

**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, June 28, 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:

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 (Via Telephone)
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Annette Brown	Project Manager
Kyle Kubik	Yellowstone Landscape
Mike Collins	
Several Residents	

*The following is a summary of the discussions and actions taken at the June 28, 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  
May 24, 2016 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the May 24, 2016 meeting and requested any corrections, additions or deletions.

Changes were made, which will be reflected in the amended copy of the minutes.

On MOTION by Mr. Wiggins seconded by Mr. Clark with all in favor the minutes of the May 24, 2016 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

Numerous residents addressed the Board about the current policy that allows no outside food or drink to be brought into the Splash Park. Concerns about the food & services provided by the vendor included: length of time taken to fill orders, affordability for families, availability of healthy choices on the menu, special dietary needs, sanitation issues, customer service, and the attitude and behavior of staff. There was also discussion about permitting alcoholic beverages at the pool.

The Board thanked the residents for bringing their concerns to the meeting. Staff confirmed that these issues of customer service and behavior of snack bar staff had not been raised to them, so there had been no opportunity to raise them with the vendor. Discussion ensued on the feasibility of being able to retain a snack bar vendor if outside food were to be permitted, terms of the agreement with the vendor, operational concerns with keeping a family-friendly environment, maintenance concerns, and any impacts on lifeguard services. The chairman noted that this topic would be discussed further later in the meeting.

**FOURTH ORDER OF BUSINESS**

**Update on Fleming Island Community Park – Mike Collins**

Mr. Collins provided the Board with an update on the Fleming Island Community Ball Park. The information included within the agenda book.

- He requested a committee be set up by residents to help develop a plan for the park.
- He suggested it might be a good idea to convey the property back to the District.
- He also asked if the Board could make a formal request to the County Commission to hold the funds assigned for the park.
- Ms. Murphy feels that if the County owns the land and it was supposed to be a park, the County needs to work on it. She does not feel the District should take on responsibility of what the County should be doing it. She expressed concern over the District taking back the land. She feels this would cause District assessments to go up. If the County is not doing their job, residents need to voice their opinions.
- Mr. Walters clarified the property in question is not within the District’s boundaries and the District has never owned it. The District would have to purchase the property and go through the boundary amendment process. He advised the Board not to take

ownership of the property. He explained the structure used at Oakleaf is different than the structure here. That property was donated and Oakleaf had an obligation to fund part of their park through issuance of their bonds.

- Discussion ensued regarding concerns over increased traffic as a result of a park being constructed.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation from Mike Cella**

Mr. Cella submitted a letter of resignation from the Board effective November 21, 2016.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor Mr. Cella's letter of resignation was accepted with regrets.

Mr. Cella abstained from voting.

Mr. Walters stated the resignation is irrevocable and creates a vacancy on the Board effective November 21, 2016. The Board will have to fill the vacancy by appointment.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters discussed the Snack Shack lease agreement. The lease agreement was signed with the understanding no outside food is allowed in the facility. He does not recommend the Board make a decision to allow outside food during this season. From his experience in other facilities, it is difficult to have a vendor providing food if outside food is allowed. He also noted it is very difficult to control use of alcohol when outside food is allowed. If there are issues with the current vendor's service, the District can put them on notice.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report – 2016 Consulting Engineer's Report**

There were no questions or comments on the Consulting Engineer's Report.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the 2016 Consulting Engineer's Report was approved.

Mr. Stilwell reported the following:

- A plan of the proposed repairs for the Cypress Glen weir was submitted to the SJRWMD two weeks ago. They are waiting for a response before they send the plans to contractors for pricing.

- Mr. Walters drafted the agreement for the slide tower structural review and it is ready to be executed.
- A request was received from a developer, developing one of the parcels within the District's boundaries, requesting permission to drain their stormwater into one of the District's stormwater ponds. Mr. Stilwell reviewed the submittal and will prepare the requested letter, should the Board so direct.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the Chairman was authorized to execute an authorization letter to be drafted by the District Engineer for Pruitt Health.

Mr. Clark asked for a follow-up on discussions with the builders regarding their construction trucks driving over the District's pavers and requesting they use an alternate route. Mr. Stilwell responded he spoke with them a few months ago, but he will follow up and speak to them again.

