

**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 27, 2014 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
Several Residents	

The following is a summary of the discussions and actions taken at the May 27, 2014 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 22, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the April 22, 2014 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 April 22, 2014 meeting were approved.
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THIRD ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Cammilleri thanked the Board for allowing his family to host a Care Walk for the Cooley’s Anemia Foundation at the Amenity Center. He also mentioned how helpful Ms. Alfano was.
- Mr. Riffel stated ID cards have never been checked at the tennis courts before. Mr. Cella mentioned several residents provided feedback that they have had their ID cards checked now.
- Ms. Szafranski expressed opposition to switching the tennis courts to asphalt.
- Ms. Latta-Raines complemented the new Aquatics Director, Mr. Smith, on his excellent work keeping lifeguards trained. She agreed the tennis courts should remain clay. She expressed concern for a tennis non-committee representing the tennis community and influencing decisions being made with regard to the tennis courts.
- Mr. Richard Bachman feels there is a need for a fitness center within Fleming Island Plantation. He stated the Attorney General’s office told him if there are any disputes with Senior Citizens going forward, it will be considered abuse of elders. He feels he was treated unfairly by the Board and will contact the Attorney General’s office if he ever feels this way again.
- Mr. Ellis distributed and reviewed a tennis court report created by the group identifying themselves as the tennis committee of which he is a part. The report presented is incorporated here by reference.
 - They recommend a court maintenance assessment.
 - The hardpan issue on Court #2 has existed for two years without progress.
 - They suggest hiring a tennis consultant.
 - They suggest setting staggered times to water the tennis courts.
- Mr. Robert Bachman discussed the following regarding tennis courts:
 - He is opposed to asphalt tennis courts.
 - He feels there should be more resources allocated to tennis courts annually.
 - He tripped on the tennis court recently and believes it may be a result of the surface needing maintenance.
 - He suggested improvements be made at least once a quarter.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters updated the Board on John's Landing.

- He informed Dreamfinders he was no longer pursuing the easements and buffer.
- He provided them with a list of items they need to take care of. They are in the process of following up.
- They closed on five homes, which are impacted by this. They need to gather easement agreements from each homeowner.
- They need to conduct a site inspection with Mr. Bagg and Austin Outdoors and correct any necessary items before the District takes over any maintenance responsibility.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reported the following:

- Margaret's Walk dock improvements are expected to be complete by the first week in June.
- Fast-Dry Courts provided a quote to convert six clay tennis courts to asphalt courts at a cost of \$205,900. There are potential savings as asphalt tennis courts do not require watering and other maintenance supplies currently being used. The clay courts need to be resurfaced every five years at an estimated cost of \$20,000 each time.
- It was explained to residents the Board request information to review all options on different items in order to make well informed decisions benefitting the entire community and not just a group. They discussed conversion of the tennis courts and agreed it was not feasible due to the high cost.
- A total of seven landscaping companies attended the pre-bid meeting. The bids are due June 9, 2014 at 2:00 p.m. Bid packages and a scoring sheet will be distributed to the Board prior to the June meeting. Mr. Walters will review the bids submitted to ensure they are responsive.

- The Board reviewed a proposal submitted for aeration of Pond #40. Mr. Stilwell recommends the Board purchase a new aerator instead of borrowing one from the pond maintenance company.
- Mr. Nelson does not agree the District should spend money on an option which does not guarantee the desired aesthetic outcome being that the pond is functioning properly and the aesthetics only affect three people.
- The Board discussed options. Additional testing costs \$800.

On MOTION by Ms. Murphy seconded by Mr. Clark with Ms. Murphy, Mr. Clark, Mr. Cella and Mr. Wiggins voting aye and Mr. Nelson voting nay additional testing of Pond #40 was authorized at an amount not to exceed \$800.

- There has been additional irrigation damage in the amount of \$2,000 to \$3,000 due to vandalism. This has been reported to the Sheriff's Department. A Detective is being assigned to the case.

B. Recreation

Ms. Alfano reported the following:

- The Memorial Day Parade was a success with record-breaking participation from spectators and local businesses.
- There will be a free skin screening event on June 7, 2014 at the Splash Park from 10:00 a.m. to 1:00 p.m.
- The community summer yard sale will be held on June 14, 2014.
- The Start of Summer Celebration is being planned for June 14, 2014.
- Registration is open for a trip to the Hard Rock Casino on June 21, 2014.
- Trivia has been added to Winged Out Wednesdays.
- The Annual Independence Day Celebration will be held from 11:00 a.m. to 2:00 p.m.
- The Care Walk was a success.
- Two policy and procedures changes were suggested to the Board.
 - Changing the maximum age permitted at the interactive fountain from 16 years to 9 years old. This will protect the small children the fountain is meant for. The Board discussed age ranges and agreed 9 years was too old.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the maximum age allowed at the kid's interactive fountain was reduced to 7 years old.

- Averages of 40 to 50 players are using the basketball courts per evening and more are using them during the weekends. The majority of these players are guests. It was recommended the amount of guests allowed be reduced to two per household. It was also recommended playtime be limited to one hour to reduce wait time.

On MOTION by Mr. Nelson seconded by Mr. Clark with all in favor basketball play time will be limited to one hour when others are waiting and only two guests will be allowed per household.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Discussion of the Proposed Budget for Fiscal Year 2015

Mr. Clark and Ms. Davis reviewed the proposed budget and indicated the increase in reserves was a result of the draft reserve study.

- The estimated reserve fund balance beginning in Fiscal Year 2015 is \$755,510.
- The reserve study recommends adding \$201,909 to the reserves. It has been included in two line items of the proposed budget: *R&M Reserves* under *Parks and Recreation – General* \$141,909 and *R&M Reserves* under *Community Center (Splash Park)* \$60,000.
- The \$1,500 budgeted for *Miscellaneous-Reserve Study* can be removed from the budget.
- Ms. Davis increased management services by 1.5%. The figure in the budget is listed as \$49,375, but should be \$49,735.
- *Professional Services-Special Assessments* has a 1.5% increase.
- A 1% increase is being requested for *Professional Services – Field Management* under both *Parks and Recreation – General* as well as *Community Center (Splash Park)*.
- The proposed budget has an Operating and Maintenance assessment increase of 5.5% in assessments.
- Ms. Murphy commented on the following:

- Why is *Insurance-General Liability* increased by \$1,602? Ms. Davis explained because it is difficult to get an estimate from the insurance carrier at this time, a 15% increase is recommended in preparation of budgets.
- Why is there a \$400 increase in *Miscellaneous Contingency* when the projected amount for Fiscal Year 2014 is \$1,700 less than what was budgeted? Ms. Davis will look into it.
- She asked why there was an increase in *Miscellaneous-Termite Bond*. Ms. Alfano responded the tennis shed facility was added.
- There was Board discussion to use the fund balance to offset increases in assessments.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor fund balance will be used to keep the Fiscal Year 2015 assessments at the same level as in Fiscal Year 2014.

B. Consideration of Resolution 2014-2 Approving the Tentative Budget and Setting the Public Hearing

Mr. Walters reviewed Resolution 2014-2, which sets the public hearing for August 26, 2014.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor Resolution 2014-2, approving the budget as amended and setting the public hearing for August 26, 2014 at 6:00 p.m. at the Amenity Center, was adopted.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

The following was discussed:

- Mr. Wiggins commented on misinformation to the community that the Board was going to convert the tennis courts to hard surfaces. Mr. Cella believes it was misinterpretation.
- Mr. Clark asked if the parking issue at the Gazebo was resolved. Mr. Walters responded conversations are ongoing.
- Mr. Cella discussed the following:
 - He spoke with a resident who lives on Brookgreen Way and is upset with construction of the Fleming Island Athletic Association Football Field.

Construction is causing a mess in the neighborhood as well as Thunderbolt Road and silt is getting into the storm drains.

- He called and emailed Ms. Holly Parrish for direction on who to speak with regarding this issue. She forwarded the email to the Parks and Recreation Division Manager and the Deputy Director of Public Works. They are going to see what can be done to make sure the construction company cleans up.
- There were also questions regarding a buffer or tree line which would be installed along Thunderbolt Road to improve the view for the neighborhood across the way.
- One of the drainage lines under the road at the end of Thunderbolt Road was crushed by trucks. Mr. Bagg is looking into what traffic passes through there, as it is closed off now.
- Ms. Davis asked if the Board wants to post more than just the agenda on the website. Mr. Cella requested bullet points be added to the agenda under *Staff Reports* outlining what is included in the reports.

NINTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Clark suggested he be allowed to work with Mr. Bagg to assess the condition of the tennis courts and bring recommendations back to the Board.
- Mr. Robert Bachman asked if funds will be allocated for the tennis courts. There was discussion regarding tripping hazards on the tennis courts.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor Mr. Clark will work with Mr. Bagg to assess the tennis courts and bring recommendations back to the Board.

TENTH ORDER OF BUSINESS

Acceptance of April Financials and Approval of Check Register

The Board reviewed the financials. Ms. Davis reported the District has collected 97.7% of its assessments.

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

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Eggleton Davis
Secretary

Mike Cella
Chairman