

**MINUTES OF MEETING
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, August 25, 2009 at 6:05 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
Betty Murphy	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Dean Reese, Jr.	Resident
Jim Wiggins	Resident
Sandra Wiley	Resident

The following is a summary of the minutes and actions taken at the August 25, 2009 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 July 28, 2009 Meeting

Mr. Cella stated each Board member received a copy of the minutes of the July 28, 2009 meeting and requested any corrections, additions or deletions.

The Board made several changes, which will be incorporated in the amended copy of the minutes.

On MOTION by Mr. Christofoli seconded by Mr. Clark with all in favor the minutes were approved as amended.
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THIRD ORDER OF BUSINESS

Manager's Report

Ms. Davis distributed copies of the Engineer's Certificate and the following was discussed:

- The engineer's certificate is required by the Master Trust Indenture of the bonds to verify what was paid for by the bonds, confirm the project has been completed and project assets are being maintained in good order.
- A couple of maintenance issues were found which are already being addressed by staff.
- Ms. Davis spoke with the engineer and confirmed with him that the District does have a reserve for repairs and maintenance. Mr. Cella suggested the engineer's suggestion to set aside a reserve should be corrected on the report. Ms. Davis stated she can make a note of it on the cover letter to US Bank.
- Mr. Cella asked what the terms of the aquatic maintenance contract were. Mr. Bagg responded it is a year to year contract which is up for renewal within the next few months. Mr. Walters stated the Board does not have to go out to bid for these services. Mr. Cella would like to look into other proposals. Ms. Murphy requested references as well.
- Ms. Davis stated J. Lucas and Associates submitted a bill for an amount which is more than what was approved within the contract. The contract stated the cost would be \$3,300 and any additional work would require Board approval. They did additional work, but did not obtain Board approval.
- Mr. Cella questioned whether the Board should look into other engineering firms. There have been issues in the past with J. Lucas and Associates.
- Mr. Cella reiterated his dissatisfaction with the aquatic maintenance company.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Board directed staff to seek proposals from other engineering firms to provide engineering services to the District.

On MOTION by Ms. Murphy seconded by Mr. Christofoli with all in favor the Board directed staff to seek proposals from other aquatic maintenance services.

- Mr. Cella asked Mr. Walters whether corrections should be made to the report before approving it. Mr. Walters stated the bondholders will not be concerned with smaller issues such as pond maintenance. The bondholders want verification the capital improvements they financed are in good condition. The smaller issues can be covered by a letter, but if there are significant deficiencies within the report, they should be resolved.
- Ms. Davis noted this report should have been turned in already. There was Board consensus to have Mr. Walters review it before approving it.
- Mr. Cella noted the bondholders are getting more for their money because the Splash Park was not included as a project for the original bond money and was not turned over to the District until after the bond was refinanced. Mr. Walters stated these items should be monitored; however, they are not considered direct security for the bonds. The bottom line is the bondholders want to know it is a thriving community with facilities residents will enjoy.

Ms. Davis also reported the following:

- The assessment collection schedule in the financial statements is the most current, which is 99.99%.
- The finalized reserve study will be forwarded to the Board as soon as it becomes available.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters reported the following with regard to the stormwater facilities in Margaret's Walk:

- There are some issues with the drainage system into the ponds. There is some erosion issues and the structures by the inlet are failing.
- The HOA was working on having repairs done on these issues. This appears to be a CDD issue.
- The District owns the stormwater ponds in Margaret's Walk. The District is the responsible party on the stormwater permits.
- Mr. Christofoli indicated six items have already been repaired and one still needs to be repaired. Mr. Walters requested information on who did the other repairs and he

would also like to see the invoices for those repairs. Mr. Christofoli will obtain this information.

- Mr. Walters recommends hiring a consulting engineer to review these issues and provide a solution.

On MOTION by Mr. Clark seconded by Mr. Christofoli with all in favor the Board authorized staff to engage a consulting engineer to inspect and evaluate the stormwater drainage issues at Margaret's Walk.

The following was also discussed:

- Mr. Cella stated a Board member or entity, such as an HOA, should bring issues or concerns they have before the Board first before going directly to the attorney due to costs incurred by the District.
- Ms. Murphy asked about the enforcement of the parking policy at the Splash Park. Mr. Walters responded the District would need an agreement with Clay County to allow the District to tow away vehicles. Mr. Cella noted Ms. Alfano has information regarding the District's ability to lock the security gate.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reported the following:

- Three proposals were obtained to modify the storage shed to accommodate the VIPS vehicle. Associated Doors, Inc's proposal was significantly lower at \$1,675.42. They have done work for the District in the past and they have provided quality service.

On MOTION by Mr. Christofoli seconded by Ms. Murphy with all in favor the Board approved the proposal from Associated Door's Inc. in the amount of \$1,675.42.

- Staff is still working on the service agreement for the District's maintenance equipment.
- There were two major vehicle accidents in the District where landscaping and irrigation were damaged. Expenses from the first accident have already been reimbursed by the driver's insurance company. Staff has the police report and

insurance information from the second accident so the District can be reimbursed for expenses incurred. There was approximately \$3,500 worth of damages caused by the second accident.

- Staff is still waiting for the River Hills Reserve pond's water level to go down in order to do an assessment.
- The retention pond signage approved by the Board is on the ARC's agenda for approval. They will be installed once they are approved and the total cost for three signs will be \$54.
- Someone broke off all the sprinkler heads in the park and it cost the District \$300 to repair them.
- Staff is addressing issues with the pavers.

A. Recreation

Ms. Alfano reported the following:

- Staff has verified the Sheriff's Department has insurance on their VIPS vehicle. Mr. Walters would like to review the insurance documents.
- Ms. Davis noted she checked with the District's insurance carrier with regard to storing the District's vehicle at the golf club and it will still be covered.
- The software issues for the photo identification passes have been resolved.
- Staff is in the process of working on the District's website.
- The fire department recommended a vendor to secure the gate with a lock which will not affect emergency access to the facility.
- A concert is scheduled for Friday evening, August 28, 2009.
- The back to school bash was a success.
- Ms. Murphy asked if Mr. Walters is reviewing the website documents. Ms. Alfano confirmed he is reviewing the documents.
- Mr. Clark asked if the Splash Park will remain open during the daytime. Ms. Alfano noted a calendar with the schedule changes will be included in September's newsletter. The Splash Park will remain open from 10:00 a.m. to 7:00 p.m. through Labor Day. Then the hours will change from 3:00 p.m. to 7:00 p.m. Monday through Thursday and 10:00 a.m. to 7:00 p.m. on weekends. The Amenity Center pool will remain open from 10:00 a.m. to 9:00 p.m. through September.

SIXTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

Ms. Wiley complimented Severn Trent Services and Ms. Donahue on being proactive with processing violation letters.

NINTH ORDER OF BUSINESS

Acceptance of July Financials and Approval of Check Register

The Board briefly reviewed the financials.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the July financial statements were accepted and the check register was approved.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Janice Davis
Secretary

Mike Cella
Chairman