

**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, May 22, 2012 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
Don Christofoli	Assistant Secretary
Betty Murphy	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney
Ryan Stilwell	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Jim Herth	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the May 22, 2012 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
April 24, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the April 24, 2012 meeting and 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 April 24, 2012 meeting were approved.
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THIRD ORDER OF BUSINESS

Attorney’s Report

Mr. Walters reported the sixty-day suspensions at the Amenity Center the Board previously took action on will expire at the end of this month. He will contact the Clay County Sheriff’s Department to release the trespass on both individuals.

FOURTH ORDER OF BUSINESS

Engineer’s Report

Mr. Stilwell reported the following:

- The Margaret’s Walk stormwater repairs are complete and Mr. Reese approved the repairs.
- A letter from Mr. George Leverett, PE, a structural engineer, was distributed to the Board regarding the Amenity Center pool deck voids. The letter outlines potential issues and solutions; however, a geotechnical investigation needs to be conducted to determine what is happening under the pool deck.
- Mr. Cella asked if the \$10,000 will be for the geotechnical investigation. Mr. Stilwell explained it is for the geotechnical investigation as well as his review of the findings of the investigation. It may be less than \$10,000.
- Mr. Cella asked if the District has any recourse with the initial installers if it turns out it was not installed properly. Mr. Stilwell suspects it is out of the statute of limitations.
- Mr. Stilwell would like Mr. Leverett to perform an onsite visit and provide a firm proposal for the geotechnical work and his follow-up report.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the Board authorized engaging George J. Leverett, PE Structural Engineering, LLC to perform a geotechnical investigation and review of the Amenity Center Pool deck at a cost not to exceed \$10,000.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- All ADA items are complete and the District is in compliance.
- The Village Square fountain is a work in progress and he is researching cost effective solutions.

- Austin Outdoor submitted two different proposals to enhance the berm damaged by last year's fire at the Amenity Center. He recommends the proposal in the amount of \$1,719.57.

On MOTION by Mr. Christofoli seconded by Mr. Wiggins with all in favor the proposal from Austin Outdoor in the amount of \$1,719.57 was approved.

- One of the floating fountains at the retention pond located at the entrance of Fleming Plantation Boulevard and US Highway 17 needs to be replaced. Three proposals were obtained. Staff recommends the proposal from Innovative Fountain Services in the amount of \$3,725.00.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the proposal from Innovative Fountain Services in the amount of \$3,725 was approved.

- The sign lighting at both entrances needs to be replaced. Staff recommends replacing them with LED fixtures because they are more cost effective. Three proposals were obtained. Staff recommends the proposal from Prestige Signs in the amount of \$7,800.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposal from Prestige Signs at a cost not to exceed \$7,800 was approved.

- Proposals will be brought before the Board at the June meeting to replace the water fountains at the Amenity Center.
- Ms. Murphy thanked Mr. Bagg for his good work on the ADA project.
- Mr. Herth from Austin Outdoor provided the Board with a quarterly report.
- Mr. Cella addressed issues with the islands in Thornhill and The Woodlands. Mr. Herth suggested perennials instead of annuals.
- Mr. Herth also suggested pruning some of the Oak Trees in the community.

B. Recreation

Ms. Alfano reviewed the following:

- The Cinco de Mayo concert was successful and the new time from 6:30 p.m. to 9:30 p.m. is working well.
- The next concert is scheduled for June 8, 2012.
- The Taste of the Islands Festival was successful.
- Only one bus will be needed for the Hard Rock Casino trip. Approximately 30 people have signed up for the trip.
- The Memorial Day Parade is May 26, 2012.
- The family outstanding on their restitution payments did not appear in court and an arrest warrant was issued for the juvenile. Because it was a joint restitution, the other two families which paid restitution will have to appear in court on June 6, 2012.
- All defibrillators have been installed and training sessions were held with lifeguard staff.
- The website is up and running. There has been positive feedback from residents.
- The Splash Park awning is being installed and will hopefully be up by the end of the week.
- Mr. Cella stated he observed the lifeguard staff doing extensive training last night.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Discussion of Proposed Budget for Fiscal Year 2013

Ms. Davis reviewed the proposed budget. The budget presented includes a decrease in maintenance assessments as compared to Fiscal Year 2012. Mr. Clark reviewed several line items for the Board. The Board can increase the proposed budget by \$46,000 and keep the same assessment rate as the previous year. Several wish list items were discussed. There was Board consensus to leave the proposed budget as presented.

B. Consideration of Resolution 2012-4, Approving the Proposed and Setting the Public Hearing

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor Resolution 2012-4, approving the proposed budget and setting the public hearing for August 28, 2012 at 6:00 p.m. at the Splash Park, was adopted.

Mr. Cella thanked staff and Mr. Clark for their work on the budget.

C. Audit Committee Selection Process

i. Appointment of Audit Committee Members

On MOTION by Mr. Wiggins seconded by Mr. Christofoli with all in favor the full Board was appointed as Audit Committee members.

ii. Establishment of RFP Evaluation Criteria

A draft of the RFP evaluation criteria was provided to the Board.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the RFP evaluation criteria was approved as submitted.

iii. Authorization to Proceed with RFP

A correction was made to Section 5 of the RFP.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor staff was authorized to proceed with the RFP.

D. Report on Number of Registered Voters – 4,257

This item is for informational purposes only.

The following was also discussed.

Ms. Davis distributed a notice received today from Clay County regarding a public hearing scheduled for June 5, 2012 regarding a rezoning petition on property located east of US Highway 17, south of East West Parkway and west of Town Center Boulevard. This notice was also posted at the Amenity Center.

SEVENTH ORDER OF BUSINESS

Old Business/New Business

The following was discussed:

- Mr. Cella reported the Clay County Commissioners have been unresponsive to his inquiry of the Big League Dreams Sports Park.
- Mr. Cella and Ms. Alfano met with Mr. Ellis regarding his tennis requests. He had exceptions to Mr. Cella’s study. He feels the District should be promoting and enhancing the facility to get more usage and create a welcoming environment for elite tennis players to use the facility. Mr. Cella is looking into options to help enhance tennis options.

- Mr. Wiggins noted the tennis courts are for all residents and not just elite tennis players.
- Several residents expressed their content with the tennis facilities the way they are.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Huffman addressed the Board regarding access to the park and dock in Margaret's Walk, which is only accessible when the entrance gate is opened. This is public property as it belongs to the District and the River Hills Reserve HOA Board feels a policy should be defined as to accessibility to all District residents. Mr. Christofoli stated the Margaret's Walk HOA Board is in favor of providing access to all District residents. They are looking to allow all District residents the right to purchase a \$5 barcode as the Margaret's Walk residents have. This item will be on the next agenda for further discussion.
- Mr. Nelson asked why stop signs are not in the reserve study. It was explained they are county signs and they replace them; however, the District would be responsible for decorative posts.
- Ms. Murphy asked for an update on recent vandalism. Mr. Bagg provided a brief update and explained it is still an open investigation with the Sheriff's Department.

TENTH ORDER OF BUSINESS

Acceptance of April 2012 Financials and Approval of Check Register

There being no questions or comments,

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the financials were approved.
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May 22, 2012

Fleming Island Plantation C.D.D.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman