to repair the turf and replace the crape myrtle. Ms. Davis is waiting for the police report in order to pursue cost recovery from the responsible party.

- **Southern Links Entrance Lights**

There was a short in the junction box, which has been repaired.

- **Amenity Center Pool Entrance**

Ms. Davis reviewed the quote from All Weather Contractors to replace the stone siding over the pool entrance. The cost is \$5,385 with the option of including a scalloped siding feature for an additional \$425. She received two verbal quotes, which were higher, but has not received the written quotes yet.

Mr. Wiggins MOVED to approve the proposal from All Weather Contractors at a cost not to exceed \$6,000.

ELEVENTH ORDER OF BUSINESS

**Acceptance of January 2016 Financials
and Approval of Check Register**

There being no questions or comments,

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the January 2016 financials were accepted and the check register was approved.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Janice Eggleton Davis
Secretary



Eugene Clark
Vice Chairman