

**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 25, 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 (Via Telephone)
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
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Jim Herth	Austin Outdoor
Alexa Fritz	Parks and Recreation
Jennifer Meadows	Parks and Recreation
Frankie Towery	Parks and Recreation
Jo Anna Twedt	Parks and Recreation
Bryant Kane	RHR HOA Treasurer
Several Residents	

The following is a summary of the discussions and actions taken at the June 25, 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
May 28, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the May 28, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the minutes of the May 28, 2013 meeting were approved.

THIRD ORDER OF BUSINESS

Recognition of Parks and Recreation Staff

The Board presented Parks and Recreation staff with letters of recognition for their work, which lead to the community receiving the 2013 Florida Communities of Excellence Award for Family-Friendly Programs and Initiatives. Ms. Alfano gave a brief acceptance speech thanking the community and her staff: Ms. Alexa Fritz, Ms. Jennifer Meadows, Ms. Frankie Towery and Ms. Jo Anna Twedt.

FOURTH ORDER OF BUSINESS

Re-Consideration of River Hills Reserve Sidewalk Placement

Mr. Bryant addressed the Board regarding River Hills Reserve HOA’s request for re-consideration from the District for Option A in the sidewalk placement proposal. The HOA is also requesting District funding in the amount of \$3,750 to install a fence.

The Board discussed and considered the request for approval of Option A.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor Option A of the River Hills Reserve HOA sidewalk proposal was approved.

The Board discussed and considered the request for funds to install a fence. The floor was opened to resident comments.

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 request from River Hills Reserve HOA for \$3,750 was denied.

FIFTH ORDER OF BUSINESS

Attorney’s Report – Discussion of Baptist Clay Signage and Landscape Issues

The following was discussed:

- Mr. Paul Singletary of Baptist Health System offered to install landscaping equivalent to what was removed with the installation of their sign in another area of the community or to provide monetary compensation in the amount of \$5,200.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor payment from Baptist Health System in the amount of

\$5,200 and their working with Austin Outdoor to bring the area by the sign up to standard was accepted.

- Mr. Walters will follow up with a letter upon receipt of the payment.
- Mr. Walters provided a handout for annual review of their billing rates and reviewed hourly rate increases for his firm. He requested the Board consider an hourly rate increase to \$210 for his time.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor an hourly rate increase for District counsel services to \$210 was approved.

- Mr. Walters provided the Board with an update on John’s Landing. Ms. Davis provided the Board with a letter from the Fleming Island Plantation Owners’ Association BAR outlining what was approved.

SIXTH ORDER OF BUSINESS

Engineer’s Report – Consulting Engineer’s Report 2013

The following was discussed:

- Mr. Stilwell reviewed the 2013 Consulting Engineer’s Report.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the Consulting Engineer’s Report for 2013 was accepted.

- Mr. Stilwell updated the Board on his review of the proposal from the Fleming Island Athletic Association for field improvements near Thunderbolt Elementary. He met with a County representative to review the plans and has no issues from an engineering standpoint. There will be a new drop-off, which may result in significant parking on Thunderbolt Road. He suggested the Board request the County install “no parking” signs.
- Mr. Cella will follow up with Ms. Holly Parrish at the County regarding parking and its impact on traffic.
- The Board directed Mr. Stilwell to provide a letter stating the District has no objection with the Fleming Island Athletic Association to proceed with the permitting process for the improvement project as proposed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Mr. Platt from DLS Global informed him the demonstration with Clay Electric does not apply to what is being proposed for the District. He will contact the District when he has something comparable for Mr. Bagg to observe.
- He reviewed the proposals for shade structures, but noted the proposals do not include cost of permitting for each structure. The Board directed Mr. Bagg to look into other options.
- The fountain pump, which works the jets at the Village Square Pond, is having electrical problems. It is covered under warranty, but may be down for a month.
- A Woodlands resident submitted a BAR application to install a gate behind his property, abutting the berm off of Town Center Boulevard. The application was approved and the gate was installed. There is an issue with a worn path on the berm going to the sidewalk. This is happening in several areas, including Thornhill. The BAR is inquiring whether the District wants to adopt a policy not allowing the installation of gates by District berms. Mr. Cella stated it is not within the District's jurisdiction to prohibit a resident from installing a gate on their property.

B. Recreation

Ms. Alfano reported the following:

- The May concert was a success. The next concert is scheduled for June 28, 2013.
- *Winged Out Wednesdays* will be held every other Wednesday throughout the summer. The next one is scheduled for July 3, 2013.
- There are enough residents signed up for one bus for the next casino trip scheduled on June 29, 2013. Several residents cancelled after they were notified the casino no longer offers \$35 in free play for bus trip individuals. Ms. Alfano filed a formal complaint. She was contacted by the casino and it was explained to her it is not profitable for them to continue offering \$35 in free play.
- The Floating Flick Movie Night is rescheduled for July 6, 2013 due to poor weather conditions.
- Preparations are being made for the 4th of July event.

- Back to School events as well as the Kindergarten Kraft event are being planned.
- Mr. Dasher from Dasher Hurst Architects came out to inspect the acoustics in the Splash Park Gathering Room. He recommends Acousti Engineering Company of Florida. A meeting is scheduled with a representative from this company on June 28, 2013 at 4:30 p.m. for an evaluation.
- The Autumn Glen THOA requested the District stop delivering the community newsletter due to littering issues within the community. A drop box will be available for interested residents to access the newsletter.
- Ms. Alfano will be working on changes to rates and fees for room rentals to present to the Board at the next meeting.
- Ms. Alfano provided the Board with information to reconsider Coach Toy Tingsombutyout to teach tennis lessons. First Coast Tennis has not been providing lessons. Mr. Tingsombutyout is certified by USPTA.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor staff was directed to approach First Coast Tennis about amending their agreement with the District to be non-exclusive and notify Coach Toy Tingsombutyout about the District's interest in entering into a non-exclusive agreement with him for tennis lessons.

A. Maintenance (Continued)

Mr. Herth from Austin Outdoor provided a brief landscape update.

EIGHTH ORDER OF BUSINESS

**Manager's Report – Series 2007
Arbitrage Rebate Report**

Ms. Davis reviewed the Arbitrage Rebate Report.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the Arbitrage Rebate Report was accepted.

Ms. Davis reported all, but one tax certificate was sold. The District collected 99.96% of its assessments.

NINTH ORDER OF BUSINESS

Old Business/New Business

Mr. Cella questioned whether using the budget fund balance to defray an increase in assessments will cause issues in the future. Discussion ensued on use of fund balance and funding reserves.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Hesson suggested the Board move *Old Business/ New Business* towards the beginning of the agenda.
- Mr. Morton commented on the meeting room acoustics.
- Ms. Murphy suggested the Board address Mr. Cella's budget concerns next year. Mr. Clark suggested holding a budget workshop in preparation of the Fiscal Year 2015 budget.

TWELFTH ORDER OF BUSINESS

Acceptance of May Financials and Approval of Check Register

There being no questions or comments,

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

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