

**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, July 23, 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 (Via Telephone)
Ryan Stilwell, PE	District Engineer (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blake Dougherty	Austin Outdoor
John Daugherty	Costa Verde Landscape
Mark McGuigan	Dreamfinders Homes
Patrick Zalupski	Dreamfinders Homes
Robert Machala	FIPOA
Several Residents	

*The following is a summary of the discussions and actions taken at the July 23, 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  
June 25, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the June 25, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the minutes of the June 25, 2013 meeting were approved.

**THIRD ORDER OF BUSINESS**

**Attorney's Report**

The following was discussed regarding John's Landing:

- Mr. Walters communicated with Dreamfinders, District representatives and FIPOA representatives.
- There is disagreement regarding what was approved.
- Requests were revisited; including coordination with Austin Outdoor. Dreamfinders indicated they were going to meet on site with Austin Outdoor today to formulate a plan consistent with the rest of the community where all three parties can reach consensus.
- The District needs to review a landscape plan to determine if they will want to accept maintenance responsibility.

*The record will reflect Mr. Nelson joined the meeting.*

- Mr. McGuigan provided a copy of the February 28, 2013 FIPOA and BAR special meeting minutes, with two highlighted sections, a copy of which is attached hereto and made a part of the public record.
- Mr. Machala and Mr. Wiggins both indicated Dreamfinders was asked to coordinate with Austin Outdoor before installing landscaping.
- Mr. John Daugherty stated they plan to change the grass out and install red crepe myrtles on the roadways to be consistent with the rest of the community.
- The Board will consider landscape maintenance responsibility once final approval is obtained from FIPOA and the BAR.
- Mr. McGuigan submitted a letter from SJRWMD, a copy of which is attached hereto and made a part of the public record. Mr. Stilwell requested to review drainage calculations to determine whether the District will need easements.
- Ms. Murphy addressed concerns about how the District will be able to maintain the area between the trees and bushes because of a ditch.

**FOURTH ORDER OF BUSINESS**

**Engineer's Report**

SJRWMD is waiting for formal authorization from the District to issue a permit to the County relative to the FIAA project. A letter authorizing Clay County's request to drain into the District's pond was drafted for the Chairman to sign.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- He is still in the process of obtaining quotes for shade structures.
- A new pump for the Village Square fountain is scheduled to be delivered and installed within two to three weeks. It is covered under warranty.
- He will be getting estimates to remove the gazebo after the end of hurricane season.

**B. Recreation**

Ms. Alfano reported the following:

- An update was provided on several successful events.
- Acoustic proposals for the Splash Park gathering room were too expensive. Ms. Alfano is researching and working on obtaining additional proposals.
- First Coast Tennis agreed to wave the 'exclusive' clause in their contract and allow Coach Toy to provide lessons.
- Ms. Alfano reviewed the following proposed changes for District amenity rates based on resident feedback:
  - *Nanny Pass* in the amount of \$60 per swim season.
  - Amenity Center Conference Room: \$35 for two hours or \$70 for four hours.
  - Splash Park Gathering Room (half): \$45 for two hours or \$90 for four hours.
  - Splash Park Gathering Room (large): \$70 for two hours and \$140 for four hours

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor staff was authorized to proceed with the rulemaking and rate setting process.
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- Ms. Alfano researched telephone vendors for cost effective-options. Windstream Communications provided a proposal, which includes new equipment for both facilities

and a fixed rate of \$701.56 per month. This will result in approximately \$1,200 yearly savings.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the Board authorized entering into a phone system contract with Windstream Communications contingent upon review by District counsel.

**SIXTH ORDER OF BUSINESS**

**Manager’s Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Ms. Murphy asked if Baptist Health System reimbursed the District for landscaping. Ms. Davis will check with the Coral Springs office to see if payment was received. If not, Mr. Walters will follow up with Baptist Health System.
- Mr. Wiggins reported FIPOA provided the BAR with modified guidelines, which prohibits gates on District berms. No action was taken on the plans already approved.
- Mr. Nelson reported the River Hills Reserve HOA has not met; therefore, they were unable to discuss fencing. He provided an update on the remainder of the River Hills Reserve project.
- There was discussion regarding the budget and pulling from the fund balance. Ms. Davis will look into what portion of the fund balance could be pulled for O&M assessments to remain the same, rather than have a reduction.

**EIGHTH ORDER OF BUSINESS**

**Supervisors’ Requests**

The following was discussed:

- Mr. Nelson reported a resident tripped on the Town Center Boulevard sidewalk and was hurt. He explained to the resident the sidewalks are the responsibility of the County.
- Mr. Nelson suggested the District consider repairing some roads and sidewalks. Mr. Walters emphasized there are miles of sidewalks the County is responsible for and it will be a large undertaking for the District to take over repairs. Taking over maintenance of roads will likely double the District’s budget.
- Mr. Nelson suggested adding a budget line item for long term enhancements.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

The following comments were made:

- Ms. Wiley made the following comments:
  - She discussed the condition of Town Center Boulevard.
  - She is against the District taking over maintenance of County roads and sidewalks.
- Mr. Snyder made the following comments:
  - He requested an update on ROMEO and JULIET. Ms. Alfano will meet with the new owner of the Golf Club at Fleming Island to see if he is interested in several clubs and events.
  - He commented on a fence taped together. Mr. Bagg indicated it is being addressed.

**TENTH ORDER OF BUSINESS**

**Acceptance of June 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.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

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Janice Eggleton Davis  
Secretary

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Mike Cella  
Chairman