

**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 22, 2016 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	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, P.E.	District Engineer
Kyle Kubik	Yellowstone Landscape
Ildé Robles	The LaSalle Group (Via Telephone)
Tommy Ellis	
Several Residents	

*The following is a summary of the discussions and actions taken at the March 22, 2016 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**

**Approval of the Minutes of the  
February 23, 2016 Meeting**

Mr. Clark stated each Board member received a copy of the minutes of the February 23, 2016 meeting and requested any corrections, additions or deletions.

Two changes were made and will be incorporated into the amended copy of the minutes.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the minutes of the February 23, 2016 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters distributed and reviewed the final issue of *Capital Conversations* outlining the final outcomes of the 2016 Legislative Session, a copy of which is attached hereto and made a part of the public record.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Stilwell reported the following:

- The geotechnical engineer has agreed to do the borings for the weir in Cypress Glen at the amount of \$2,500, which was previously approved by the Board. They will have a recommendation for the April meeting.
- A pipe located near the lake in The Woodlands, that was previously repaired several years ago, was damaged during construction of the future park located at the end of Thunderbolt Road. Mr. Stilwell will contact the County Engineer and request they repair the pipe.
- Staff provided him with copies of the plans for the Splash Park pool slide support structure. He forwarded them to structural engineers to review and provide proposals.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Maintenance**

Ms. Davis reviewed the Maintenance Report, a copy of which was included in the agenda package.

- **Amenity Center Pool Entrance**

Staff has removed the loose stones above the Amenity Center pool entrance. Pictures were distributed to the Board, copies of which are attached hereto and made a part of the public record. The Board reviewed the pictures and discussed options to replace the stones or redo the surface without stones.

On MOTION by Mr. Nelson seconded by Ms. Murphy with all in favor the Board requested three contractors to assess the situation, determine the safety of the existing facing and provide proposals.

- **Splash Park Pool Slide Support Structure**

Ms. Davis reviewed two proposals obtained to repair the pool slide structure. Mr. Stilwell is in the process of obtaining proposals from structural engineers as well to determine if structural repairs are also needed before expending these funds.

The following was also discussed:

- Aquatic Systems has restocked the ponds with carp. This is part of the contract and there was no additional fee.
- The pool opening went well.
- Mr. Kubik provided the Board with a brief landscaping update.

**B. Recreation**

Ms. Davis reviewed the Recreation Report, a copy of which was included in the agenda package.

- **Events Update**

The following was discussed:

- Spring Break Activity Week went well. The Splash Park was closed that Tuesday to serve as Precinct 410 for the General Election.
- The Nifty Fifty Club's name was changed to the FIP Social Club. They had a St. Patrick's Day themed dinner on March 18, 2016 as their first event.
- The Easter Egg-stravaganza is scheduled for March 26, 2016.
- The Amenity Center is closed on Easter Sunday, but the pool is still open. The Splash Park's hours for Easter Sunday are scheduled as 10:00 a.m. to 7:00 p.m. Staff recommends changing those hours to 12:00 p.m. to 7:00 p.m. based on attendance for the past four Easter Sundays. There was no objection from the Board to change the Splash Park hours for Easter Sunday as recommended by staff.
- A Star Wars Party will be held April 30, 2016 beginning at 11:00 a.m. and The Force Awakens will be the first Floating Flick of the season that evening at 7:00 p.m.

- **Splash Passes and Extended Office Hours**

Ms. Davis reported only a few residents took advantage of the extended hours.

Ms. Murphy discussed the decrease in events being held. Ms. Davis explained she is focusing on having at least one big event per quarter with a great deal of participation instead of

having several small events with little participation. She is also trying to get more feedback from the community as to what kind of events they would like to have. Mr. Nelson suggested moving the events marquis sign.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis distributed an updated assessment collection report, a copy of which is attached hereto and made a part of the public record. A total of 94% of the assessments have been collected as of March 17, 2016.

Ms. Murphy asked for an update on the hiring of personnel. Ms. Davis reported she spent two hours speaking with recruiters earlier in the day. Interviews are set up for this week and she continues to go through applications for qualified candidates. A temporary person, which may be a temp-to-hire, will begin March 25, 2016 as a community service attendant. She hopes to have at least two positions filled by the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Old Business/ New Business – The LaSalle Group Revised Request**

Mr. Ellis stated their revised plans to have a monument sign in the middle of the median was rejected by the County. He reviewed revised signage plans to have one monument sign at the site entrance as well as two signs on the building. These plans have been conceptually approved by the County and Master HOA. They still need approval from the BAR.

Ms. Murphy expressed concern over all the trees being removed. After further discussion, the Board requested a rendering and the engineer suggested a tree survey be done to determine how many trees are involved.

Mr. Ellis confirmed the following:

- Survey to include two inches diameter and above for trees within the existing District area to approximately where the Highway 17 buffer stops.
- They will provide a close rendering of what the landscaping will look like with the signs, monument, building and existing signage. They will take the as-builts and size of the existing signs into account.

**NINTH ORDER OF BUSINESS**

**Supervisors' Request**

The being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Acceptance of February 2016 Financials  
and Approval of Check Register**

There being no questions or comments,

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the February 2016 financials were accepted and the check register was approved.

Ms. Davis reported the District has received its credit card.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Janice Eggleton Davis  
Secretary

  
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Eugene Clark  
Vice Chairman