

**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, September 22, 2015, immediately following the Audit Committee meeting, at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, 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 (Via Telephone)
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Russell Bagg	Maintenance Manager
Kyle Kubik	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the September 22, 2015 Fleming Island Plantation CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cella called the meeting to order at 6:08 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
August 25, 2015 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the August 25, 2015 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor of the minutes of August 25, 2015 meeting were approved.
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FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters did not have anything to report on District business. He notified the Board the 2016 legislative session begins in January and the Board will be receiving weekly reports from Hopping, Green, and Sams.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

• Berm Enhancement

Mr. Bagg reported the work will begin at the end of October or beginning of November.

Ms. Murphy asked if the berm between Lake Ridge North and the YMCA is going to be looked at. Mr. Bagg responded the weeds took over quickly because of the time of year, but it will be addressed.

• Stadium Court Wall

Mr. Bagg reported three quotes were submitted: DMS Paint and Drywall at \$3,725, Start to Finish at \$1,700 and Custom Paint Design at \$1,950. He recommends Custom Paint Design who has provided quality service for the District in the past.

Mr. Nelson voiced concerns over the types of paint proposed by Start to Finish and Custom Paint Designs. Mr. Bagg will clarify with the recommended proposer.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the proposal from Custom Paint Designs was approved at an amount not to exceed \$2,000.

• Follow Up

The following was also discussed:

- The slippery sidewalk outside of Amberwood will be pressure washed tomorrow. This area will be evaluated to prevent this issue in the future.
- Mr. Clark asked about the pavers at the roundabout. Mr. Bagg responded the area washed out last weekend due to the amount of rain and instability of the road. The contractor will repair the pavers this weekend.

- Mr. Clark requested Mr. Bagg provide an update on the work being done by Clay Electric. Mr. Bagg explained all the streetlights on Town Center Boulevard between the high school and library have not worked for months. Clay Electric is installing conduits to repair the streetlights.
- Mr. Nelson mentioned the asphalt repairs. Mr. Bagg stated there was a pothole northbound on Town Center Boulevard as you go up the hill by the golf course. There was a car mat over the pothole. The area was repaired.
- Mr. Kubik provided the Board with a landscaping update.

B. Recreation

- **Events Update**

- The Hard Rock Casino trip was cancelled due to lack of sign-ups. They will try to organize another trip for the first quarter of 2016.
- A yard sale is scheduled for October 3, 2015 between 9:00 a.m. and 4:00 p.m.
- Plantation Play Pals will begin in the fall.
- There was discussion regarding the tight deadlines for the newsletter. Mr. Cella suggested looking into other options.
- Several Halloween and fall activities are being organized: Pumpkin Decorating Event on October 17th, Haunted House on October 24th, and the Halloween Costume Parade on October 31.
- Ms. Murphy stated a resident called her and requested it be mentioned how nice and helpful the lifeguards have been, specifically Sean and Ashton who work at the Amenity Center pool.

SEVENTH ORDER OF BUSINESS

Manager's Report

Ms. Davis did not have anything additional to report.

Mr. Clark asked if there were updated figures for assessments received versus what is in the financials. Ms. Davis responded they are at 100% collected.

EIGHTH ORDER OF BUSINESS

Old Business/ New Business

The following was discussed:

- Mr. Cella reported opposition letters were sent to both Ms. Diane Hutchins, Chair of the County Commission, and Mr. Ralph Puckhaber, Chair of the Planning Commission, with regard to the proposed storage facility. Copies of the letters were

distributed and are incorporated here for the record. The Planning Commission meeting was postponed to October 6, 2015. Both the Master HOA and the Fleming Island Advisory Committee oppose this project. He encouraged residents to attend the County Commission and Planning Committee meetings next month. The County Commission meeting is on October 27, 2015.

- Mr. Cella noted the owners of the Publix Plaza have approached the County about changing the ordinance in terms of the berm along Highway 17 so business along the highway can be seen. He suggested to Ms. Hutchins that the County approach the Master HOA BAR.
- Mr. Cella stated the same resident who contacted Ms. Murphy spoke to him and also complimented Mr. Bagg as well as maintenance staff.
- Mr. Clark asked if the Board wanted to do something to recognize Ms. Alfano’s years of service to the District. There was consensus to present her with a plaque and publish an article in the newsletter thanking her for her services.
- Mr. Nelson noticed several stop signs look faded. Mr. Bagg will request new signs from the County.

NINTH ORDER OF BUSINESS

Supervisors’ Request

Mr. Clark notified the Board he will attend the October meeting via telephone.

TENTH ORDER OF BUSINESS

Acceptance of August 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 August financials were accepted and the check register was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There was Board consensus to change the October meeting to October 29, 2015 due to the County Commission being on October 27th.

There being no further business,

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



Janice Eggleton Davis
Secretary



Mike Cella
Chairman