

**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 27, 2013 at 6:06 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 (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blake Dougherty	Austin Outdoor
Blaine Peterson	Austin Outdoor
Mark McGuigan	Dreamfinders Homes
Several Residents	

*The following is a summary of the discussions and actions taken at the August 27, 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  
July 23, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the July 23, 2013 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the minutes of the July 23, 2013 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Public Hearings on the Adoption of the Budget for Fiscal Year 2014 and Levy of Non-Ad Valorem Assessments**

Ms. Davis reviewed the modified tentative budget for Fiscal Year 2014 as well as options to keep assessment rates the same as Fiscal Year 2013.

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

Mr. Machala asked if *Contracts-Landscape* was for Austin Outdoor and questioned whether it should be increased due to John's Landing. Mr. Cella confirmed it was and they have not reviewed increases yet.

There being no further comments from the public,

On MOTION by Mr. Wiggins seconded by Mr. Nelson with all in favor the public hearing was closed.

The Board reviewed the budget and discussed reducing the *Use of Fund Balance* to \$91,693 and keeping assessments the same rate as the current fiscal year.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the *Use of Fund Balance* was changed to \$91,693.

**A. Consideration of Resolution 2013-5, Annual Appropriation and Adoption of Fiscal Year 2014 Budget**

Mr. Walters reviewed Resolution 2013-5.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor Resolution 2013-5, adopting the budget for Fiscal Year 2014 as amended, was adopted.

**B. Consideration of Resolution 2013-6, Levy of Non-Ad Valorem Assessments**

Mr. Walters reviewed Resolution 2013-6.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor Resolution 2013-6, levying non-ad valorem assessments for Fiscal Year 2014, was adopted.

**FOURTH ORDER OF BUSINESS**

**Consideration of Amberwood HOA’s Request to Install a Fence on District Property**

Mr. Snider and several residents addressed the Board regarding Amberwood HOA’s request to install a fence for safety reasons.

- Mr. Cella expressed concern over maintenance of the fence and liability. Mr. Walters indicated an easement agreement can outline responsibilities.
- Mr. Cella questioned District access to the conservation area. Mr. Bagg stated the conservation area can be accessed further south.
- It was noted chain link fences are not acceptable in the community and they will need to receive approval from the Master HOA BAR for the type of fencing if Amberwood’s BAR guidelines are less stringent than the Master BAR’s guidelines.
- There was Board consensus to allow the fence contingent upon review with SJRWMD, approval of the Master HOA BAR and execution of an easement agreement.

**FIFTH ORDER OF BUSINESS**

**Attorney’s Report – Consideration of Public Comment Policy Resolution 2013-7**

The following was discussed:

- Mr. Walters reviewed Resolution 2013-7, which adopts a policy allowing the public to comment on agenda items being considered by the Board in compliance with new State Legislation.
- *Shall* was changed to *may* in Section 1.b. of the resolution.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor Resolution 2013-7 was adopted as amended.

**SIXTH ORDER OF BUSINESS**

**Engineer’s Report**

There being no report, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Mr. Bagg reviewed the following:

- He provided handouts and reviewed proposals and options for shade structures for the Amenity Center. Staff recommends the second proposal from Bliss Products, Inc. (Quote 26304) for \$7,950.

On MOTION by Mr. Wiggins seconded by Mr. Nelson with all in favor Quote 26304 from Bliss Products, Inc. in the amount of \$7,950 was approved.

- The Village Square Pump is still being worked on.
- Austin Outdoor submitted an enhancement proposal for landscaping along the stone walls at the Town Center Boulevard and Fleming Plantation Boulevard intersection.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the enhancement proposal from Austin Outdoor was approved at an amount not to exceed \$6,451.30.

- Mr. McGuigan submitted a proposal from Austin Outdoor for maintenance of the John's Landing buffer. Mr. Machala reported all issues were addressed and resolved on the proposed buffer at a special BAR meeting. There was Board consensus for the District to maintain the buffer. Mr. Walters will coordinate with all parties and bring back detailed arrangements to the next meeting.
- Ms. Davis reported Severn Trent Services received a call complementing Austin Outdoor's employees.

**B. Recreation**

Ms. Alfano reported the following:

- She provided an update on several events held: Kindergarten Kraft Day, Back-to-School Bash and Winged Out Wednesdays Gone Wild.
- The Nifty-Fifty Bunch will take a river boat cruise.
- An adult theater group is being created and there will be a free line dancing class to gauge whether there is enough interest to have a monthly class.
- The next Casino Trip is scheduled for October 12, 2013.
- The 2013 Haunted Trail is being planned and there may be a concert in November.
- Ms. Alfano is still looking into options to resolve the Splash Park Gathering Room sound issue.
- Documents with the new telephone vendor are in the process of being finalized.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis reported a proposed meeting schedule for Fiscal Year 2014 will be included on next month's agenda.

**NINTH ORDER OF BUSINESS**

**Old Business/New Business**

The following was discussed:

- Ms. Murphy asked if Baptist Health System submitted payment reimbursing the District. Mr. Walters reported he spoke with a representative who said it is being processed by their accounting department and it takes a while. If a check is not received within six weeks, Mr. Walters will follow up.
- Mr. Nelson reported River Hills Reserve HOA will meet to discuss fencing.
- Mr. Cella is still trying to get responses to parking on Thunderbolt Road related to the new park.
- Mr. Cella submitted into the record and addressed an article Mr. Bachman turned in at the Amenity Center regarding a swim team with a handwritten statement with derogatory remarks about Mr. Cella.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Treadway addressed the poor condition of the Amberwood Pond.

**TWLEFTH 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 approved.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Nelson 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