

**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, June 24, 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)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Milo Williams	Duval Landscape Maintenance
Blaine Peterson	Austin Outdoor
Blake Dougherty	Austin Outdoor
David Jett	True Green Land Care
David McPherson	True Green Land Care
David Robinson	Landscape Maintenance Professionals
Several Residents	

The following is a summary of the discussions and actions taken at the June 24, 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
May 27, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the May 27, 2014 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the May 27, 2014 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Ellis distributed and reviewed a tennis court report created by the group identifying themselves as the tennis committee, a copy of which is attached hereto and made a part of the public record.
- Mr. Bachman stated the lines on tennis court #3 are still elevated causing a trip hazard. He also commented on the pool closing when he hears thunder far away.
- Mr. Cella explained the District follows Red Cross safety guidelines and if you can hear thunder, the opportunity exists to be struck by lightning.

FOURTH ORDER OF BUSINESS

Consideration of Landscape and Irrigation Maintenance Proposals

The Board reviewed and scored five proposals received. Representatives from the landscaping companies introduced themselves to the Board.

FIFTH ORDER OF BUSINESS

Attorney’s Report

A. Legislative Update

Mr. Walters provided the Board with legislative updates. A summary of bills passed is attached hereto and made a part of the public record. The District is already largely in compliance with the bills that passed.

FOURTH ORDER OF BUSINESS

Consideration of Landscape and Irrigation Maintenance Proposals (Continued)

The scoring sheets were tabulated and the scoring and ranking was as follows:

1. Austin Outdoor 94.9 points.
2. LMP 87.3 points.
3. Duval Landscaping 83 points.
4. Luke Brothers 80.2 points.
5. True Green 76.6 points.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the highest ranking proposer, Austin Outdoor, was approved and staff was authorized to proceed to enter into a contract.

FIFTH ORDER OF BUSINESS

Attorney’s Report (Continued)

A status update was requested on street signage for Village Square. Mr. Walters did not have any new information and will follow up.

SIXTH ORDER OF BUSINESS

Engineer’s Report

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

• **Margaret’s Walk Dock Improvements**

This project is expected to be complete by the end of this week.

• **Margaret’s Walk Pond #40**

The biologists from Aquatic Systems recommend alum treatment for the pond. The results may last a year to two years.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with Ms. Murphy, Mr. Wiggins, Mr. Clark and Mr. Cella voting aye and Mr. Nelson voting nay, alum treatment for Pond #40 was approved at an amount not to exceed \$1,900.

Mr. Bagg will send letters to Margaret’s Walk residents informing them how nutrient runoff is also affecting the pond.

• **Vandalism Update**

A Clay County Detective looked at sites of repeated vandalism. They have a camera they would like to install in a certain area. He emailed the Detective regarding new irrigation heads that were vandalized, but has not received feedback.

• **Southern Links Entrance**

Austin Outdoor completed an enhancement project for the Southern Links entrance at no charge. Ms. Murphy requested The Woodlands entrance be looked at.

B. Recreation

• **Events Update**

Ms. Alfano reported the following:

- Final preparations are being made for the Start of Summer Bash.
- The Lego Movie was shown at the Floating Flick event held June 20, 2014.
- The Casino Trip was June 21, 2014.

- Winged out Wednesdays is a continued success.
- Preparations are underway for the Independence Day Celebration to be held at the Splash Park from 11:00 a.m. to 2:00 p.m. There will also be a blood drive at the Amenity Center from 12:00 p.m. to 2:00 p.m.
- An old-fashioned sock hop will be held at the Splash Park on July 26, 2014 to collect donations of new socks for Miriam’s Basket.
- There have been several complaints from residents regarding pool closures during lightning storms. She reiterated out of safety the pool closes when thunder can be heard, lightning can be seen and/or the detectors go off. The pool will remain closed for 30 minutes from the last sighting of lightning or last clap of thunder. These are the guidelines of the National Weather Service and enforced by different entities such as the Red Cross. There was Board discussion regarding the current policy.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with Ms. Murphy, Mr. Wiggins, Mr. Cella and Mr. Clark voting aye and Mr. Nelson voting nay the pool closing policy with regarding to weather conditions will remain the same with the addition that notification from one pool will be given to the other and both pools will close at the same time.

EIGHTH ORDER OF BUSINESS

Manager’s Report

A. Arbitrage Rebate Report

Ms. Davis reviewed the arbitrage rebate report and noted that no rebate liability exists at this time.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the arbitrage rebate report was accepted.

NINTH ORDER OF BUSINESS

Old Business/New Business

The following was discussed:

- Mr. Clark asked if there was any information on the car accident last week with a car turned over. Ms. Alfano reported they were residents and no one was injured. She does not know the details of how the accident occurred.
- Mr. Cella asked about the drainage pipe at the end of Thunderbolt Road. Mr. Bagg spoke with the engineer in the Clay County Public Works Department. They had an onsite meeting with a contractor to discuss drainage.

- Mr. Cella stated several residents contacted him regarding backyard erosions near the Chatham Village pond. He requested Mr. Bagg send Mr. Stilwell pictures of the erosion to look into. Mr. Bagg explained it is the largest pond and overtime the wind as well as heavy storms have caused erosion.
- Mr. Snyder indicated the same thing is happening at Amberwood.

TENTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Cella stated the Master HOA is requesting Wi-Fi at the Splash Park to access during meetings. Mr. Cella agrees it is a good idea to have password protected Wi-Fi for all HOAs to use during their meetings. Ms. Alfano will look into pricing for Wi-Fi.
- Mr. Clark provided a status report on the tennis courts.
 - All top coats were addressed.
 - The windscreens were all pressure washed.
 - Gates are being kept locked.
 - All shade structures were cleaned.
 - All lines above and below grade were taken care of.
 - The hole outside court #2 was filled in.
 - He noticed the players using the courts are not abiding by the posted maintenance guidelines.
 - The maintenance team has dedicated approximately 100 hours to the tennis courts since last month's meeting.
 - Gates at courts #5 and #6 have been kept locked for years because teenagers were coming in from River Hills Reserve and using the tennis courts as a short cut. There is also a drainage ditch without protection outside of those gates.
 - There are several areas of the stadium with chipped off cement. This will be addressed.
 - Personnel should focus on the pools when they are opened and the tennis courts when the pools are closed.
 - Mr. Bagg noted they address tennis court maintenance items continuously and the group identifying themselves as a tennis committee has never contacted him to

notify him of items of concern prior to the meetings. Several issues can be addressed if they call and provide notification.

- Watering times will be staggered and posted on the courts.
- Mr. Bagg was directed to obtain quotes for railings to install at the culvert by the gates at courts #5 and #6. Ms. Davis pointed out the gates need to be verified as to whether they need to be ADA compliant and they are to be open.
- Mr. Bagg will obtain shade structure quotes for the benches at court #1.

ELEVENTH ORDER OF BUSINESS

Acceptance of May Financials and Approval of Check Register

The Board reviewed the financials.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the financials were accepted and the check register approved.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Clark requested an update on John's Landing. Mr. Walters received an update a week and half ago that they received documents from three of the five homeowners.

There being no further business,

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



 Janice Eggleton Davis
 Secretary



 Mike Cella
 Chairman