

**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, August 26, 2014 at 6:00 p.m. at the Amenity Center, 2300 Town Center Boulevard, 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
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Ryan Stilwell	District Engineer
Blake Dougherty	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the August 26, 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  
July 22, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the July 22, 2014 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the minutes of the July 22 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The floor was opened to audience comments and the following was discussed:

- Mr. Moore distributed a petition signed by several residents requesting a change in District rules to allow non-residents to participate in USTA league teams. He also expressed appreciation for the attention the Board and Severn Trent Services have given to the tennis courts over the past few months.
- Mr. Huffman asked about the height requirement for trees along the road. Mr. Bagg responded 10 feet. Mr. Dougherty indicated he will look at trees that may need to be trimmed.
- Mr. Huffman asked if the River Hills Reserve entrance project was approved by the Master HOA. This will be discussed under item 8 on the agenda.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider Adoption of the Fiscal Year 2015 Budget**

Mr. Walters provided an overview of the public hearing process.

- Ms. Davis reviewed the budget and pointed out the changes made since the tentative budget was approved, including the update of Fiscal Year 2014 projections.
- Discussion ensued on the updated reserve study.
- Ms. Davis stated the reserve study indicates the District should add at least \$201,699 to the reserve fund for Fiscal Year 2015. The budget includes an addition of \$201,909 to the reserves.
- Assessments remain the same as Fiscal Year 2014.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the public hearing was opened.

- There were no comments from the public.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the public hearing was closed.

**A. Resolution 2014-3, Adopting the Budget for Fiscal Year 2015**

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor Resolution 2014-3, adopting the budget for Fiscal Year 2015 as presented, was adopted.

**B. Resolution 2014-4, Levying Non Ad Valorem Assessments**

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor Resolution 2014-4, levying non ad valorem assessments for Fiscal Year 2015, was adopted.

**FIFTH ORDER OF BUSINESS**

**Attorney’s Report**

The following was discussed:

- Mr. Walters reported that there remains at least one easement needed before continuing discussions with John’s Landing’s developer.
- Ms. Davis reported the Mackeys would like to amend their contract with the District for a longer term. It currently runs through March 31, 2015 with the option of two additional renewal periods. She requested authorization for staff to work with Mr. Walters on the contract.
- Mr. Cella explained they want to upgrade the services they provide. In order to do this they need to upgrade equipment, for which they need financing. This is difficult to do with a year-to-year contract.
- There was Board consensus for staff and Mr. Walters to work with the Mackeys on amending their contract.

**SIXTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Stilwell reported the following:

- The Consulting Engineer’s Report was completed for 2014 in compliance with the Master Trust Indenture.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Consulting Engineer’s Report for 2014 was accepted and authorized for transmission to the Trustee.

- Proposals for repair of the sanitary manhole at the Splash Park were distributed to the Board. He recommends HEB Services, Inc. at a cost not to exceed \$25,000.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the proposal from HEB Services, Inc. to repair the manhole was approved at an amount not to exceed \$25,000.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

- **Margaret's Walk Pond #40**

The treatment worked and the pond looks better than it has in years.

- **Vandalism Update**

There has been no vandalism since the last meeting.

- **Tennis Court Improvements**

An update was provided on improvements discussed at the last meeting.

➤ Benches arrived and are in place.

➤ The back gates will be opened after fencing is installed next month.

- **Splash Park Entrance**

This item was addressed under the Engineer's Report.

- **Maintenance Vehicle**

The current vehicle purchased in 2001 needs to be replaced. Several options were researched and staff recommends purchasing a new vehicle of the same model at a cost of \$9,631.49.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the purchase of a new Toro maintenance vehicle from Westco Turf at a cost not to exceed \$9,700 was approved.

- **Austin Outdoor Enhancement Proposal**

Austin Outdoor submitted enhancement proposals for The Woodlands and Thornhill entrances.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the proposals from Austin Outdoor were approved at an amount not to exceed \$3,100.

- **Splash Park Slide**

Mr. Bagg reported the Splash Park slide is inspected yearly to ensure safety. Lifeguards and staff are present to prevent more than one person at a time using the slide as well.

The following was also discussed:

- The Village Square Fountain jets are down. The manufacturer has agreed to build another pump to the same specifications as the original pump. This will be done under warranty, but it could take at least eight weeks to repair.
- The Board discussed the option of installing a shade structure at the tennis courts. The cost is \$8,650.
- Mr. Nelson feels the cost is too high and would like to consider different options.
- Mr. Cella spoke with several recreational tennis players who agreed the cost is too high and not necessary. He also spoke with many residents who do not use the tennis courts and feel enough funds have been spent on the tennis courts.
- Ms. Szafranski agreed while a shade structure would be nice, it is not necessary at this cost.
- There was Board consensus not to take action at this time.
- Mr. Dougherty provided the Board with pictures and information on crape myrtle trees. He also provided a landscaping update.

**B. Recreation**

- **Events Update**

Ms. Alfano reported the following:

- The final Winged Out Wednesday was a success. The band, Big Baby, performed for two hours.
- The Back to School Bash was a success with several attendees. Pictures were distributed of the event.
- Two more Trivia Nights are being added before the end of pool season.
- An Amazing Race was being planned, but had to be cancelled due to lack of participation.
- Another Hard Rock Casino trip is being planned for October 18, 2014. A Casino Cruise is tentatively being planned for November 8, 2014.

- **Splash Park Fire Update**

Ms. Alfano reported restitution and signed acceptance of the suspension of privileges were received from both parties.

- **Reserve Study**

The updated reserve study is complete and was previously emailed to the Board with hard copies provided at the meeting.

- **Village Square Update**

The following was discussed:

- A meeting with the owner of the Village Square Center is scheduled for August 29, 2014 at 9:30 a.m. to discuss parking for the gazebo and upcoming events.
- The owner of the Center is also the new owner of Island Life Grill.

- **Directional Signage**

The back of the sign on the southwest corner of Town Center Boulevard and Old Hard Road, which is visible to Town Center Boulevard, is blank. John’s Landing, [all other villages], the Splash Park and the Amenity Center will be listed on the blank available slats. This will cost \$250 and should be completed by next week.

There was discussion regarding the petition submitted earlier in the meeting. Mr. Cella suggested they may want to consider adjusting the non-resident pass holder fee so they pay for a fair share of tennis court maintenance and be allowed to play on teams.

**EIGHTH ORDER OF BUSINESS** **Manager’s Report**

**A. Notice of Meeting for Fiscal Year 2015**

Ms. Davis reviewed the proposed meeting schedule.

On MOTION Mr. Clark seconded by Ms. Murphy with all in favor the meeting schedule for Fiscal Year 2015 was approved as presented.

**NINTH ORDER OF BUSINESS** **Old Business/New Business**

**A. River Hills Reserve Entrance Landscape Project**

The following was discussed:

- Mr. Cella reported he received an email from Mr. Clark Huffman, the former River Hills Reserve HOA President, asking if the current Board requested

permission for the new landscaping project at their entrance and if it went before the BAR. Mr. Machala was notified about the inquiry.

- Mr. Walters explained there was a Quit Claim Bill of Sale conveying the portion of the entrance features, which were going to be reconstructed.
- An easement was provided to them as well. The River Hills Reserve HOA has taken ownership of it and will be responsible for maintenance of the hardscape entrance features.
- The design of the entrance feature is under the purview of the HOA/BAR.
- Mr. Wiggins reported River Hills Reserve HOA has not presented anything to the Master HOA or BAR as of their last meeting. This issue was discussed by the Master HOA at their last meeting.
- Mr. Troy Miller indicated they have plans to install trees. Mr. Walters stated that is outside of the scope of the easement and trees should not be installed on District property.
- Mr. Walters will send a letter clarifying what is acceptable and not acceptable under the terms of the Bill of Sale and easement.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

The following was discussed:

- Mr. Nelson questioned whether residents not paying their dues [CDD fees] have their District amenities privileges suspended.
- Ms. Davis responded the District collected 100% of its assessments through the tax collector and does not have grounds to suspend privileges.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of July 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 accepted and the check register approved.

**TWELFTH ORDER OF BUSINESS**


**Adjournment**

There being no further business,

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



Janice Eggleton Davis  
Secretary



Mike Cella  
Chairman