

**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 25, 2014 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 (Via Telephone)
Betty Murphy	Assistant Secretary
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, PE	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blake Dougherty	Austin Outdoor
Blaine Peterson	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the February 25, 2014 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 28, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the January 28, 2014 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the minutes of the January 28, 2014 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The following comments were made:

- Mr. Winofker asked if the Board made any decisions regarding the lap pool and how it will be affected by swimming lessons.
- He was informed the Board discussed cutting down the timeframe of lessons. It was explained if either pool needs to be treated, both have to be shut down due to use of chemicals.
- Ms. Davis explained staff does what is safest for the operation as recommended by pool certified operators.
- Mr. Winofker suggested opening the pool a week later and keeping it open a week later.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request from  
Amberwood HOA to Install Fence**

Mr. Bernard Vila addressed the Board regarding the Amberwood HOA's request to install a fence along the pond area due to people trespassing on residents' properties.

- Ms. Cargill is on the BAR and stated they came up with the solution of installing a partial fence to secure the properties affected.
- Mr. Cella questioned where people entering from the woods are exiting. Ms. Wilson responded they exit between the first and second houses.
- Mr. Cella noted the following:
  - Residents previously spoke against a fence being installed.
  - Landscapers need access to the pond banks and it will cost the District more to maintain due to access issues.
  - The post cannot be installed in the pond, which will leave an opening if someone wants to access the area. Mr. Vila noted there is a fan system, which will eliminate the access issue.
- Questions were raised as to whether proposed fence adheres to the Master HOA's covenants and BAR guidelines.
- Amberwood HOA does not want to place individual fences around resident properties.

- The Board did not feel comfortable considering the request at this time as they want to be careful not to set a precedent.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reported the following:

- He spoke with representatives of John's Landing. They have not closed on lots affected by the landscape buffer the District is involved with.
- The easement agreement with John's Landing has been drafted and will be executed.
- Mr. Cella stated the landscaping is in poor shape and needs to be improved before the District takes over maintenance responsibility.
- Mr. Walters is working on a bill of sale to transfer the signage infrastructure.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- Austin Outdoor completed touchup work at the River Hills Reserve sidewalk.
- There were some issues with the contract for the observation deck, which have been worked out and the project is moving forward. The District is on a waiting list for the work to begin. It can take three to four months for the work to be done depending on weather conditions.
- The pool furniture was re-strapped.
- The Village Square pump was replaced under warranty.
- Mr. Dougherty and Mr. Peterson provided a landscaping update.

**B. Recreation**

Ms. Alfano reported the following:

- The Casino Trip was a success.
- The Nifty-Fifty Plus Club took a trip to the Wings of Dreams Museum.
- Pictures of the Elvis Concert were distributed.
- A community yard sale is scheduled for March 1, 2014. Two other yard sales are scheduled for June 14 and October 4, 2014.

- Several spring events are being planned.
- Set-up with the new telephone vendor continues.
- The 2014 swim lesson schedule is included in the report.
- Dreux Isaac & Associates, Inc. provided a proposal to update the District’s reserve study at a cost of \$1,600.

On MOTION Ms. Murphy seconded by Mr. Wiggins with all in favor the proposal from Dreux Isaac & Associates, Inc. to update the reserve study at a cost not to exceed \$1,600 was approved.

- There is a scheduling conflict with the Splash Park for the August 26, 2014 meeting. Primary Elections are scheduled the same day. The Board will further discuss whether to reschedule or change the location at the March 25, 2014 meeting.
- The Board reviewed the proposed Splash Park Sign.
  - Mr. Wiggins suggested a similar sign for the Amenity Center.
  - Mr. Cella suggested changing “must have” to “please have” on the first rule.

On MOTION Ms. Murphy seconded by Mr. Wiggins with all in favor the proposed rule signage was approved for the Splash Park and Amenity Center at a cost not to exceed \$600.

- Mr. Nelson asked if the new phone system allows incoming calls to ring to different phones when other calls are in process. Ms. Alfano responded she does not think so, but she will look into it.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

Ms. Davis reported the audit is being worked on and may be presented to the Board for acceptance at the next meeting.

**NINTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Mr. Cella reported on a meeting he attended in Green Cove with the Planning Director, Ms. Holly Parrish, the Athletic Recreation Director for Clay County, a member of their engineering staff and Mr. Machala, the Master HOA President.

- Mr. Cella and Mr. Machala provided feedback on the proposed recreational facility, parking and traffic.
- They expressed concern over parking on Thunderbolt Road. They were told *no parking* signs will be posted and the Sherriff's Department will be on site when the fields first open to ensure this is enforced.
- The football organization still has not raised all necessary funds to complete the project.
- Mr. Cella presented a scenario where several events are happening simultaneously on a Saturday along with typical weekend traffic. The intersection of Town Center Boulevard and Thunderbolt Road will be congested. He suggested diverting some of the traffic to Old Hard Road. They will look into it, but are not in favor of it because of the wetlands in the area and part of the property belonging to utilities.
- Mr. Nelson was contacted by Mr. Ellis asking if it was okay for him to form a tennis committee to assess the tennis courts and present suggestions to improve the facilities.
- The Board will consider reasonable requests within the budget from all residents.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

The Board reviewed the financials.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the financials were approved.

**TWELFTH ORDER OF BUSINESS**


**Adjournment**

There being no further business,

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



Janice Eggleton Davis  
Secretary



Mike Cella  
Chairman