

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, April 28, 2009 at 6:05 p.m. at the Splash Park, 1510 Calming Water Drive, Orange Park, Florida.

Present and constituting a quorum were:

Mike Cella	Chairman
Eugene Clark	Vice Chairman
Don Christofoli	Assistant Secretary
Betty Murphy	Assistant Secretary
Gina Polseno	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Robert Machala	NAC, President
Jean Hoffer	Resident

*The following is a summary of the minutes and actions taken at the April 28, 2009 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 24, 2009 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the March 24, 2009 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Christofoli seconded by Ms. Polseno with all in favor the minutes of the March 24, 2009 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Manager's Report**

**A. Consideration of Proposal from J. Lucas & Associates, Inc. for the Annual Inspection of District-Owned Entities**

Ms. Eggleton Davis discussed the following:

- There is a requirement under the bond documents for an annual inspection to be done of the facilities.
- The District Engineer submitted a proposal for a base rate of \$165.00 per hour with a not to exceed cost of \$3,300.

*The record will reflect Mr. Clark joined the meeting.*

On MOTION Ms. Murphy seconded by Mr. Clark with all in favor the proposal from J. Lucas & Associates, Inc. for the annual inspection of District-owned entities was approved.
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**B. Request from River Hills Reserve HOA**

The following was discussed:

- The issues addressed in the letter submitted by the River Hills Reserve HOA requesting the District remove the excess sedimentation in pond 15A-N4. She noted that the engineer's report states removal of excessive sedimentation in the pond is not required for the system to function properly.
- To do this will require heavy equipment in the location and will be expensive to do. Estimates have yet to be obtained, but the cost will be in the approximate range of \$10,000.
- Mr. Cella noted it is more of a cosmetic issue and there is no problem with the flow.
- Because this is an issue the Board will continue to address, staff will contact the engineer for solutions to bring back at the next meeting.
- Ms. Eggleton Davis will draft a letter to the River Hills Reserve HOA notifying them the Board is looking into alternative solutions.

**C. Discussion of District Bank Accounts**

Ms. Eggleton Davis explained the two money market accounts with Wachovia are no longer advantageous to the CDD in that they are charging a monthly fee now. The CDD is earning better interest rates on excess funds deposited into CDs with CenterState Bank.

On MOTION Mr. Clark seconded by Ms. Polseno with all in favor the Board authorized staff to close the two Money Market accounts with Wachovia and consolidate them in CenterState Bank.

The Board requested an explanation of the need for each of the District's remaining general fund bank accounts.

Ms. Davis also reported the following:

- Ms. Davis reported staff has worked on drafting the proposed budget and will get the first draft to Mr. Clark to work with the NAC Budget Committee. Mr. Machala indicated they have not yet designated a committee.
- Centex responded to the Board's request with regard to the construction trailer site. Centex will be utilizing the site for approximately two years and will keep the District's request on file.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reported the Florida Legislature is still meeting and a report will be given at the next meeting.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed his report, a copy of which is attached hereto and made part of the public record. The following was discussed:

- There are areas of grass seriously impacted by the frost. Austin Outdoors is treating these areas and expects some of the areas to come back. Right now there are approximately 6,000 square feet of turf which needs to be replaced.
- Someone drove over seven crepe myrtle trees on April 8, 2009 between 1:00 a.m. and 7:00 a.m. The amount of damages was estimated at \$3,050 and there is a \$2,500 deductible. Mr. Bagg does not recommend filing a claim for \$500 and risk increasing the insurance premiums. There was Board consensus not to file a claim.
- The pavers will be repaired within the next few days.
- The dead trees in Margaret's Walk have been addressed.

**B. Recreation Report**

Ms. Alfano reviewed her report, a copy of which is attached hereto and made part of the public record. The following was discussed:

- The newsletter was delivered today. The Supervisors' new email addresses are listed in the newsletter.
- As approved at the last meeting an additional concert was added to the concert series for Memorial Day weekend along with many other events.
- The remainder of the concerts will be held the last Friday of June, July and August.
- There is a slide at the Thunder Bucket feature at the Splash Park. Ms. Alfano presented the Board with proposed rules.
  - You must not be taller than five feet tall.
  - The slide is only one way, down. There is no going up the slide.
  - You must slide feet first and on your bottom. No more than three can slide at the same time.
  - No running, ball playing, horseplay or toys in the Thunder Bucket area.
  - Children five years and younger must have adult supervision.
  - Failure to adhere to any of these rules could result in loss of pool privileges for the day or longer.
- There was discussion of possibly removing the slide at the thunder bucket due to the amount of people attending the pool and number of lifeguards available. Mr. Cella requested the Pool and Recreational Committee review this and come back with a recommendation to the Board.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Thunder Bucket rules were approved as presented.

- There were new entries for the Memorial Day Parade.
- There were 38 people who participated in the Autism Walk.
- Ms. Murphy requested changes and updates to the District's website.

**C. Neighborhood Advisory Council**

Mr. Machala reported the NAC is in negotiations with the Master HOA as to whether the NAC still has a viable function now that the Master HOA is 100% resident run.

**SIXTH ORDER OF BUSINESS**

**Old Business/ New Business**

Mr. Cella noted FlemingIslandPlantation.com, which is currently held by Centex, is up for renewal in July. He suggested the Board think about whether they want to request the domain from Centex.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Ms. Hoffer stated Tuesday, April 14, 2009 at approximately 6:30 p.m. there was an incident at the tennis courts where a non-resident held his middle finger up at her. The deputy was not informed. She notified the Christofoli's and later the District's Attorney as well as Manager. She was advised to alert staff on duty immediately in the future.

**NINTH ORDER OF BUSINESS**

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

The Board briefly reviewed the financials and check register. Mr. Clark noted there was a check written to Elite Tec on October 1, 2008 in the amount of \$20, which is still outstanding.

On MOTION by Mr. Clark seconded by Mr. Christofoli with all in favor the March financials were accepted including the approval of the check register.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

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Janice Eggleton Davis  
Secretary

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Mike Cella  
Chairman