

**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, April 26, 2016 at 6:11 p.m. 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
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Kyle Kubik	Yellowstone Landscape
Robert Koncar	Severn Trent Services (Via Telephone)
Several Residents	

The following is a summary of the discussions and actions taken at the April 26, 2016 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
March 22, 2016 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the March 22, 2016 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the minutes of the March 22, 2016 meeting were approved.
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THIRD ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Ms. Szafranski asked the Board if they would consider installing more informational signs. Mr. Cella responded the Board will discuss it under *New Business*.
- Ms. Smith suggested holding the meetings later so more residents can attend. She also asked about staff turnover and events.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters addressed the Board regarding the upcoming elections and indicated Mr. Cella must resign from the Board of Supervisors at least ten days prior to the qualifying period in order to run for the County Commission. The resignation letter can include a later effective date, which would allow him to continue to serve on the Board after the date the letter is submitted. That would leave a vacancy to be filled by appointment. Once the election is over, and if Mr. Cella wins the Commission seat, he could serve on both the District Board and the County Commission if the Board wants to reappoint him.

Mr. Cella stated he plans to submit his letter of resignation prior to June 10, 2016 and make it effective November 22, 2016.

FIFTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell reported the following:

- He spoke with three different structural engineers regarding the Splash Park pool slide structure. All three indicated the size and scope of the work was not significant enough for them. They did provide recommendations for some building inspection type firms. One of those firms is Ellis and Associates who has performed work for the District before. He is still trying to obtain proposals. A proposal was submitted to sandblast and repaint the structure as typical maintenance due to rust. Staff wanted to make sure there is not a structural issue that should be addressed first.
- The geotechnical firm is drilling the borings for soil samples for the weir at the Cypress Glen pond this week.
- Mr. Clark asked about the busted pipe at Thunderbolt Road. Mr. Stilwell responded he met with the affected homeowner last month and has reached out to the County Engineer. He has not heard anything from Clay County at this point.
- Mr. Nelson asked if the District is required to have periodic inspections of the slide to avoid the same incident that happened at Eagle Harbor. Mr. Walters responded the

required health and safety inspections would not cover the slide, but it is a good idea for the District to do so as it is doing now.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

Ms. Davis reviewed the Maintenance Report, a copy of which was included in the agenda package. Staff reached out to several contractors to address the gable at the Amenity Center pool entrance. A recommendation from All Weather Contractors was provided in the agenda package and Ms. Davis distributed a proposal from Howard Construction, a copy of which is attached hereto and made a part of the public record. Both recommend removing the stones and installing siding. All Weather Contractors quoted \$6,385 and Howard Construction quoted \$2,399.12.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the proposal from Howard Construction was approved at a cost not to exceed \$3,000.

Mr. Cella noted Yellowstone assisted Thunderbolt Elementary on an Earth Day project at no charge.

Mr. Kubik provided the Board with a landscaping update.

B. Recreation

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

- The inaugural event for the FIP Social Club had moderate attendance of their regulars. There was no interest in the planned outing to hear the Clay County Community Band. Their next event is a trip to the Museum of Science and History.
- The Easter Egg-stravaganza was a great success. The weather did not cooperate, but staff improvised and changed the order of events for the day.
- The Star Wars Party and Floating Flick is April 30, 2016. A total of 30 adults and 40 kids have signed up.
- The Memorial Day Parade is coming up in May.
- It has come to Ms. Davis' attention that the Gazebo is being improperly used for events. A wedding was held and the Gazebo was not reserved or paid for. Mr. Cella

suggested offering to sell the Gazebo since they can no longer use it with no resolution to the parking issue. District Counsel was directed to draft a cease and desist letter.

- A new Project Manager has been hired and will start once all the required screening is cleared.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Acceptance of Financial Audit for Fiscal Year 2015

Ms. Davis reviewed the financial audit for Fiscal Year 2015 and indicated it is a clean audit.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the financial audit for Fiscal Year 2015 was accepted.

B. Resolution 2016-1, Confirming the District's Use of the Clay County Supervisor of Elections

Ms. Davis reviewed Resolution 2016-1 and noted Seat 3, currently held by Ms. Murphy, and Seat 4, currently held by Mr. Nelson, are up for election this November.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor Resolution 2016-1, confirming the District's use of the Clay County of Supervisor of Elections, was adopted.

C. Election Information

D. Registered Voters as of April 15, 2016 – 4,774

The above items are for informational purposes only.

Mr. Koncar provided the Board with an overview of the hiring process for vacant positions within the District.

- Mr. Nelson expressed concern over the length of time it is taking to fill positions and the turnover in staff.
- Mr. Cella noted the events calendar significantly decreased and he feels Severn Trent Services needs to compensate the District for it.
- Mr. Koncar apologized to the Board over the length of time it has taken to fill the positions. He suggested meeting with Mr. Cella to discuss the concerns and come up with a plan addressing those concerns to bring back to the Board for consideration.

- Ms. Murphy agreed with the concerns Mr. Nelson and Mr. Cella expressed; however, she noted the Board had agreed to reduce the amount of events and have larger events once a quarter.
- Mr. Clark noted part of the delay had to do with the restructuring of these positions, which can only be done once you fully understand the scope of the job.

EIGHTH ORDER OF BUSINESS

Old Business/ New Business

The following was discussed:

- Mr. Clark stated he agrees with the suggestion Mr. Nelson made about additional signage for events.
- Ms. Murphy stated she does not oppose additional signage, but noted the current sign is visible from all areas.
- Mr. Cella suggested looking into a digital sign if the County changes their ordinance.
- Ms. Murphy discussed the proposed project by The LaSalle Group.
- Mr. Cella updated the Board on issues addressed at the County Commission meeting. They approved the Pruitt Health project. The engineering study for the football/lacrosse field behind Thunderbolt Road is almost complete. The next step is they will go out for bids. He spoke with Commissioner Davis regarding the proposed park that may be privately funded through a partnership with the County and noted the Community will only support the park if Thunderbolt Road is not used for ingress and egress.
- Mr. Clark noted heavy trucks are coming in from Highway 17 to go to the new development being constructed just north of the District.

NINTH ORDER OF BUSINESS

Supervisors' Request

The being none, the next item followed.

TENTH ORDER OF BUSINESS

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

Ms. Davis provided the Board with an updated assessment collection report. A total of 97% of the assessments have been collected as of April 25, 2016.

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

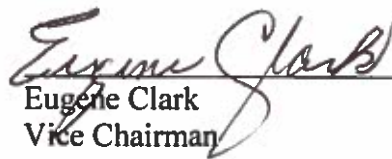
ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


Janice Eggleton Davis
Secretary


Eugene Clark
Vice Chairman