

**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 24, 2013 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
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
Jim Herth	Austin Outdoor
Several Residents	

*The following is a summary of the discussions and actions taken at the September 24, 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  
August 27, 2013 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the August 27, 2013 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 August 27, 2013 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The following comments were made:

- Ms. Cargill expressed her objection to the installation of a fence around the preserve at Amberwood. She has 22 signatures from residents opposed to the fence.
- Mr. Moore presented the Board with a petition containing 34 signatures requesting the Board consider adding benches and shade structures at the tennis, basketball and volleyball areas. He requested relocation or addition of benches to tennis courts 3 and 5.
- Mr. Richard Bachman requested money be allocated to the tennis courts to address maintenance issues. He stated the lines are raised causing trip hazards. Mr. Cella stated funds are allocated for maintenance of tennis courts.
- Mr. Faroqi stated the water level in the Chatham Village lake is too low. Mr. Cella explained it is a drainage ditch and it is draining properly. Mr. Faroqi requested more grass carp be added.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to consider the Proposed Rule Setting Rate and Fees**

Ms. Alfano presented the Board with the proposed rates and fees for District amenities, a copy of which is attached hereto and made a part of the public record.

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

There being no comments from the public,

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

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the rates and fees were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters distributed and reviewed the landscape maintenance and signage easement agreement as well as the warranty bill of sale between the District and Dream Finders Homes for the John's Landing community.

The floor was opened to audience comments. There not being any,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the landscape maintenance and signage easement agreement and warranty bill of sale with Dream Finders Homes for John’s Landing was approved in substantial form.

**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:

- The Amenity Center shade structure is expected to be installed by October 19, 2013.
- The new pump for the Village Square fountain is expected to be installed October 2, 2013.
- The Landscape Enhancement work will begin October 1, 2013.
- Mr. Herth provided a landscaping update. He recommends an arborist report before landscaping is turned over from John’s Landing.
- The Board requested Mr. Bagg obtain new quotes for benches.
- Mr. Bagg is following up on the Amberwood Pond and stated it is in good shape.

**B. Recreation**

Ms. Alfano reported the following:

- She provided an update on upcoming events such as the Haunted Trail, Theatre Club and Safety Day. The next casino trip is scheduled for October 12, 2013. The Boogie Freaks will perform on November 8, 2013.
- Ms. Alfano reviewed pricing for panels to address the gathering room sound issue.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the purchase of sound panels at a cost not to exceed \$1,300 was approved.

- There was discussion regarding the tennis reservation policy.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report – Consideration of Meeting Schedule for Fiscal Year 2014**

Ms. Davis reviewed the proposed meeting schedule for Fiscal Year 2014.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the meeting schedule for Fiscal Year 2014 was approved as presented.

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

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS** **Supervisors' Requests**

Mr. Cella informed the Board Mr. Robert Bachman called him and told him he will keep a close eye on the community so senior citizens are not targeted. Mr. Bachman also told him the next time he perceives a senior citizen is being targeted he will contact the State Attorney General.

**ELEVENTH 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 Mr. Wiggins with all in favor the financials were approved.

**TWLEFTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

On MOTION by Mr. Clark 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