

**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 28, 2012 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)
Ryan Stilwell	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blaine Peterson	Austin Outdoor
Jim Herth	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the February 28, 2012 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 24, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the January 24, 2012 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the January 24, 2012 meeting were approved.
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THIRD ORDER OF BUSINESS

Attorney's Report

Mr. Walters is still working with Pulte on conveyances of real property to the District and expects to have it ready for the March 27, 2012 meeting.

FOURTH ORDER OF BUSINESS

Engineers Report

Mr. Stilwell reported the Margaret's Walk stormwater pipe repair is scheduled for March 8 and March 9, 2012 as coordinated with Mr. Reese.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Several items on the ADA list were completed and are listed on the maintenance report.
- The transfer station at the Thunder Bucket feature as well as the dock work in Margaret's Walk still need to be done. The dock work is expected to be completed by March 15, 2012. The Thunder Bucket may be completed by March 16, 2012, but the District has leeway if it is not complete because it is in process.
- Mr. Walters is researching whether the wading pool needs to be ADA compliant.
- The Amenity Center painting project is complete.
- There are 50 pool chairs which need to be re-straped, 22 of which are from the Splash Park. Three quotes were obtained and Mr. Bagg recommended Unique Special Services for \$2,200.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the proposal from Unique Special Services to re-strap 50 chairs was approved at a cost not to exceed \$2,200.

- Several resident concerns discussed at last month's meeting were addressed. The Lake Ridge North pedestrian gate was repaired. The repairs made were recommended by several vendors.
- Mr. Peterson and Mr. Herth from Austin Outdoor provided the Board with an update.
 - There are 150 crepe myrtles left to do out of 947.
 - The first application of pre-emergent weed control and fertilizer for the turf was completed three weeks ago.

- They will begin mowing weekly.
- Berms are being cleaned.
- Pine straw and mulch will commence within a few weeks.
- Plant rotation was moved up to the first week of April due to several annuals struggling with current weather.

B. Recreation

Ms. Alfano reviewed the following:

- The casino trip was a success and a resident won \$2,200.
- The Tinkerbell Tea Party was moved from the Amenity Center to the Splash Park due to larger than expected attendance.
- There is little interest in the Mystery Dinner. It has been postponed to see if more people will sign up.
- St. Patrick's Day tickets are selling well. This event will be catered by Mr. Mack's Shack.
- The 55 Hop was held February 24, 2012 and it was catered by Mr. Mack's Shack.
- Several Spring Break activities are planned for March.
- The Concert Series will begin April 20, 2012.
- The Diana family submitted \$200 so far towards their restitution.
- The Amenity Center carpets were installed.
- Neighborhood Publications is offering website services at no charge because they generate revenue from advertisements. The current vendor has been providing good service for \$225 a year without advertisements. The District has allocated \$1,500 in the budget towards website services. The Board discussed removing password protection with the current vendor and making other changes on the website to make it user friendly.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor Ms. Alfano was directed to discuss website changes with the current vendor and comeback to the Board with pricing.
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- Fleming Island Plantation was selected as a finalist in the Family Friendly Programs & Initiatives category for the 2012 Florida Community of Excellence Awards. The award ceremony will be held March 30, 2012
- The Amenity Center will be open 10:00 a.m. to 8:00 p.m. on March 5 and March 9, 2012 so residents can pick up their Splash Park passes.
- A Lake Ridge South resident complained about kids playing in berms. Ms. Alfano made changes with security to address this issue.
- There was an incident on February 24, 2012 where three individuals were playing with a stun gun taser in the park. A resident called the police and the off-duty patrol officer immediately responded. The three individuals were trespassed from the entire facility for two years. The case will be taken to the State Attorney's office to determine if charges can be filed. A hearing will be held at next month's meeting to consider suspending their amenity privileges at all District facilities.
- Mr. Cella stated being selected as a finalist for a Florida Community of Excellence Award is testimony to staff's work.

SIXTH ORDER OF BUSINESS

Manager's Report

Ms. Davis provided the Board with an updated assessment collection schedule. The District collected 89.02% of its assessments to date. Last year the District had collected 91.56% at this time.

SEVENTH ORDER OF BUSINESS

Old Business/New Business

The following was discussed:

- Mr. Christofoli mentioned structural issues Autumn Glen is having. Some outer walls are not connected to foundations and water is coming in through floors.
- Ms. Davis stated calls were received from The Woodlands reporting youths going into the conservation area shooting guns. The police were called and arrived within 15 to 20 minutes. The individuals were taken home and they were informed this activity is not allowed in conservation areas. Pictures were taken after this incident of a tent set up in the conservation area. It appears they are playing war games. Mr. Bagg dismantled any manmade setups. The HOA is writing letters to the homes they

believe the individuals live in. This District will pursue reimbursement for any necessary restoration of the conservation area.

- Mr. Cella noted MetLife is involved with a home refinancing in Fleming Island Plantation and they are requesting proof of insurance from the CDD for common areas. Ms. Davis stated they can contact her for the information.

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:

- Ms. Wiley asked about the location of the incident in The Woodlands. Ms. Davis responded it was in the 1500 block of Roseberry Court.
- Ms. Colon-Miles discussed the following:
 - She encouraged the Board to consider Neighborhood Publications for the District website.
 - She discussed PUD and current zoning for bars and other types of adult entertainment. The Master HOA has been in contact with County Commissioner Davis. The CDD needs to get involved as owner of the land. Mr. Walters explained the District does not have control of PUD.
 - Her goal is to have commercial and residential properties co-exist.
 - She inquired about the installation of a fountain in the Lake Ridge North pond. The CDD as owner of the pond would be the entity to consider the request; however, it may set a precedent where fountains will be requested for all District ponds. Mr. Cella stated the Board may be more willing to consider it if the neighborhood benefitting from it will bear all costs. The District would also need to obtain approval from SJRWMD.
- Mr. Christofoli requested Ms. Colon-Miles provide an update on Baptist Medical. Ms. Colon-Miles stated they applied for a permit and plan to have two medical buildings, one of which will be a stand-alone emergency room. A representative will provide a presentation of the project at the March 1, 2012 Master HOA meeting.

TENTH ORDER OF BUSINESS

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

There being no question or comments,

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

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman