

**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 24, 2012 at 6:10 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
Don Christofoli	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney
Ryan Stilwell	Prosser Hallock, Inc (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Toy Tingsombutyout	First Coast Tennis Foundation
Several Residents	

The following is a summary of the discussions and actions taken at the July 24, 2012 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 26, 2012 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the June 26, 2012 meeting and 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 June 26, 2012 meeting were approved.
--

THIRD ORDER OF BUSINESS

Consideration of Audit Committee Recommendation to Enter into a Three-Year Contract with Selected Audit Firm

The Audit Committee recommended entering into a three year contract with Grau & Associates. The ranking was Grau & Associates first, Berger, Toombs, Elam Gaines & Frank second and Carr, Riggs & Ingram third.

On MOTION by Mr. Christofoli seconded Mr. Clark with all in favor the Board authorized staff to negotiate a three year engagement with Grau & Associates to be reviewed by District Counsel and executed by the Chairman and if negotiations with Grau & Associates fall through, negotiations will be made with the following two firms in corresponding order.

FOURTH ORDER OF BUSINESS

Attorney's Report

A. Consideration of Tennis Pro Agreements

Mr. Walters discussed the following:

- The Clay County Sheriff's Department released the trespasses on both individuals whose 60-day suspensions expired.
- Drafts of proposed tennis pro agreements with First Coast Tennis Foundation, Inc. and Jack Raftery were reviewed.
- Ms. Alfano stated the District receives 12.5% revenue for Coach Toy Tingsombutyout's private lessons and 20% for group lessons. Coach Toy Tingsombutyout's rates are \$40 per hour for private lessons and \$15 per hour for group lessons.
- Coach Raftery does mostly children and group lessons. Group lessons held once a week totaling four lessons per month cost \$25 per month and lessons held twice a week totaling eight lessons per month cost \$40 per month. He charges \$99 for a three-hour private lesson.
- Mr. Cella does not think Coach Raftery should be charged the same percentage.
- Mr. Steve Ellis addressed the Board regarding First Coast Tennis Foundation, Inc. and Jack Raftery. He provided information on average rates for lessons. He also expressed concern with usage of tennis courts for lessons.
- Coach Toy Tingsombutyout of the First Coast Tennis Foundation addressed the Board.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the tennis pro agreements with First Coast Tennis Foundation, Inc. and Jack Raftery were approved as amended to include compensation verbiage and the Chairman was authorized to execute the finalized agreements.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell reported the following:

- He is trying to schedule the geotechnical and structural review of the Amenity Center pool deck for the end of next week. He will coordinate with Mr. Bagg to provide notice of the study. The boring will take one to two days.
- He provided a proposal for the 2012 Consulting Engineers' Report for a total cost of \$900.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the proposal from Prosser Hallock to perform the 2012 Consulting Engineers' Report was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- The equipment needed for repair of the Village Square fountain is being built and is expected within six to seven weeks.
- The fountains and equipment have been ordered to replace Amenity Center drinking fountains. Once the vendor receives them they will be installed and it is anticipated they will be ready by the next meeting.
- Quotes are being obtained to remove the shower by the volleyball courts. A permit is not needed.
- The Oak Tree enhancement project will begin in August. Half of the work will be billed during Fiscal Year 2012 and the other half will be billed in Fiscal Year 2013.
- The storm drain blockage in Margaret's Walk was cleared by Metro Rooter. There have been no further issues; however, the area will continue to be monitored.
- Several maintenance issues were addressed in Margaret's Walk.
- Ms. Alfano emphasized staff does everything possible to expedite repairs and projects.

B. Recreation

Ms. Alfano reviewed the following:

- The 4th of July Celebration was successful and there was a big turnout.
- The Over 21 & Loads of Fun event will not take place on July 27, 2012 because there was not enough interest from residents to attend.
- Back to School and Oktoberfest events are being planned.
- Concerts are scheduled to be held in September and October.
- Full restitution was made on the Amenity Center fire incident. The case is closed.
- The graffiti incident will go before the Judge August 1, 2012.
- A draft of policies and procedures for Margaret's Walk Park was included in the agenda package for the Board's review, a copy of which is attached hereto and made a part of the public record. There was Board consensus to change the age requiring adult supervision from 16 to 12.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the Margaret's Walk Park polices and procedures were approved as amended changing the age requiring adult supervision to 12.

- The Board requested staff check current signs posted at Margaret's Walk Park and incorporate the information into one sign with the polices and procedures.
- Mr. Wiggins complimented staff for their wonderful work.
- Stop signs in The Woodlands need to be replaced. Twelve new signs were ordered from the county. They will be placed over the existing stop signs. Ms. Alfano is also looking into repainting sign posts and other safety issues.
- There was a fatal accident at the roundabout.
- Mr. Tingsombutyout addressed the Board requesting permission to hold a tournament at the District's tennis courts in October.
- Dr. Sherry Latta-Raines voiced her support for the tennis tournament.

Mr. Christofoli MOVED to support the tennis tournament and Mr. Clark seconded it.

- Mr. Cella asked if staff will be able to coordinate with Mr. Tingsombutyout to get what is needed to host the tournament. Ms. Davis stated because the tournament will have volunteers running it and there are no other events planned at the same time, staff will be able to assist.
- Mr. Cella requested it not be planned at the same time as Halloween events.

On VOICE vote with all in favor the motion as previously outlined passed.

SEVENTH ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- Ms. Murphy could not attend the meeting due to a sudden death in her family.
- A proposed meeting schedule for Fiscal Year 2013 was distributed to the Board. All meetings are scheduled for the fourth Tuesday of each month except for the December meeting, which is scheduled for the third Tuesday.

On MOTION by Mr. Clark seconded by Mr. Christofoli with all in favor the proposed meeting schedule for Fiscal Year 2013 was approved as submitted.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next motion followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Clark stated he has back surgery scheduled for August 9, 2012, but expects he will be able to attend the August 28, 2012 meeting.

TENTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Snyder requested dog dropping containers for Town Center Boulevard and mentioned trees on Town Center Boulevard need to be trimmed. Mr. Cella stated the trees will be addressed with the tree enhancement project.
- Ms. Wiley encouraged the Board to evaluate wear and tear on tennis courts after the tournament. Ms. Davis and Mr. Walters explained there will be a facility use agreement, which will cover damages.

- Mr. Ellis stated he was offended by Mr. Cella's response to his comments and he will not attend anymore CDD meetings.
- Dr. Latta-Raines spoke on behalf of Mr. Bruno's concern over potholes at The Woodlands. Mr. Cella stated the Board shares the same concern; however, those roads are within the county's jurisdiction.
- Ms. Morales addressed landscaping along Town Center Boulevard commenting it looks beautiful. There are a few dead azalea bushes and she suggested replacing them with a different plant. She also stated some of the flowers planted in January clash with the azaleas when they are in bloom.

ELEVENTH ORDER OF BUSINESS

Acceptance of June 2012 Financials and Approval of Check Register

Ms. Davis reported tax certificates have not been sold and the District remains at 99.97% collected.

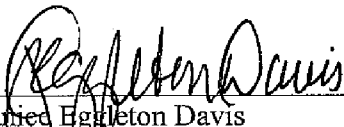
On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the financials were approved.

TWELFTH ORDER OF BUSINESS


Adjournment

The next meeting is scheduled for August 28, 2012. There being no further business,

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



Janice Eggleton Davis
Secretary



Mike Cella
Chairman