

**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 28, 2012 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
Don Christofoli	Assistant Secretary
Betty Murphy	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney (Via Telephone)
Ryan Stilwell, PE	District Engineer
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
George Leverett, PE	George J. Leverett PE, Structural Engineering, LLC
Jim Herth	Austin Outdoor
Lisa Medeiros	Reed's Grove
Several Residents	

The following is a summary of the discussions and actions taken at the August 28, 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
July 24, 2012 Audit Committee Meeting
and Regular Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the July 24, 2012 Audit Committee meeting and regular 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 24, 2012 Audit Committee meeting were approved.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the July 24, 2012 regular meeting were approved.

THIRD ORDER OF BUSINESS

Public Hearings on the Adoption of the Budget for Fiscal Year 2013 and Levy of Non-Ad Valorem Assessments

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

Mr. Larry Hurston asked why *Insurance-General Liability* increased from \$26,801 to \$30,821. Ms. Davis explained a 15% increase from the current premium is included in the budgeted amount because the carrier cannot provide a rate estimate at the time the budget is put together. The insurance coordinator is currently working on obtaining better rates. There are only two entities which will insure CDDs.

There being no further public comments,

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

A. Consideration of Resolution 2012-5, Annual Appropriation and Adoption of Fiscal Year 2013 Budget

Mr. Walters reviewed Resolution 2012-5.

On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor Resolution 2012-5, adopting the budget for Fiscal Year 2013, was adopted.

B. Consideration of Resolution 2012-6, Levy of Non-Ad Valorem Assessments

Mr. Walters reviewed resolution 2012-6.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor Resolution 2012-6, levying the District's non-ad valorem assessments, was adopted.

Mr. Cella commented on how the Board, with the assistance of staff, has been able to lower assessments over the past several years and maintain the District's financially sound position.

FOURTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

A. Acceptance of Consulting Engineer's Report 2012

Mr. Stilwell reviewed the Consulting Engineer's Report.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the 2012 Consulting Engineer's Report was accepted.

B. Update on Pool Deck Investigations

Mr. George Leverett reviewed and distributed copies of the Fleming Island Amenity Pool Deck Structural Assessment report.

- No structural repairs are recommended at this time; however, aesthetic repairs of cracks on the pool deck were suggested.
- Mr. Cella agreed the cracks should be repaired to prevent it from becoming a tripping hazard.
- The Board directed Mr. Stilwell to work with Mr. Bagg in obtaining quotes to repair the cracked area between the family and lap pools.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Mr. Bagg reviewed the following:

- Installation of the Village Square fountain pump began this morning and the fountain is expected to be running in a few days.
- Installation of the Amenity Center drinking fountains is complete.
- A handout was distributed with pet station information and options. Mr. Bagg contacted several communities, all of which find pet stations difficult to work with and not effective. The Board discussed the pros and cons of installing pet stations. No action was taken at this time.
- Mr. Herth provided the Board with an update on the tree enhancement project.

- Ms. Murphy mentioned there is a leaning pine tree near the ditch. Mr. Bagg will look into it.

B. Recreation

Ms. Alfano reviewed the following:

- The Back-to-School event was successful.
- Concerts will be held on September 7, 2012 and October 5, 2012.
- The Oktoberfest celebration is being planned.
- The Haunted Hayride is being revamped into a Haunted Trail and will be even spookier this year.
- The tennis tournament was granted to another community.
- Full restitution was received for the graffiti case.
- Ms. Alfano reviewed her suggestions for the Margaret's Walk park signs.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor a 24" by 36" sign for Margaret's Walk Park with the verbiage presented were approved at a cost not to exceed \$212.

- The signs will be ready within two to three weeks.
- The stop sign refurbishing project in The Woodlands is complete. Staff is in the process of inspecting each community to address any issues.
- Ms. Alfano expressed the seriousness in which staff addresses lightning safety.
- Because of the huge success of the Holiday Cocktail Party each year, it has become too large to hold at the indoor venues. Last year it was necessary to use the Splash Park pool deck and to charge \$5 per person for the party. There was discussion regarding the fact this party originated and was subsidized by the developer when the community was new. While this event has been identified as a cocktail party, residents have wanted to have a full meal. There was Board consensus to work with the Mackey's on catering a buffet for the event and charging a fee to cover the costs of this event.
- Ms. Lisa Medeiros of Reed's Groves and Produce addressed the Board requesting permission to set up five to eight tables of fresh produce on Saturdays. Mr. Christofoli likes the idea. Ms. Murphy noted they will need to submit a BAR

application with the Master HOA. She also stated the last time a vendor sold fresh produce in the community it was not very successful. Mr. Cella is concerned with a precedent being set for other businesses.

On MOTION by Mr. Clark seconded by Ms. Murphy with Mr. Clark, Ms. Murphy, Mr. Cella and Mr. Wiggins voting aye and Mr. Christofoli voting nay Reed's Grove's request was denied.

SEVENTH ORDER OF BUSINESS

Manager's Report

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Wiggins discussed a fence, which is down, in The Woodlands off of Thunderbolt Road. Someone from the county was on site looking at the fence. Mr. Wiggins approached the man asking whether the fence was the county's responsibility and he responded no. Mr. Wiggins requested it be looked into. Ms. Davis stated it is on the county's right-of-way; however, it is the homeowner's responsibility. The Master HOA is looking into this. It is not the District's responsibility.
- Ms. Murphy expressed appreciation for the card she received from the Board and staff.

TENTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Hurston stated it is a pleasure to live in this community and he appreciates what the Board does.
- Mr. Sandor Winofker discussed the fact the pools have been closed several times due to children vomiting in the lap pool during swimming lessons.
- Mr. Winofker agrees with the Board regarding the Holiday Cocktail Party on providing a meal and charging a fee to those who want to attend.

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 approved.

TWELFTH ORDER OF BUSINESS

Adjournment

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