

**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 28, 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
Ryan Stilwell, PE	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Kyle Kubik	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the April 28, 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  
March 24, 2015 Meeting**

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

There being none,

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the minutes of the March 24, 2015 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The following comments were made:

- Dr. Sherry Latta-Raines asked if the Board would consider covering the yearly fee for lifeguard certifications. Mr. Cella explained certification requirements are handled by a third-party, but the District will talk to Aquatic Staffing about it.
- Ms. Donna Isley thanked the Board and staff for increased security in the back. She thanked staff for repairing the light pole. She mentioned there are weeds on the berm along Town Center Boulevard. Mr. Bagg stated he and Austin Outdoor are trying to stay on top of the weed growth and will continue to monitor it.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reported the following:

- He provided a brief legislative update.
- All documents for John's Landing are in order and have been executed by the Chairman. Dreamfinders collected them and had them recorded. Mr. Bagg is coordinating between Austin Outdoor and John's Landing's landscaper for the District to eventually take over maintenance of the berm.
- Mr. Cella noted Dreamfinders has a misconception of what the District will maintain.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

• **Woodlands and Thornhill Wooden Arbors**

Three proposals were provided for staining the structures and all three companies include materials in their pricing.

- Franco Enterprises, LLC at \$2,865.
- Custom Paint Design at \$2,250.
- Wiley Works Painting at \$2,350.

There was discussion regarding whether the timeframe before staining should be longer. C&H Marine recommended six weeks. Mr. Bagg will verify with C&H Marine before authorizing the work.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the proposal from Custom Paint Design was approved at a cost not to exceed \$2,300.

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

This project is complete and Mr. Bagg noted less electricity is being consumed with the eight LED lights than was being used with the previous light. There was Board consensus to use LED lights in future light replacements for cost savings.

- **Tennis Court Resurfacing**

Three proposals were provided for resurfacing the tennis courts. All three proposals are for 5 tons of clay and come with a one year warranty. The courts were resurfaced six years ago. The recommended reserve amount is \$20,394 for 2015-2016.

- Fast-Dry Courts for \$30,655.
- Welch Tennis Courts, Inc. for \$25,500.
- Premier Tennis Courts, Inc. for \$19,986.

On MOTION by Mr. Murphy seconded by Mr. Clark with all in favor the proposal from Premier Tennis Courts, Inc. was approved at a cost not to exceed \$20,000.

- **Spartina Grass Proposal**

Austin Outdoor provided a proposal to install 500, 1 gallon Spartina Grass in areas where it is needed for a cost of \$4,077.32. It was noted some areas where Spartina Grass was removed are being evaluated for other plantings.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Austin Outdoor was approved at a cost not to exceed \$4,100.

The following was also discussed:

- Mr. Bagg reported none of the punch list items discussed at the meeting he had with representatives of John's Landing on March 13, 2015 had been addressed as of April 15, 2015. He met again with them on April 15, 2015 and revisited issues. On April 17, 2015 several items on the punch list were addressed and the berm is ready for the District to take over maintenance.

- Ms. Murphy noted there were a number of dead trees and questioned whether they were addressed. Mr. Bagg will re-address the viburnum along Radar Road.
- Mr. Walters stated he has made it clear the District is not taking over maintenance of the park in John's Landing.
- There was discussion regarding the irrigation being tied together. Mr. Walters will look into it.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor staff was authorized to proceed with turnover of the John's Landing berm maintenance contingent upon authorization by District Counsel.

- Ms. Murphy addressed concerns over Dreamfinders' construction traffic going around the roundabout due to ongoing issues with the bricks. She suggested an agreement with Eagle Harbor, The Crossings at Fleming Island CDD, or Dreamfinders regarding the use of the roads. Mr. Walters explained those are County roads so the District cannot tell anyone they cannot use them

**B. Recreation**

- **Events Update**

Ms. Alfano reported the following:

- The Easter Egg Hunt was a success with over 100 children attending and perfect weather.
- The Frozen Tea Party was held at the Splash Park with 70 people in attendance.
- The Earth Day Extravaganza went well. Ms. Alfano thanked Austin Outdoor for attending the event and providing a presentation for the residents on Florida friendly landscaping.
- The Memorial Day Parade is scheduled for May 23, 2015

- **Village Square Parking Update**

There being no update, the next item followed.

- **Dean Reese, Sr. Scholarship**

Three applications were received to date. The recipients will be announced at the May 26, 2015 meeting.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor all three candidates will be awarded the 2015 Dean Reeseey, Sr. Community Service Award.

Mr. Walters suggested providing a copy of the Resolution adopted several years ago honoring Mr. Reeseey. The Board agreed.

Ms. Alfano also reported the following:

- There was an incident at the Splash Park over the weekend involving six individuals, four of which are residents. Three Spartina Grass plants were pulled out and thrown into the pond. Ages of the individuals range between 13 and 16 years. According to the police report the three boys admitted to pulling the plants and throwing them into the pond. They also said the three girls had nothing to do with it and were just there at the time of the incident. The parents were notified and were apologetic. The kids involved were also apologetic. There was Board consensus to have the four residents involved come before the Board to consider possible probation or suspension.
- The next Casino Cruise is scheduled for July 11, 2015.

**SEVENTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Acceptance of Financial Audit for Fiscal Year Ending September 30, 2014**

Ms. Davis reviewed the financial audit for Fiscal Year 2014 and indicated it is a clean audit.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the financial audit for Fiscal Year 2014 was accepted and the Chair was authorized to execute the appropriate documents to file with the State.

**B. Registered Voters as of April 15, 2015 – 4,704**

This item is for informational purposes only.

Ms. Davis provided an updated assessment collection sheet. A total of 96.20% of assessments were collected as of April 27, 2015.

**EIGHTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Mr. Nelson asked about the Village Square parking.
- Mr. Walters responded they are still in discussions.

- Ms. Murphy noted the property owner used the gazebo without requesting permission from the District.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none, the next item followed.

**TENTH 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 were accepted and check register approved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Janica Eggleton Davis  
Secretary

  
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Mike Cella  
Chairman