

**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, April 23, 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
Clark Huffman	RHR HOA President
Stephen Nye	DLS Global
Mark Dill	Fleming Island Athletic Association
Jim Herth	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the April 23, 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  
March 26, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the March 26, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the March 26, 2013 meeting were approved.

**THIRD ORDER OF BUSINESS**

**Review of River Hills Reserve Front Entrance Sidewalk Plans**

Mr. Huffman reviewed several options for the River Hills Reserve front entrance sidewalk.

- Option A runs the sidewalk from Town Center Boulevard to the District sidewalk on the west side of the tennis courts.
- Option B runs the sidewalk from Town Center Boulevard to where the crepe myrtle trees are, wrapping around going west of 1709 River Hills Drive. The property owners of 1709 River Hills Drive do not agree with this option.
- Option C runs the sidewalk from Town Center Boulevard using the existing crosswalk, but does not tie into the District sidewalk. It connects past the gate and there will be a separate entrance for River Hills Reserve. A fence will need to be installed for people not to cut the corner.
- Option D is similar to Option A, but adds eight feet of sidewalk to the left and then turns right to meet the crosswalk. There are existing shrubs which will need to be removed.
- Mr. Stilwell does not recommend Option B.
- Mr. Walters stated the District needs to ensure the workmanship is high quality and that the District receives the same benefits and rights as the HOA under their contract with the vendor(s).
- The HOA is also requesting permission to post a sign stating "River Hills Reserve Access Only".

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor Option D for sidewalks was approved with no sign or gate being installed on District property.

On MOTION by Mr. Nelson seconded by Ms. Murphy with all in favor filling landscape areas as a result of installation of River Hills Reserve HOA sidewalk was approved at an amount not to exceed \$400.

- Mr. Walters wants the Board to approve of the contractor used. The Board should be presented with a proposal of the scope of work for approval. A license agreement with the HOA and the contractor to install new stone work needs to be approved.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor District staff was directed to work with the Chairman and River Hills Reserve HOA to finalize the license agreement for the installation of additional stonework on District signage.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Financial Audit for Fiscal Year 2012**

Ms. Davis reviewed the financial audit for Fiscal Year 2012 and noted it was a clean audit.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the financial audit for Fiscal Year 2012 was accepted and the Chairman was authorized to sign the AFR.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reported the following:

- He had discussions with representatives from Dream Finders Homes regarding John's Landing. Their HOA will have all maintenance responsibilities.
- Language was added to the meeting notice referencing more than one Supervisor may attend the Baptist Clay Open House on April 30, 2013 to prevent any issues with the Sunshine Law.
- Mr. Cella and Ms. Murphy expressed concern over the quality of landscaping the developer will install in John's Landing.
- Mr. Wiggins expressed concern with Dream Finders Homes' inconsistencies with planning of John's Landing.
- Ms. Davis asked if they will maintain the pond. Mr. Walters responded yes and noted the District does not own the pond. Mr. Stilwell thinks the District has a drainage easement over the pond.
- Mr. Walters will gather all information regarding John's Landing and prepare a comprehensive report.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Stilwell reported he is working on the inspection monitoring and consulting engineers' report. They will be ready for the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- The picnic table was delivered.
- The Splash Park parking lot seal coating is scheduled for May 13, 2013. It will take two days to complete.
- The remaining two SJRWMD permits accepted under Resolution 2012-2 were transferred.
- Three bids were submitted to repaint the Village Square Gazebo: Custom Paint Designs for \$1,850, Landmark for \$1,350 and Franco Enterprises for \$2,943.16. Mr. Bagg recommends Landmark for \$1,350.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the proposal from Landmark to paint the Gazebo in the amount of \$1,350 was approved.

- There are some rough areas on the Splash Park pool surface. Staff is locating the problem areas for the resurfacing contractor to repair. Ms. Davis noted the contractor should come out and inspect the pool area for rough spots and repair them. Mr. Walters stated the District needs to demand the contractor rectify the issue or another contractor will be called to repair the surface and they will be billed for it.
  - **Presentation from DLS Global, LLC**
- Mr. Nye provided the Board with a presentation on the proposal from DLS Global for lighting. The Board requested more information from staff and references from DLS Global.
- Mr. Dill from the Fleming Island Athletic Association addressed the Board.
  - They are currently working with the County on building a new park with football and lacrosse fields on the seven acres located in the back of Thunderbolt Elementary.

- District approval is needed to modify the permit because the area will drain into the District's pond located off of Old Hard Road.
- The County Engineer determined the pond level will increase by 11/100<sup>th</sup> of a foot in a 100-year storm event.
- Mr. Stilwell wants to review the information.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the District engineer was authorized to review the County's engineering plans for the park and work with the Chairman to approve the permit modification.

- Mr. Herth provided the Board with a landscaping update.
  - The trees are all trimmed.
  - Flowers were changed out.
  - Two turf applications were done.
  - There was heavy turf fungus, which is being treated.
  - Sod is being replaced where needed.
  - The dying azaleas are being replaced with Indian Hawthorne.
  - The crepe myrtles are expected to have more color this year.

#### **B. Recreation**

Ms. Alfano reported the following:

- Fleming Island Plantation was the 2013 winner of the Florida Communities of Excellence Award for Family Friendly Programs & Initiatives.
- The golf course was sold to Mr. Charles Raulerson, the owner of the Orange Park Country Club. The sale was finalized on April 9, 2013.
- The Clay County Band Concert is scheduled for April 27, 2013.
- The first Global Gathering was a success. More than 40 residents attended.
- The Kentucky Derby event was cancelled.
- A total of 192 kids attended the Easter Eggstravaganza and it was a success.
- The Amenity Center pool is open seven days a week and the Splash Park is open weekends only.
- The next casino trip is scheduled for June 29, 2013.
- The community radio station is live and running on 107.9 FM.

- Ms. Christofoli contacted Ms. Alfano and expressed gratitude for the ceremonial gesture honoring Mr. Christofoli.
- Mr. Tingsombutyout is providing private tennis lessons. This is prohibited since he no longer has an agreement with the District and the District signed an agreement with First Coast Tennis Foundation to provide lessons. He was notified he cannot provide lessons, but continues to do so. Mr. Walters drafted a cease-and-desist letter. Mr. Cella would like the letter to include consequences if he does not cease activity.
- Ms. Alfano will draft a notice of tennis rules to present at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis reported the District collected 96% of its assessments to date.

**NINTH ORDER OF BUSINESS**

**Old Business/New Business**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Wiggins suggested that recreation staff receive an award in recognition of winning the Florida Communities of Excellence Award for Family Friendly Programs & Initiatives. Ms. Davis will work with him on getting this done.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**TWELFTH ORDER OF BUSINESS**

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

There being no questions or comments,

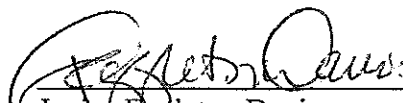
On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the financials and check register were approved.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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 Janice Eggleton Davis  
 Secretary

  
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 Mike Cella  
 Chairman