

**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, March 28, 2017 at 6:00 p.m. at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Eugene Clark	Chairman
Betty Murphy	Vice Chairperson
Rick Nelson	Assistant Secretary
James A. Wiggins	Assistant Secretary
Michelle Szafranski	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters	District Attorney (Via Telephone)
Marcia Weeks	Project Manager
Andy Burton	Maintenance
Kyle Kubik	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the March 28, 2017 Fleming Island Plantation CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Clark called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Clark and Ms. Davis addressed the Board regarding an alleged incident that is being investigated. A resident who was at the Splash Park playground reported a resident living in Lake Ridge North exposed himself from his window. The Sheriff's Office is investigating, but have not provided any official report yet. We have not yet found this resident on any registered offender lists. He did attend children events during Spring Break and residents summoned the CCSO, but they were unable to arrest him since he did not do anything at that time and was not trespassing. Staff has

reported strange behavior from this individual. Staff suggested the Board consider suspending his amenity privileges while the investigation is still pending.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor amenity privileges for the individual currently under police investigation for alleged inappropriate exposure were temporarily suspended until further notice by the CCSO as to the conclusion to their investigation.

- Ms. Nancy Granzen expressed concern for the condition of the Amenity Center pool. She stated there is mold around the pool and leaves covering the walkway.
- Mr. Jeff Granzen stated the gutters above the entranceway to the pool are stained with black mold. He also noted there are studs sticking up where a bench was removed, there are loose tiles around the pool and the lights on the right hand side of the pool do not work.
- Ms. Brandye Mackey addressed the Board regarding an incident with staff at the Amenity Center on February 3, 2017 where the CCSO was called.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 28, 2017 Meeting

Mr. Clark stated each Board member received a copy of the minutes of the February 28, 2017 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Szafranski seconded by Ms. Murphy with all in favor the minutes of the February 28, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Davis reported Mr. Stilwell could not attend the meeting due to a scheduling conflict. He did speak with Mr. Shawn Thomas from the Clay County Engineering Department regarding the drainage issues causing problems with the pavers at the roundabout. Mr. Thomas was already aware of the issue and is going to have his crew go out and look at the area. He may have surveying done to confirm the drainage issue and has already thought of the corrective

measure of putting in a drainage flume to the existing pond adjacent to the area. He will get back to Mr. Stilwell next week.

SIXTH ORDER OF BUSINESS

Project Manager's Report

A copy of the Project Manager's Report was included in the agenda package.

A. Maintenance Update

Ms. Davis reported the following:

- There were some issues with the contractor working on the Splash Park slide. They left Friday, March 17, 2017 without completing the job. Maintenance staff worked all weekend to complete the job for use on Sunday, March 18, 2017.
- A large leak was discovered on March 20, 2017 under the Splash Park deck near the Thunder Bucket. American Leak Detection, a highly recommended company, was called out. They have been working on it for two full days and by this afternoon they believe they have narrowed down the source of the leak to one of the features on the Thunder Bucket. It has been sealed off and will be inspected again tomorrow. They anticipate it will be repaired in time for when the Health Inspector comes on Thursday, March 30, 2017.
- The Health Inspector inspected the Amenity Center pool on March 19, 2017 and confirmed the pool does not have mold. There is discoloration on the tiles, but it is not mold. The inspector also stated the water quality of the District's pools is always among the best of all the pools he inspects.
- Mr. Burton stated the leaves were blown off the pool deck every morning; however, the amount of trees near the pool cause leaves to constantly fall. Ms. Murphy suggested getting Yellowstone to see if the trees can be trimmed back.
- Mr. Burton stated the electrician repaired and tested all the pool lights. He will check to see if it is an issue with the timer.
- The Splash Pad resurfacing was completed on Friday, March 24, 2017.
- Pickett Electric will be updating the entrance lighting around the community to LED. The current plan is for two entrances to be done each month.
- Ms. Weeks is obtaining proposals for updating the village wayfinding signs.
- The new Covington fence has been installed.

