

**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, January 27, 2015 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:

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 Weilersbacher, P.E.	Prosser
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Blaine Peterson	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the January 27, 2015 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
December 16, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the December 16, 2014 meeting. He requested any corrections, additions or deletions.

There not being any.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the minutes of the December 16, 2014 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Ms. Latta-Raines addressed the Board regarding non-residents obtaining tennis memberships. Mr. Cella indicated a public hearing needs to be noticed to adopt fees. Mr. Walters explained because of timing requirements for the notices, the public hearing will have to be held in March.
- Ms. Isley asked if there was any resolution to the continued vandalism and drug use problems at the retention pond. Mr. Cella stated there has been discussion and action to have the off-duty officer keep a closer eye in the area. Mr. Alfano confirmed the off-duty officers are now being stationed in that area.
- Ms. Mackey thanked the Board for the recommendation letter. She received the termination letter. She noted the locks were changed on January 16, 2015 even though her contract does not terminate until April 15, 2015. It was noted that she had verbally stated they would end on January 15, 2015 and that is why the locks had been changed. Since that ending date was not honored, the termination letter was issued on behalf of the Board to end February 16, 2015. She questioned what the exit procedure is. Mr. Cella stated there will be a walkthrough and she needs to contact Mr. Bagg or Ms. Alfano to schedule it.

FOURTH ORDER OF BUSINESS

River Hills Reserve HOA Entranceway Lighting Proposal

Mr. Langone, the President of the River Hills Reserve HOA, addressed the Board regarding the River Hills Reserve entranceway lighting proposal, a copy of which were included in the agenda package. He also indicated the Master HOA BAR approved the application.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the River Hills Reserve HOA entranceway lighting proposal was approved.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters discussed the following:

- He provided the Board with a draft easement agreement and backup documents in response to Clay County's request for an easement.
- The County will be responsible for any damages to the buffer.

- Mr. Stilwell reviewed the easement agreement and found no issues.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the easement agreement with the County was approved in substantial form.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Weilersbacher provided an update on the Margaret's Walk Repair. A defective pipe broke and the entire section of pipe needs to be replaced. He is still discussing the previous work with HEB, which has not been resolved yet. HEB provided a new proposal in the amount of \$11,025.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the new proposal from HEB for repairs and replacements associated with Margaret's Walk was approved at an amount not to exceed \$12,000.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

- **Woodlands and Thornhill Wooden Arbors**

Mr. Bagg reported the arbor in The Woodlands was unstable so it was removed by C&H Marine Construction. This project is still on target to be completed the second week of February.

- **Margaret's Walk Storm Drain Repair**

This item was discussed under the engineer's report. Mr. Bagg stated Austin Outdoor will re-sod the area as soon as possible. Ms. Davis noted the Chairman's authorization of the original HEB proposal and work by Metro-Rooter needs to be ratified by the Board.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor approval of the HEB proposal in the amount not to exceed \$5,500 and Metro-Rooter proposal in the amount not to exceed \$3,500 was ratified.

- **Town Center Boulevard Tree Trimming**

Three proposals were obtained for tree trimming: Austin Outdoor for \$10,000, Roberts Tree Service, Inc. for \$11,500 and Tree Tech Tree Service, Inc. for \$11,000. Staff recommends Austin Outdoor. Ms. Murphy questioned whether one end of Town Center Boulevard will look significantly different than the other end. Mr. Bagg indicated they will need to wait and see.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the proposal from Austin Outdoor at an amount not to exceed \$10,000 was approved.

Mr. Peterson provided the Board with a landscape maintenance update.

- **Tennis Court Shade Structure**

The Board reviewed and discussed the information provided by Mr. Fritz.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor a shade structure at the tennis courts will not be installed at this time and staff will not be researching shade structures further.

Mr. Bagg addressed issues with vandalism and would like to bring back proposals for cameras to the Board.

B. Recreation

- **Events Update**

Ms. Alfano reported the following:

- The Chili Challenge and Frozen Tea Party were successes.
- A Hoedown will be held at the Amenity Center on January 31, 2015 from 4:00 p.m. to 9:00 p.m.
- She is working with the Golf Course to hold an Oscar-themed event on February 21, 2015.
- Free trials of Dave Ramsey classes will be held to see if there is enough interest.
- A Casino Cruise is tentatively scheduled for April 11, 2015.

- **Village Square Parking Update**

The attorneys are currently reviewing this matter. There is no new information to report.

- **Dean Reese, Sr. Scholarship Proposal**

Copies of the proposed requirements, application and certificate were included in the agenda packages and are attached hereto as part of the report. The Board suggested changes. They also agreed for there to be up to three recipients if warranted.

- **Golf Cart Enforcement**

The Sheriff’s Office has agreed to help out with the enforcement of golf carts in the community.

- **2015 Pool Hours**

Ms. Alfano reviewed the proposed pool hours as outlined in her report. There are some dates blacked out for pool maintenance. The proposed expenditures come in under budget with \$83,165.15 in expenses for the Amenity Center and \$74,042.04 in expenses for the Splash Park.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the proposed 2015 pool hours and expenditures were approved.

- **New Snack Shack Vendor**

Interest was expressed by several vendors, but only *Knuckle Sandwiches* submitted a proposed menu.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor a lease agreement with Knuckles Sandwiches for the Snack Shack was approved.

- **Basketball Court Policies and Procedures**

Ms. Alfano suggested the Board consider changing the age restriction to use the basketball courts without an adult. The Board discussed several options.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the age restriction will be removed from the basketball court policies and procedures.

EIGHTH ORDER OF BUSINESS

Manager’s Report

A. Notice of Termination of Poolside Concession Lease

A copy of the letter was included in the agenda package and is attached hereto as part of the public record.

Ms. Davis reported the District has collected 91.64% of its assessments to date.

NINTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Clark noted the landscaping at the entrances of Thornhill and Woodlands as well as the roundabout pavers need to be addressed.
- Mr. Wiggins commented that the Winter Parade was outstanding.

ELEVENTH ORDER OF BUSINESS

Acceptance of December 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 by Ms. Murphy seconded by Ms. Clark with all in favor the meeting was adjourned.


Janice Eggleton Davis
Secretary


Mike Cella
Chairman