

**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 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
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
Patrick Zalupski	Dream Finders Homes
Blake Dougherty	Austin Outdoor
Blaine Peterson	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the March 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

**Organizational Matters – Chapter 190
Oath of Office**

Ms. Davis, being a Notary of the State of Florida, administered the Chapter 190 Oath of Office provided by Hopping Green & Sams, District Attorney, to Mr. Cella, Mr. Clark, Ms. Murphy, Mr. Nelson and Mr. Wiggins; copies of the signed oaths are attached hereto and made a part of the public record.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
February 26, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the February 26, 2013 meeting. He 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 February 26, 2013 meeting were approved.

FOURTH ORDER OF BUSINESS

Presentation to Christofoli Family

The lifeguard staff presented the Christofoli family with a card.

The Board presented the Christofoli family with framed Resolution 2013-2, honoring the late Mr. Don Christofoli and acknowledging his contributions to the District as well as to the community. Representatives from the Christofoli family, including Ms. Madelyn Christofoli, spoke and thanked the Board for the acknowledgement.

There was a brief recess and the meeting reconvened.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following:

- The easement agreement for the River Hills Reserve entrance was recorded.
- There is a bill in the legislature which may amend sovereign immunity limits for local governments to \$1 Million and \$3 Million.
- Ms. Davis asked about the bill addressing audience comments. Mr. Walters stated he is monitoring that bill also and believes a version of it will pass.

SIXTH ORDER OF BUSINESS

Engineer's Report

A. Proposal for 2013 Consulting Engineer's Report and SJRWMD Bi-Annual Inspection Monitoring Requirements

Mr. Stilwell reviewed the proposal for the consulting engineer's report and SJRWMD bi-annual inspection monitoring.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the proposal from Prosser Hallock was approved.

SEVENTH ORDER OF BUSINESS

John's Landing Discussion – Dream Finders Homes

Mr. Patrick Zalupski reviewed Dream Finders Homes' landscape buffer and monument sign plans for John's Landing.

- They are requesting the landscape buffer, a monument sign and a new retention pond be maintained by the District.
- Mr. Cella requested detailed plans be submitted to Austin Outdoor on the proposed landscaping to be installed.
- Mr. Walters explained the District maintains master infrastructure and this will need to be reviewed.
- Mr. Wiggins requested the plans be more specific with regard to the monument sign.
- The Board consensus is the plans submitted are too vague.
- Mr. Zalupski committed to consult with staff and Austin Outdoor to provide additional information for the Board's future consideration.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- The County was contacted regarding sidewalk tripping hazards on Fleming Island Plantation Boulevard and Village Square Parkway, but no action has been taken. Sidewalk tripping hazards near the tennis courts were addressed by District staff.
- Mr. Platt is expected to make a presentation on potential energy savings at the April 23, 2013 meeting.
- The picnic table for the tennis courts will cost \$1,127.50 due to increases in fuel as well as other additional delivery charges. The Board previously approved \$1,000.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the Board authorized the purchase of a picnic table at a cost not to exceed \$1,127.50.

- The Splash Park parking lot needs to be seal-coated in accordance with the engineer's recommendation. Three quotes were obtained: All Pro Asphalt in the amount of

\$5,336.56, Citywide in the amount of \$6,790 and Duval Asphalt in the amount of \$5,533.75. Staff recommends Duval Asphalt.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the Board approved Duval Asphalt to seal-coat the Splash Park parking lot at a cost not to exceed \$5,600.

- Several of the SJRWMD permits accepted by the District under Resolution 2012-2 have been transferred.
- Mr. Dougherty and Mr. Peterson provided landscaping updates.
 - Ms. Murphy stated the colors of the marigolds look like fall colors.
 - Mr. Clark mentioned several dead azaleas off of Fleming Island Plantation Boulevard.
 - Mr. Dougherty and Mr. Peterson also presented the Board with an award received for the community's landscaping.

B. Recreation

Ms. Alfano reported the following:

- The first concert was held March 22, 2013. There was a smaller turnout than usual due to cold weather.
- Several activities are planned for Spring Break and the Splash Park pool may not continue to open due to cold weather.
- A total of 184 kids are signed up for the Easter Egg Hunt event, which will include a visit from the Easter Bunny.
- A Kentucky Derby party will be held at the gazebo on May 4, 2013.
- The next global gathering will be in relation to the Orient.
- A system was purchased for a community radio station in the amount of \$99. Staff is working to set it up.

NINTH ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- The financial audit is being worked on. Mr. Walters submitted his comments today and they will be forwarded to the auditor. It will be on the April 23, 2013 agenda.

- The District collected 94% of its assessments to date, compared to 90% at this same time last year.
- The budget process will begin soon. There was Board consensus for Mr. Clark to serve as liaison. A draft version will be presented in April and the Board will be asked to approve a tentative budget at the May meeting to submit to the County.

TENTH ORDER OF BUSINESS

Old Business/New Business

There was a brief discussion regarding John's Landing. It had been observed that they had enlarged the District's existing pond; apparently without notice or permission from the CDD.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Ms. Wiley expressed concern over the lack of detail Dream Finders Homes is presenting to the CDD and the MHOA.
- Mr. Machala stated the MHOA is also concerned with Dream Finders Homes' plans for John's Landing. The County considers it a minor change to DRI.
- Mr. Machala provided the Board with information regarding Baptist Medical's plans for signage on District property located off of Village Square Parkway.

THIRTEENTH ORDER OF BUSINESS

Acceptance of February Financials and Approval of Check Register

There being no questions or comments,

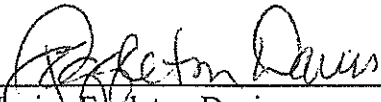
On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the financials were approved.

FOURTEENTH ORDER OF BUSINESS


Adjournment

Mr. Cella complimented staff because the District was nominated for its recreational programs. 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