

**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 23, 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 (Via Telephone)

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney (Via Telephone)
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Ryan Stilwell	District Engineer (Via Telephone)
Blake Dougherty	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the September 23, 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  
August 26, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the August 26, 2014 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the minutes of the August 26, 2014 meeting were approved.
---

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Russell Moore addressed the petition he presented to the Board at the previous meeting requesting non-residents be allowed to participate in USTA league teams.

**FOURTH ORDER OF BUSINESS**

**River Hills Reserve HOA Entrance Enhancement Project**

Mr. Tony Langone addressed the Board regarding the River Hills Reserve entrance enhancement project. Ms. Donna Langone reviewed plans, copies of which are attached hereto and made a part of the public record. The River Hills Reserve HOA will have maintenance responsibility for the new plantings.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the current easement agreement will be amended providing for installation of limited landscaping only as identified in the presentation and maintenance/replacement responsibilities will fall under the River Hills Reserve HOA and the Chairman was authorized to execute the amended agreement.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

There being no report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Stilwell reported the following:

- Manhole repair is on hold due to issues with the subcontractor regarding lining of the manhole. Delays are due to weather conditions.
- An existing weir has to be repaired in Cypress Glen. HEB Services, Inc. provided a proposal in the amount of \$5,400, noting if dewatering or riprap is required, it would be at an additional \$2,300 and \$2,500 respectively.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the proposal from HEB Services, Inc. was approved at an amount not to exceed \$10,400.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

- **Tennis Court Improvements**

The improvements approved by the Board are complete. The fence has been installed and the gates are open at courts #5 and #6.

- **Austin Outdoor Enhancement Proposal**

The landscape enhancement projects at The Woodlands and Thornhill entrances are complete. There are still some issues being resolved such as lighting and painting of The Woodlands' monument sign.

- **Village Square Pump Update**

The pump is still being built.

- **Coach Toy**

Mr. Bagg reported Coach Toy is in violation of his contract with the District on three points. His agreement allows for teaching adults only, Fleming Island Plantation residents only and requires paying the District a percentage of the proceeds. After being approached by Mr. Bagg about these violations, he emailed Ms. Alfano his resignation, a copy of which was distributed and is incorporated here. Mr. Cella noted he is still giving lessons and is in violation of the contract. Mr. Walters was directed to send a letter.

**B. Recreation**

- **Events Update**

Ms. Alfano reported the following:

- There will be a Nifty-Fifty Plus Mix and Mingle on September 26, 2014 at 7:00 p.m. in the Amenity Center.
- There will be an End of Season Celebration at the Amenity Center Pool on October 10, 2014 from 5:00 p.m. to 7:00 p.m.
- There will be a community yard sale on October 4, 2014.
- The Hard Rock Casino trip scheduled for October is cancelled due lack of attendees signing up.
- A Casino Cruise is being planned for November 8, 2014.
- There will be a Thanksgiving Block Party on November 15, 2014.
- Mr. Nelson questioned why there is no Haunted Trail event planned for Halloween. Ms. Alfano explained last year's event was extremely successful, and would be tough to improve upon. Additionally, it was a major task to undertake safely, requiring many volunteers and resources. In order to regroup and take a break, this event was not included in the adopted budget for this year.

- **Village Square Update**

Ms. Alfano and Mr. Cella met with the new owner of the Village Square. Discussions were positive and they are currently reviewing the proposed agreement for parking for District events at the gazebo.

- **Consideration of Renewal Proposal for Snack Shack Operations**

Mr. and Ms. Mackey addressed the Board with a new proposal for the Snack Shack lease agreement renewal. Ms. Alfano also distributed the current agreement, which is set to expire in April of 2015. There was discussion regarding new terms for an agreement. There was Board consensus for Ms. Murphy to work with staff and Mr. Walters on new terms.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

There being no report, the next item followed.

**NINTH ORDER OF BUSINESS**

**Old Business/New Business**

The Board discussed the petition requesting use of tennis courts by non-residents.

- Mr. Cella explained non-residents used to be allowed to play, but there were issues with tennis teams recruiting more non-residents than residents. Mr. Cella suggested a non-resident usage fee for tennis only as well as limitations on the amount of non-residents.
- Ms. Murphy is not opposed to Mr. Cella's suggestion as long as residents are not negatively affected.
- Mr. Fritz questioned how long ago was it that non-residents were allowed to play. Dr. Sherry Latta-Raines recalled it was ten years ago.
- Mr. Nelson discussed time blocks of tennis court reservations by teams and how it affects other residents.
- Mr. Clark suggested the Board review our tennis court policies.
- Mr. Cella will work with staff to review the tennis policies.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

The following was discussed:

- Mr. Clark questioned why Court #1 is not being used as much as the other tennis courts. Dr. Latta-Raines responded it is not enclosed by a fence. Mr. Tim Fritz also stated there is not enough shade.

- There was Board discussion regarding previous quotes and options for shade structures. A shade structure which would provide sufficient shade costs approximately \$8,000. Mr. Fritz offered to look for options and present them to Mr. Bagg.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of August Financials and Approval of Check Register**

The Board reviewed the financials.


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

**TWELFTH ORDER OF BUSINESS**

**Adjournment**


There being no further business,

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



---

Janice Eggleton Davis  
Secretary



---

Mike Cella  
Chairman