- The contract for renovation of the Amenity Center has been executed. The anticipated start date is April 19, 2017. Phase 1 will take seven to ten days to complete and consists of the conference room, hallway, restrooms and the kitchen. Ms. Weeks showed samples of the finishes selected.

B. Recreation Update

Ms. Weeks reported the following:

- Food Truck Friday was held March 3, 2017. The community loves this event and the next one is scheduled for April 7, 2017 and it will have four food trucks due to the huge demand.
- Movie in the Park was also held on March 3, 2017 at the Amenity Center and the movie *Trolls* was shown.
- Daily events were held during Spring Break from 11:00 a.m. to 1:00 p.m. Pictures were distributed.
- The Book Club will meet March 30, 2017 to discuss *Boys in the Boat*. Following discussions they will travel to Downtown Jacksonville for lunch at Tidbits and a cruise down the St. Johns River on the River Taxi.
- Upcoming events include:
 - 50's Party will be held April 1, 2017 at the Splash Park from 5:00 p.m. to 8:00 p.m.
 - Food Truck Friday on April 7, 2017 from 5:30 p.m. to 8:00 p.m. at the Amenity Center.
 - The 'Egg' Stravaganza will be held Saturday, April 15, 2017 from 10:00 a.m. to noon at the Amenity Center.

SEVENTH ORDER OF BUSINESS

Manager's Report

- **Correspondence from Fleming Island Plantation MOA Regarding Additional Marquee Signage**

The Fleming Island Plantation MOA has approved sharing the cost with the CDD to purchase two marquee signs. Staff will obtain quotes for marquee signs.

EIGHTH ORDER OF BUSINESS

Acceptance of February Financials and Approval of February Check Register and Invoices

Ms. Davis stated the financial audit for Fiscal Year 2016 will be presented at the April 25, 2017 meeting.

On MOTION by Ms. Szafranski seconded by Ms. Murphy with all in favor the February financials were accepted and the check register and invoices were approved.

NINTH ORDER OF BUSINESS

Old Business/ New Business

The following was discussed:

- Mr. Clark asked if he needed to sign any documents associated with the purchase of the new cart. Ms. Davis confirmed he did not need to sign any documents.
- Mr. Clark opened the floor to Mr. Kenneth Snyder to speak at this time. Mr. Snyder stated the pool looks the cleanest it has in years; however, there are some minor details. He stated suntan lotion is the biggest issue causing a ring around the top of the pool and staining on the pool chairs.
- Ms. Davis noted the contract to repair the Amenity Pavilion roof has been executed. They are awaiting a building permit for the repairs to commence.
- Ms. Weeks stated it was brought to her attention that the sound system is not working well at the Splash Park. She will be meeting with an audio visual expert tomorrow to look into this.
- Mr. Clark opened the floor to Ms. Brandye Mackey to express her concerns. Ms. Mackey elaborated on the points she addressed under Audience Comments.
- Mr. Nelson addressed Ms. Mackey’s concerns and also noted the marquee signage at Fleming Plantation Boulevard and Town Center Boulevard did not have tonight’s CDD meeting posted on it.

TENTH ORDER OF BUSINESS

Supervisors’ Request

The following was discussed:

- Ms. Szafranski stated the entrance flowers were complimented by residents at the last MOA meeting.
- Mr. Kubik provided a brief landscaping update.

ELEVENTH ORDER OF BUSINESS

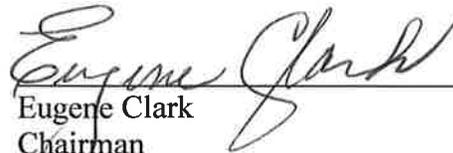
Adjournment

There being no further business,

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



Janice Eggleton Davis
Secretary



Eugene Clark
Chairman