Ms. Murphy asked about the broken pipe at Thunderbolt Road. Mr. Stilwell responded he had reached out to the County Engineer, but has not received a response yet. He will follow up.

**EIGHTH ORDER OF BUSINESS**

**Project Manager's Report**

**A. Maintenance**

A copy of the maintenance report was distributed, a copy of which is attached hereto and made a part of the public record.

- All street signs were replaced along Town Center Boulevard, Fleming Plantation Boulevard and Village Square Parkway. The neighborhood signs will be addressed next.
- Neighborhood entrance signs and the bridge at Margaret's Walk were pressure washed. The Margaret's Walk Bridge appears to be structurally sound. Staff is obtaining a quote from Sherwin Williams to paint the surface of the bridge with a non-slip coating to address the issue of it being slippery when wet.
- Maintenance days for both pools went well. The Health Department inspector came back out for another inspection and found no issues.

- One of the floating fountains went down at Fleming Plantation Boulevard and US Highway 17. It is scheduled to be repaired the week of July 4, 2016.
- Pickett Electric will submit a proposal to replace all remaining neighborhood entrance sign lighting with LED lights.
- There was discussion regarding adding John's Landing to some of the directional signs in the community. Mr. Nelson mentioned the directional sign at the intersection with Fleming Plantation Boulevard includes all the neighborhoods except River Hills Reserve. Staff will survey all the directional signs.
- They are still interviewing for a new maintenance technician.
- Ms. Murphy asked if the camera was moved as requested at the last meeting. Ms. Brown responded it has not; however, there have been no issues since the last meeting.
- Mr. Kubik provided a landscaping update.

**B. Recreation**

Ms. Brown reviewed the Recreation Report, a copy of which was included in the agenda package. She noted the new Events Coordinator, Michelle Sharp, began work yesterday.

- **Events Update**

The following was reported:

- There were four Family Fridays held in June and were all a huge success.
- The Book Club will meet June 30, 2016. After they discuss the book they will be taking a trip to the San Sebastian Winery.
- The Independence Day Celebration will be held Monday, July 4, 2016 from 11:00 a.m. to 2:00 p.m.
- A new Backyard Bocce Ball Club is being proposed and the details are being reviewed.
- There was discussion regarding events for the senior community.

**NINTH ORDER OF BUSINESS**

**Manager's Report**

**A. Arbitrage Rebate Report**

Ms. Davis reviewed the Arbitrage Rebate Report for the Series 2007 bonds.

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the Arbitrage Rebate Report for the Series 2007 bonds was accepted.

Ms. Davis reported the following:

- The Career Source office will work with Severn Trent to make sure open positions are posted on their website.
- The system for the Board to contact Mr. Koncar directly has been developed and is in the testing process. It is expected to be available in the next month.
- There have been several public records request for this District as well as several other districts.
- An updated assessment collection sheet was distributed to the Board, a copy of which is incorporated hereby. A total of 99.86% of assessments have been collected to date.

**TENTH ORDER OF BUSINESS**

**Old Business/ New Business**

The following was discussed:

- Mr. Cella asked if Ms. Bobbie Nagle of Unicorn Web Development, LLC submitted a proposal. Ms. Davis responded she has spoken with Ms. Brown, but a proposal has not been submitted yet. Ms. Davis also noted they have been having issues posting documents on the website.
- There was further Board discussion regarding the request from residents to allow outside food in the pool facilities. There was Board consensus for staff to explore options and survey the community for input.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Request**

The Following was discussed:

- Mr. Clark asked for the status of the Dean Reese scholarship. Ms. Brown reported she distributed the application to the lifeguards as well as other volunteers, but did not receive any applications by the deadline.
- Mr. Wiggins stated a resident of Southern Links along Willow Creek Drive asked what can be done about cutting the bank at Pond Four. Ms. Brown will look into who is responsible for the bank.

**TWELFTH ORDER OF BUSINESS**

**Acceptance of May Financials  
and Approval of Check Register and  
Invoices**

There being no questions or comments,

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor the May financials were accepted and the check register and invoices were approved.

**THIRTEENTH 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

  
Mike Cella  
Chairman