

**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, March 24, 2015 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
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)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blake Dougherty	Austin Outdoor
Kyle Kubik	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the March 24, 2015 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
February 24, 2015 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the February 24, 2015 meeting. He requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the minutes of the February 24, 2015 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Ken Snyder stated the rose bushes at the Amberwood entrance look dead and there is no mulch on Town Center Boulevard, from the Amenity Center to Amberwood.
- Mr. Dougherty reported they are still in the process of installing mulch and expect to be completed within the next week and a half. The rose bushes will be trimmed back.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Non-Resident Tennis Court Rates and Fees – Resolution 2015-2

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the public hearing was opened.

Mr. Walters reviewed the following:

- Currently non-residents can purchase a non-resident annual pass, which provides access to all amenities.
- This public hearing is to consider a separate rate for non-resident usage of the tennis facilities only.
- He reviewed the resolution as well as the notice of rulemaking, with a proposed rate range of \$25 to \$150 per year.
- Ms. Murphy wants to monitor non-resident usage to ensure it is not taking away usage from residents.
- Ms. Davis noted the Board needs to clarify whether membership is for individual use or household use.
- The floor was opened to audience comments. Dr. Sherry Latta-Raines stated the tennis teams want non-residents to be able to play on their team. She also suggested the rate be neither too low, or too high.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the public hearing was closed.

- The Board discussed non-resident usage fees and parameters.
 - Usage will be for individuals only.

- Non-residents cannot bring guests.
- This rule and rate will be re-evaluated in a year.

On MOTION by Mr. Nelson seconded by Ms. Murphy with all in favor Resolution 2015-2, adopting a non-resident tennis court user fee of \$150 per year for individual membership only and no rights to invite guests, was adopted.

FIFTH ORDER OF BUSINESS

Attorney's Report

The following was discussed:

- Mr. Walters spoke with the commercial property owner regarding parking issues around the gazebo area for special events. The owner expressed concern over an agreement that would be binding to future owners. Mr. Walters will draft the agreement to be between the two parties instead of in the form of an easement. The same rights and protections will apply, but the agreement will not apply to future owners.
- He was contacted by a new representative working for the John's Landing builder. She indicated she is willing and able to handle the proper execution of easements.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

- **Woodlands and Thornhill Wooden Arbors**

Mr. Bagg reported the project is complete. He will bring back proposals to have them stained.

- **Splash Park Security Cameras**

Mr. Bagg spoke with the detective who investigated several issues for them. The detective said the camera the District is looking at has all the features needed. They will purchase the trail cameras.

- **Supervisor Clark's Requests – Paver's at the Roundabout**
Repair of the roundabout pavers is complete.

- **Margaret’s Walk Pedestrian Path Lighting**

Mr. Bagg received three proposals to install LED lights, all of which include a five year warranty.

- Elite Electrical of North Florida, Inc. at \$3,200.
- Hyatt Electric, Inc. at \$3,410.
- Pickett Electric, Inc. at 2,977.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Pickett Electric, Inc. was approved at a cost not to exceed \$3,000.

The following was also discussed:

- Mr. Bagg also updated the Board on a meeting he had on March 13, 2015 with Mr. Patrick Metcalf, the Land Development Manager for Dreamfinders, a representative from the landscaper for John’s Landing and Mr. Dougherty. They walked the berm along Highway 17 as well as the berm along Radar Road. They have a punch-list of items needing to be addressed.
- Mr. Dougherty provided the Board with a landscaping update.

B. Recreation

- **Events Update**

Ms. Alfano reported the following:

- A Casino Cruise is tentatively set for April 11, 2015.
- Unity Day was a success.
- Spring Break went well, but karaoke was rained out.
- The Easter Egg Hunt is scheduled for April 4, 2015.
- There will be another Frozen Tea Party.
- The Earth Day Extravaganza is scheduled for April 25, 2015.

- **Village Square Parking Update**

This item was discussed under the Attorney’s Report.

- **Dean Reese, Sr. Scholarship**

One application was received so far for the scholarship.

EIGHTH ORDER OF BUSINESS

Manager's Report

Ms. Davis distributed an updated assessments collection report. As of March 23, 2015, 93.69% of assessments have been collected, which is less than the 94.65% collected last year by the same time.

NINTH ORDER OF BUSINESS

Old Business/New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Acceptance of February 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 and check register were approved.

TWELFTH 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