

**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 26, 2013 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
Betty Murphy	Assistant Secretary (Via Telephone)
James A. Wiggins	Assistant Secretary
Rick Nelson	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
Sandra Wiley	Resident

*The following is a summary of the discussions and actions taken at the February 26, 2013 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 22, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the January 22, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the minutes of the January 22, 2013 meeting were approved.
---

**THIRD ORDER OF BUSINESS**

**Presentation to Christofoli Family**

This item was tabled until the March meeting.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reported he is monitoring legislative bills which may affect the District.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Stilwell reported the River Hills Reserve retention and wall repairs are complete. Mr. Ryan Weilersbacher with his firm inspected and confirmed work performed was satisfactory.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- Lab results were received for Margaret's Walk Pond #40. The pond is currently in good condition, but Lake Doctors has an action plan in case the pond has issues again.
- Splash Park pool resurfacing is complete. Florida Bonded Pools did a great job. There is a ten-year product and labor warranty on the work.
- Three rough estimates were obtained for a restroom facility near the tennis courts. They range from \$30,000 to \$55,000. This does not include design costs by an architect that would require a CCNA procurement process.
- The County ground down tripping hazards on Town Center Boulevard after being contacted.
- Mr. Cella asked how moving tables from the pavilion to the shade structure near the tennis courts worked. Mr. Bagg reported the response from residents was positive. He is proposing to leave that table there and get prices on another table to replace the one they moved.
- There was discussion regarding expenses associated with a tennis restroom facility. The majority of the Board felt there was not enough demand for the expense. Mr. Nelson felt it would be an asset. No further action will be taken at this time.
- Mr. Dougherty provided the Board with a landscaping update.
- Ms. Davis asked the Board if they wanted to authorize the purchase of a replacement table at a not-to-exceed amount to save some time.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the Board authorized the purchase of a table at a cost not to exceed \$1,000.

- SJRWMD Permits transferred from Pulte to the District require pond systems be inspected every two years. Ms. Davis suggested authorizing Mr. Stilwell to check if the systems need to be inspected. Mr. Stilwell stated the recently transferred permits are okay; however, he would like to get all the ponds in the District on the same inspection rotation. He will present a work authorization at the next meeting.

**B. Recreation**

Ms. Alfano reported the following:

- A total of 92 residents attended the casino trip.
- The Valentines Dinner was successful.
- A list of concert dates is included in the Recreation Report. The first concert is scheduled for March.
- Global Gatherings will be held the third Friday of each month for four months.
- Mr. Wiggins provided an update on the VIPS program.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis reported the following:

- The District collected 94% of its assessments to date.
- Another owner filed for bankruptcy; therefore, the tax certificate on the property likely will not be sold by June 1, 2013.
- Hopping, Green & Sams distributed a memorandum regarding disclosure requirements for District Websites to notify users that any email correspondence to the Board becomes public record. The notice was posted on the District's website.
- She was notified by Hopping, Green & Sams the Board of Supervisors need to be administered a Chapter 190 Oath of Office. Ms. Davis, being a Notary of the State of Florida, administered the Oath of Office to Mr. Cella, Mr. Clark, Mr. Nelson and Mr. Wiggins; copies of the signed oaths are attached hereto and made a part of the public record. Mr. Walters believes the oaths administered may be outdated. He will verify and if needed, the Board will be re-administered the oaths.

**EIGHTH ORDER OF BUSINESS**

**Old Business/New Business**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Clark commented on positive feedback from residents regarding the casino trip.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

There being no questions or comments,

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

**TWELFTH 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