

**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 28, 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
Jennifer Urcan, PE	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Clark Huffman	RHR HOA President
Tom Platt	DLS Global
Several Residents	

*The following is a summary of the discussions and actions taken at the May 28, 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  
April 23, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the April 23, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION Mr. Clark seconded by Ms. Murphy with all in favor the minutes of the April 23, 2013 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Attorney’s Review**

**A. Consideration of Resolution 2013-4, Authorizing and Approving Change of Designated Registered Agent and Registered Office**

This is a housekeeping item to change the registered agent from Ms. Stuart to Mr. Walters.

On MOTION Mr. Clark seconded by Mr. Wiggins with all in favor Resolution 2013-4, designating Mr. Walters as the registered agent, was adopted.

Mr. Walters also reported the following:

- Modifications were made to Exhibit A of the Bill of Sale, a copy hereby incorporated, conveying a portion of the entryway signage to River Hills Reserve to facilitate work being done by the River Hills Reserve HOA.

On MOTION Ms. Murphy seconded by Mr. Clark with all in favor Exhibit A to the Bill of Sale to River Hills Reserve HOA was amended as presented by District counsel.

- Several buffer plans were provided by the developer for John’s Landing. They indicated the plans were approved by the Master HOA ARB. Mr. Wiggins does not recall the plans being reviewed by the BAR.
- Mr. Huffman provided a status update on the River Hills Reserve HOA project. The HOA Board has not voted on a final sidewalk option as they gather further community opinion. There was Board consensus to wait for the HOA Board to make a decision before addressing how to move forward.

**FOURTH ORDER OF BUSINESS**

**Engineer’s Report**

**A. Fleming Island Plantation Bi-Annual Inspection**

Ms. Urcan reviewed the Bi-Annual Inspection Report of the District’s ponds and provided a replacement 11” by 17” map, a copy of which is hereby incorporated.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- Splash Park parking lot sealcoating is complete.

- Mr. Mike Klien, from Clay County Planning Department, is attempting to contact Dream Finders to discuss whether John's Landing will have a berm. He will notify the District when he has information.
- The gazebo at Village Square was painted with high quality paint from Sherwin-Williams.
- Tempools checked and polished pool surface abnormalities at the Splash Park. There were two additional incidents with the pool surface on May 24, 2013. The exact area was identified and the area is closed until it is repaired.
- Mr. Platt from DLS Global reviewed an energy savings plan for the District. Mr. Bagg will attend DLS Global's demonstration with Clay Electric at the request of the Board.
- Mr. Cella requested an update on signage being installed by Baptist Clay Medical. Mr. Bagg reported they removed four Crepe Myrtle trees belonging to the District and installed a sign. They claim to have a permit from the County. The County was under the impression Baptist received approval from the District to remove the trees. The record will reflect the District Board was not approached by Baptist to remove the trees and removal of the trees was not approved. The trees could have been transplanted. The Board wants a letter sent to Baptist Clay Medical and the County addressing this issue.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Chairman was authorized to work with District counsel and the District manager to prepare appropriate correspondence addressing removal of District trees without consent.

**B. Recreation**

Ms. Alfano reported the following:

- The Clay County Band concert at the Gazebo was a success with 68 musicians performing.
- The last global gathering was a South American Carnival theme. The next theme will be Europe.
- The Memorial Day parade was a success.
- The next concert scheduled for May 31, 2013 will be bluegrass and jazz music.

- Both pools are open in accordance with the summer schedule.
- The community radio station is now channel 106.7 at both facilities.
- A proposed amendment to the policies and procedures was reviewed. Mr. Cella clarified this has always been the policy and this will formalize the standing policies regarding organized sports and authorized instruction.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with Mr. Wiggins, Ms. Murphy, Mr. Cella and Mr. Clark voting aye and Mr. Nelson voting nay the proposed amendment to the policies and procedures was approved as presented.

- Ms. Alfano was contacted by residents requesting to rent the grass area behind the Splash Park to have Games2U Entertainment provide entertainment for a birthday party. The Board expressed concern about the magnitude of the event and that this will set a precedent. There was Board consensus to decline the request.
- The letter to Coach Toy was not sent due to timing issues. He has not been seen by staff teaching lessons. The letter will be sent.
- Ms. Alfano met with the new owner of the Golf Club of Fleming Island, Mr. Charles Raulerson. He is a partial owner of the Orange Park Country Club and is in the process of becoming the sole proprietor.

**SIXTH ORDER OF BUSINESS**

**Discussion of the Proposed Budget for Fiscal Year 2014 and Consideration of Resolution 2013-3, Approving the Budget and Setting the Public Hearing**

Mr. Clark and Ms. Davis reviewed the proposed budget. The proposed budget uses \$191,520 from the fund balance to offset the increase of funding the reserves and provide a decrease in assessments.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor Resolution 2013-3, approving the proposed budget for Fiscal Year 2014 and setting the public hearing for August 27, 2013 at 6:00 p.m. at the Splash Park, was adopted.

**SEVENTH ORDER OF BUSINESS** **Manager's Report**

**A. Report on Number of Registered Voters – 4,521**

The above item is for informational purposes.

Ms. Davis reported the following:

- The suggestion was made to present a letter of recognition, to be included in employee files, and a \$50 gift card to District staff in recognition of winning the Florida Communities of Excellence Award. This will be presented at the next meeting.
- An article was included in Severn Trent Services' employee newsletter *Water reMarks* about Fleming Island Plantation CDD winning the 2013 Florida Communities of Excellence Award for Family-Friendly Programs. This newsletter is distributed internationally.

**EIGHTH ORDER OF BUSINESS** **Old Business/New Business**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS** **Supervisors' Requests**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS** **Audience Comments**

Mr. Morton made the following comments:

- He suggested contracting an acoustic engineer to make recommendations on how to address the echoing sound in the Splash Park.
- He suggested extending the lap pool season and using a solar blanket to increase water temperature. Mr. Cella stated the Board looked into solar blankets before and it was not a viable option due to the size of the pool.
- He suggested a shuffleboard court.

**ELEVENTH ORDER OF BUSINESS** **Acceptance of April 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 approved.

**TWELFTH 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.

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Janice Eggleton Davis  
Secretary

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Mike Cella  
Chairman